Boundary Ownership Evidence
Lancaster Road

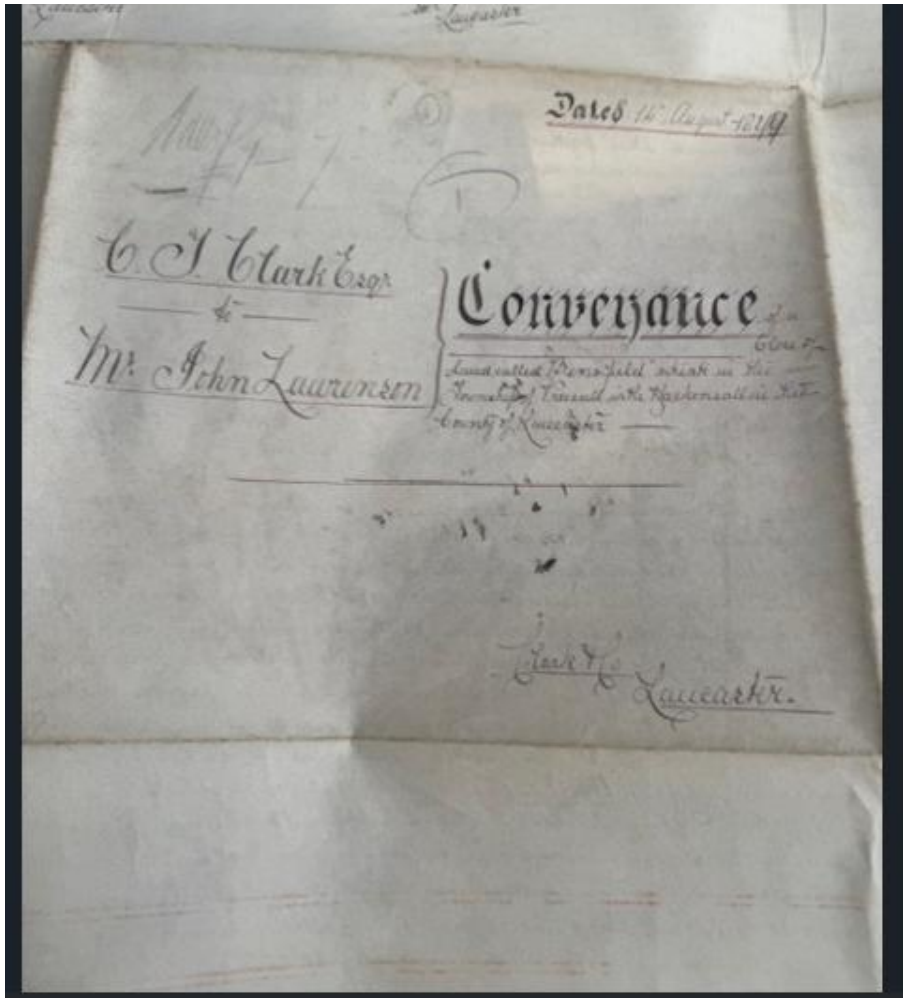
Lancaster Road- Boundary Ownership Context

Lancaster Road has always been bounded by private land — it has not narrowed over time.

- The adoption plans and overlays relied upon by the appellant are digitised and indicative in nature, and do not reflect the physical or legal reality on the ground.
- Whilst they may suggest a theoretical extent of adopted highway, this does not mean that land is available, accessible or capable of use for highway purposes.
- In contrast, historic conveyancing, aerial photography and Land Registry evidence demonstrate a consistent and long-established boundary alignment, with hedges, ditches and defined boundaries forming the effective edge of the carriageway.
- In particular, at the Vine House frontage, title evidence confirms that the land remains in private ownership and has not been dedicated as highway.
- The appellant's proposals therefore rely on an assumed highway width that is not deliverable in practice.

The following slides provide a selection of documentary and photographic evidence held by residents of Lancaster Road

Contents of the 1879 Conveyancing document for the transfer of 'Bens Field' (Land on the southern side of Lancaster Road abutting the highway edge) opposite Hillfield House land and the proposed quarry access road).


