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A/1

Date : 26th February 2016

For the attention of : Colin Heggie

Heggie Alexander, Solicitors  
6 Hill Street  
Edinburgh EH2 3JZ

Project Reference : **BOUNDARY ANALYSIS AT DRUMMOND HOTEL, ST. FILLANS**

Surveyor : Scott Wilson (46) – I have 25 years of survey experience with Douglas Land Surveys Limited working on all aspects of Topographic Land Surveying and associated works including :

- o Topographic Land Surveying using Global Positioning Systems (GPS)
- o Topographic Land Surveying using Robotic and General EDM Instrumentation
- o Inshore Hydrographic Surveys
- o As-Built Surveys
- o Architectural Surveys
- o Work on Active construction sites, subsequent to client safety induction
- o Boundary Analysis Works and Title Preparation Works
- o MOD works involving work on live runways, subsequent to client safety induction

In accordance with instructions provided to me by Murray Snell Solicitors and Heggie Alexander Solicitors, I carried out a full boundary survey of the property and surrounding buildings on the 16th December 2015.

The survey was carried out using Leica GS14 GPS System and a Leica TCRP 1203 EDM, which is capable of measuring to 3 seconds of arc and can measure to a distance of approximately 3000 metres. The accuracy of this instrument is rated at 1mm + 1.5 p.p.m. which, combined with the capability to measure to 3 seconds of arc, would give a typical survey tolerance of +/- 5mm, when measuring within a 250m radius of the survey instrument. The GPS system was used only to establish site survey control, with all detailed information being recorded using the EDM.

All key buildings and boundaries were recorded and a 1:1 detailed scale drawing was created using our survey software N4ce. This drawing accurately depicts the site conditions at the time of the survey (16.12.15)

This plan was then used in our desktop analysis, where we overlaid the detailed site survey with the key dimensions given in the disposition by The Drummond Hotel dated 2005. The disposition drawing has clear metric dimensions, which were transferred on to our detailed site survey and are indicated by the blue boundary and dimension drawings on the enclosed A1 plots of our survey analysis drawing 48815-03 dated 08/01/2016.

The same detailed survey plan was used to overlay the Land Register of Scotland title PTH 27722 and this is highlighted by the magenta boundary and dimension lines. Neither the electronic image of Land Registers of Scotland (LROS) title PTH 27722, nor the hard copy plot produced from this image, can be used for scaling purposes, due to stretch and distortion in the electronic image. We therefore adjusted the electronic image of the LROS title using CAD software to ensure that the scale bar on the title scaled correctly. We then scaled the main boundaries lines from the LROS title and overlaid these on to our detailed site survey.

Whereas we have tried to reduce the errors inherent in the LROS title image, we must emphasise that due to the scale of the supplied title plan (1:2500) there is an envelope of error, estimated at +/- 1.0 metre.

Both the LROS and the disposition have been as accurately plotted on to the detailed site survey as possible, however as you will see from the attached drawing files, the disposition boundary (blue lines) and the LROS title (magenta lines) do not match up on the Eastern Boundaries.

As to why there is a discrepancy between the two plans, this may be down to the accuracy of the Ordnance Survey Tile and how the dimensions from the disposition were transferred to the LROS title.

In relation to the Southern boundary (hedge), given the clear dimensions of the disposition from fixed building locations, the Western edge of the Southern boundary is fixed as the centerline of the hedge (fixed dimensions of 7.85m & 9.20m from the building line – see enclosed plan). The Eastern edge of the Southern boundary is fixed by the wooden fence on site and is

clearly indicated on the disposition as running along the fence and hedge and in all other cases this has been taken to be the centerline of both the fence and hedge. The dimensions are slightly out and this makes it unclear whether it should be the centerline of the hedge or the outer edge. However the centerline of a hedge is a fixed point, whereas the outer face of a hedge can vary depending if the hedge is well maintained or left to grow naturally. The above said the line of the Southern boundary on the LROS is within a tolerance of 1m and given that the hedge on site measures approximately 1.10m it is not possible from the LROS plan to determine the exact location of the Southern boundary. In my opinion, given the dimension of 19.8m from the North boundary on the disposition, the boundary is clearly the centerline of the hedge

I understand that my overriding duty is to the Lands Tribunal, both in preparing this report and in giving oral evidence. I have complied and will continue to comply with that duty.

Yours Faithfully

Scott Wilson (Surveyor)



**Certified a true copy of report A1 referred to in and annexed to the Opinion of the Lands Tribunal for Scotland intimated to the parties on 28 June 2016.**

**Clerk to the Tribunal**

Enc. Douglas Land Surveys Limited Dwg. No. 48815-03A dated 26.02.16 (3 No. A1 plots)