

Legal

...*complete*
measurement solutions
for *total* peace of mind...



Plowman Craven

Legal



Since we live in an increasingly litigious society it is ever more important to dot the i's and cross the t's.

That's especially so when it comes to the ownership of land and buildings, whose purchase and rental prices continue to escalate at a frightening rate.

Accurate measurement is essential to mark out what is yours and to settle beyond question any potential boundary disputes before they arise.

An active member company of the Royal Institution of Chartered Surveyors, Plowman Craven has experts serving on that respected body's committees. It is a company dedicated to the ultimate in accuracy, providing a totally independent service and producing plan documents that will meet your 'duty of care' obligations and settle any dispute that may arise, even many years down the line.

All the measurement data collated is held digitally and is fully assignable.

With more than 40 years of solid experience and employing around 150 highly skilled staff and rising, Plowman Craven has recognised **experience** and **expertise** in dealing with corporate, governmental and residential boundary disputes. It has senior staff members

who are RICS qualified to act in a court of law as expert witnesses.

Robert Ash, of Plowman Craven's property services team states: "We have a **long-established reputation** in the property industry. We are the people who help solve the boundary issues of 'neighbours who are at war' and are often able to restore previously good relationships."

The legal profession is increasingly using Plowman Craven's measuring services to meet the requirements of the **Land Registration Act 2002**, which has introduced new and tighter requirements for the submission of plan documents.

The company's property services team is fully conversant and experienced in these new requirements in support of freehold and leasehold registration and can advise you on how to fulfil your obligations under the new criteria.

In the past, only leases with more than 21 years still to run needed to be registered but under the new act any new lease or the transfer of a lease with more than seven years to run must be registered.

Plans sent to the **Land Registry** must now be to standard scale, be accurate, have a north point and be a true representation of the general layout. Adds Robert Ash: "Most importantly, the

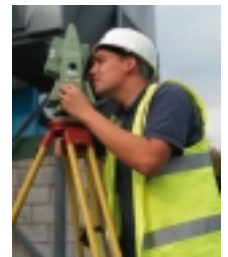
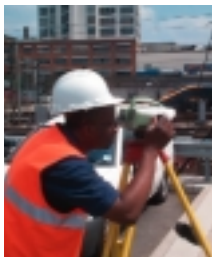
plan that we provide mirrors what is in the lease document and relates correctly to Ordnance Survey base data."

Plowman Craven's precise measurement and plan drawing services include the production of lease plans, conveyancing plans and reconciliations of historic record plans.

The measuring of defined boundaries, of land areas and of net and gross internal areas are also carried out, using the most up-to-date and accurate surveying techniques.

Adds Robert Ash: "The position of party walls is critical to re-builds. To avoid disputes, it is essential to carry out an accurate survey of existing boundary features and to reconcile that with existing legal documentation. We have the experience to extrapolate information from the plans that is obvious to us but might otherwise be overlooked."

Also now in force is **The Licencing Act 2004**, which requires submission of plan information showing certain criteria before a permanent premises licence for food, entertainment or drink can be granted. PCA is fully conversant with the Act's requirements and as with any other measuring needs you may have can provide a **cost-effective solution**.



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