Dated

C. T. Clark Esqr.

to

Mr. John Lawrenson

Conveyance

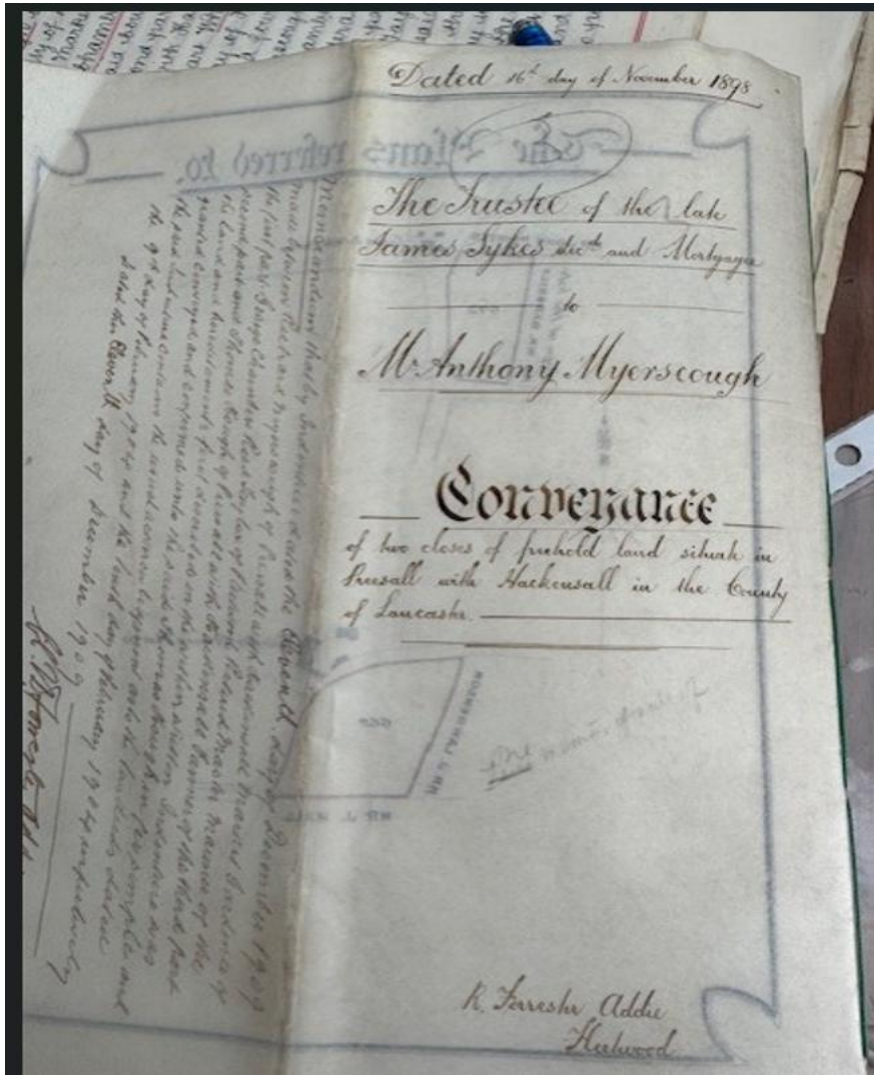
Lancaster.

1879 Conveyance for Bens Field

Extract of wording contained within this conveyancing/ indenture document

The said Christopher Thornton Clark doth hereby grant and convey unto the said John Lawrenson his heirs and assigns ALL that close or parcel of land situate in the township of Preesall with Hackensall in the said county called or known by the name 'Bens Field' and containing two acres and 8 perches statute measure or thereabouts now in the possession of Mrs Dobson TOGETHER WITH all buildings erections fixtures common hedges ditches fence ways or waters watercourses liberties privileges easements advantages and appurtenances whatsoever to the said close or parcel of land and hereditaments belonging or appertaining

Contents of the 1898 Conveyancing document for the transfer of 'Three Corners Field ' (Land on the southern side of Lancaster Road abutting the highway) next to 'Bens Field' opposite the now Vine House & Pointer House .


Dated 16th day of November 1898

The Trustee of the late James Sykes Decd and Mortgagee

to

Mr Anthony Myerscough

Conveyance

of two closes of freehold land situate in Preesall with Hackensall in the County of Lancaster

