

Boundary Survey Checklist

Icelabz 2026 - for boundary surveyors and homeowners in England and Wales
RICS Boundaries Guidance Note 4th edition compliant

STAGE 1 - DESKTOP STUDY (1-2 days)

Before setting foot on site, build the documentary baseline.

- 1. Order current HM Land Registry title plan (PG40-compliant)
- 2. Order the register of title (A and B sections)
- 3. Order all historic conveyances back to root of title (min 15 years)
- 4. Note every deed dimension and call (chainage, bearings, monuments)

7. Download Ordnance Survey 1:10000 current (OS Data Hub / Promap)

9. Review Google Earth Pro historical imagery (2002-present)

STAGE 2 - SITE VISIT (1 day)

- 2. Photograph every boundary feature (numbered P1, P2, ... Pn)
- 3. Photograph and measure offset of every physical monument (stone marker,) Tj 0 -13 Td (iron pin, concrete plint)
- 4. Measure chainage along each boundary segment (tape or EDM)

7. Take GNSS coordinates at every monument and vertex (OSGB36)

9. Interview adjoining owners (where accessible and willing)

STAGE 3 - PLAN PRODUCTION (1-2 days)

Plot coordinates to OS National Grid. Overlay measured features on title plan.

STAGE 4 - REPORT (1-2 days)