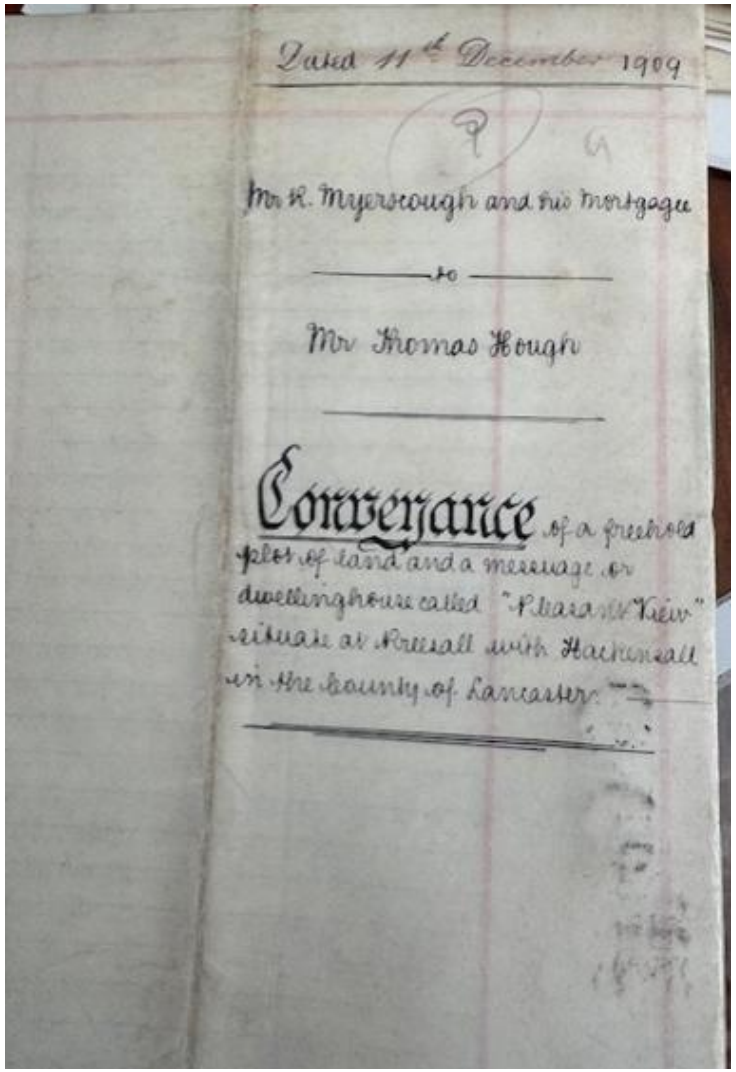
R. Forrester Addie
Heetwood

1898 Conveyance for Three Cornered Field

Some wording contained within this conveyancing/ indenture document

As trustee of the state of the said James Sykes deceased doth hereby grant and convey and She the said Mortgagee As Mortgagee at the request of the said widow doth hereby release grant and convey unto the said purchasers their heirs and assigns First All that close of arable land abutting upon the highroad leading from Preesall Moss to Knott End in Preesall with Hackensall in the said county of Lancaster opposite to Pointer House Farm and known as Three cornered Field and containing according to the recent Ordnance of the Township of Preesall with Hackensall aforesaid one acre one rood and twenty four perches or thereabouts.

Contents of the 1909 Conveyancing document for the transfer of 'Pleasant View & Three corners Field (Now Pointer Cottage) Land on the southern side of Lancaster Road abutting the highway- opposite Pointer House & the now Vine House.


Dated 11th December 1909

Mr R. Myerscough and his mortgagee

to

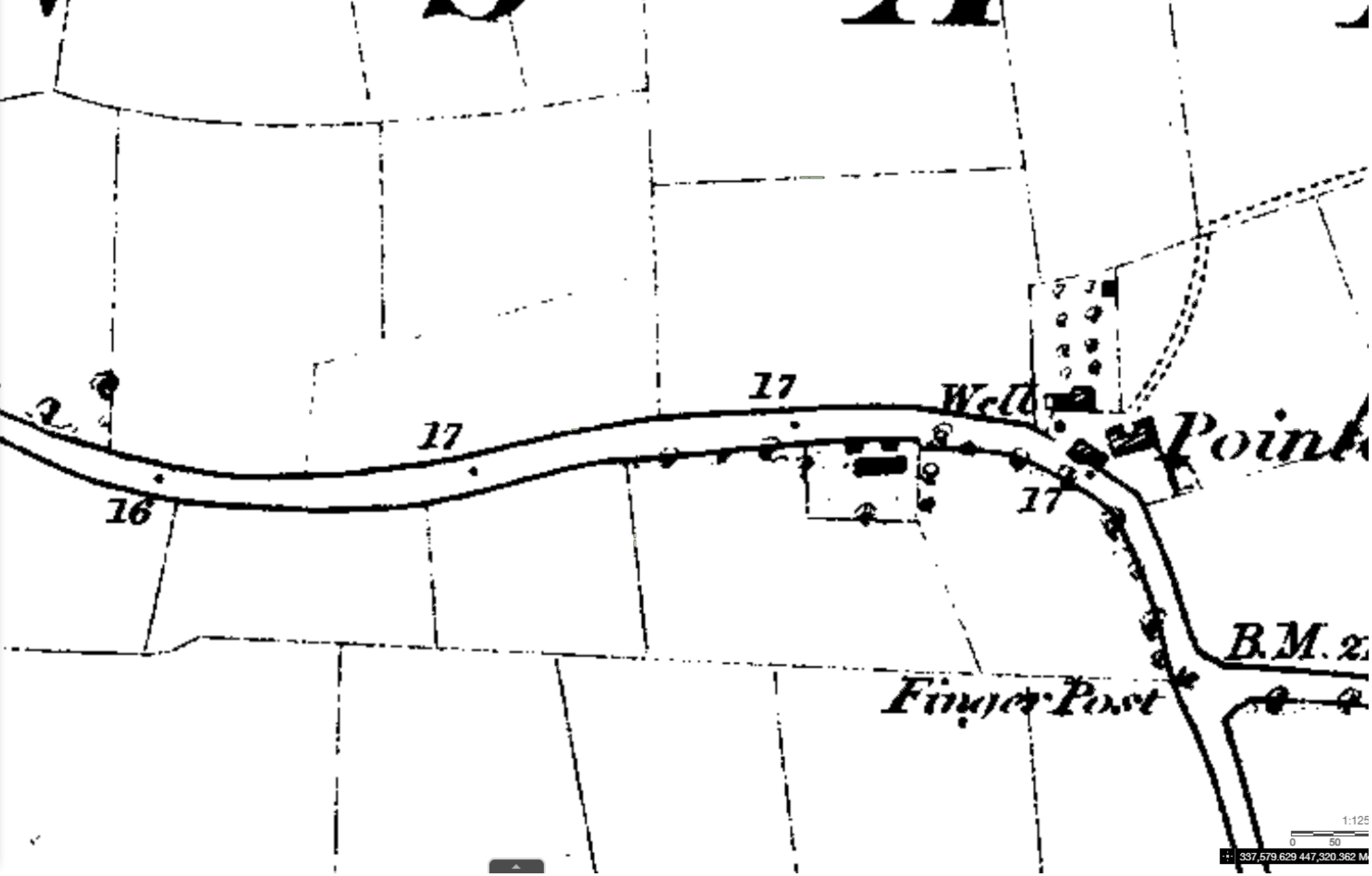
Mr Thomas Hough

Conveyance of a freehold plot of land and a messuage or dwellinghouse called "Pleasant View" situate at Preesall with Hackensall in the County of Lancaster

1909 Conveyance for Pleasant View

Extract of wording contained within this conveyancing/ indenture document

The said Richard Myerscough as beneficial owner doth hereby grant convey and confirm unto the said Thomas Hough <u>All that</u> close of arable land abutting upon the high road leading from Preesall Moss Side to Knott End in Preesall with Hackensall in the said county of Lancaster opposite to Pointer House Farm and known as Three cornered Field and containing according to the recent Ordnance of the Township of Preesall with Hackensall aforesaid one acre one rood and twenty four perches or thereabouts <u>Together with</u> the messuage one dwellinghouse called or known as "Pleasant View"


17
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1840’s OS Map

NLS Ordnance survey for Pointer House Farm (Pointer Farm)
Lancashire Sheet XXXVIII
Surveyed: 1891, Published: 1894

This mapping shows the physical alignment of the farm boundary extending directly to the road, with no indication of any intervening strip of land. When read alongside conveyancing and title evidence, this supports the conclusion that the boundary forms part of the adjoining private landholding.

National Library of Scotland | Leabharlann Nàiseanta na h-Alba

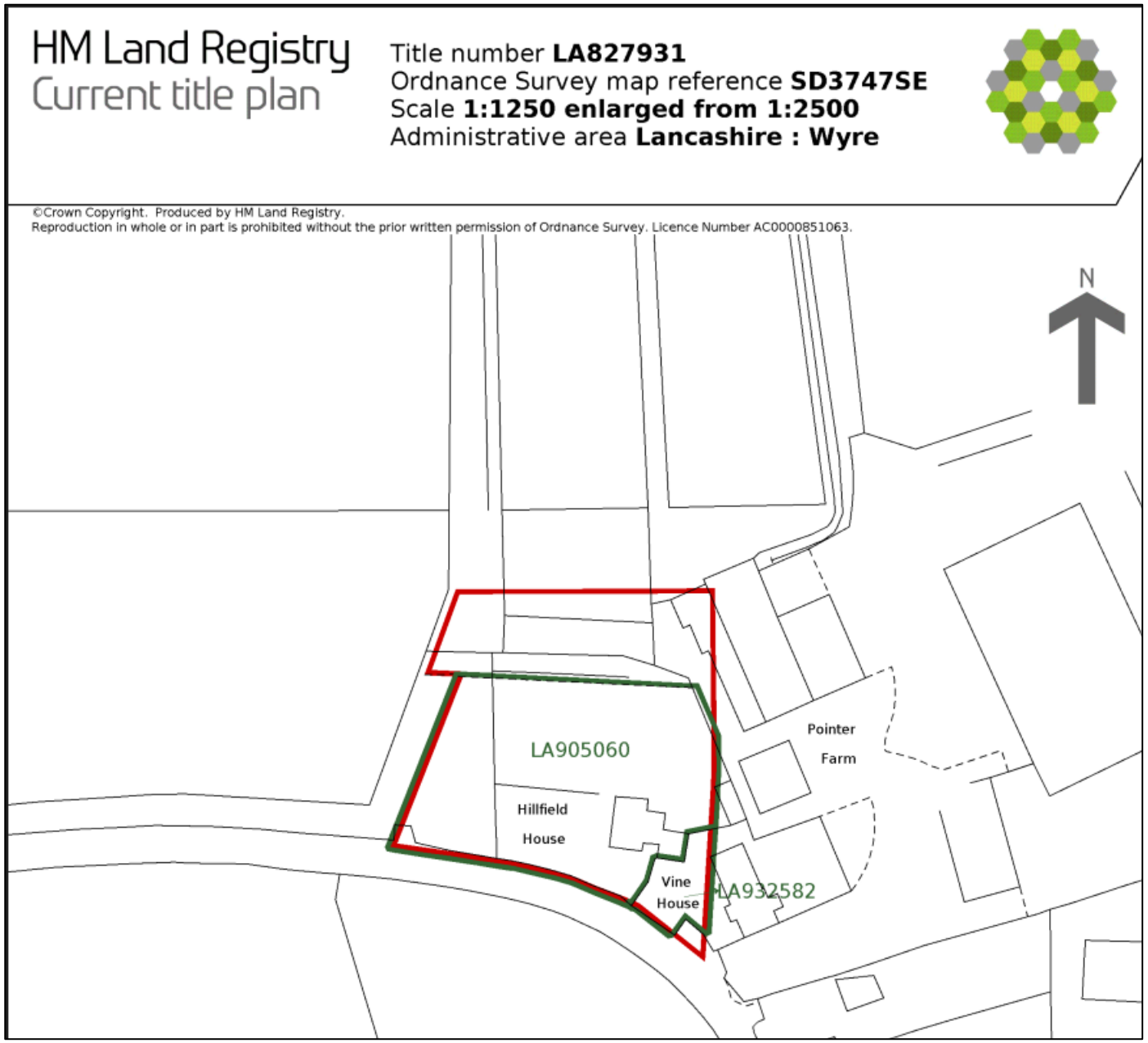
Lancashire XXXVIII.15
Revised: 1910, Published: 1912
Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)

Maps home > Ordnance Survey > OS 25 inch England and Wales, 1841-1952

Again shows that the historic farm boundary extended directly to the road, with no evidence of additional highway land.”

Land Registry title PLAN for Pointer Farm

This provides clear and current evidence that land relied upon by the appellant for highway purposes remains in private ownership and has not been dedicated."



Registry Plan obtained 4 April 2026

Land circled in green removed from LA 827931

Note - red line across Vine House entrance is land which remains in ownership of Pointer Farm

Land Registry TITLE for Pointer Farm

GOV.UK

Search for land and property information

Title register for:

Pointer Farm, Lancaster Road, Preesall, Poulton-Le-Fylde (FY6 0HN)

(Freehold)

LA827931

Accessed on 04 April 2026 at 12:15:17

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	LA827931
Registered owners	XANTHE WILD Pointer Farm, Lancaster Road, Preesall, Poulton-Le-Fylde, Lancashire FY6 0HN
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1		LANCASHIRE : WYRE The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Pointer Farm, Lancaster Road, Preesall, Poulton-Le-Fylde (FY6 0HN).
2	2002-01-16	A new title plan has been prepared.
3	2002-01-22	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
4	2002-01-22	A Transfer of the land edged and numbered LA905060 in green on the filed plan dated 14 December 2001 made between (1)Henry Wild (Transferor) and (2) Anna Victoria Tomlinson (Transferee) contains the following provision:- "It is hereby agreed and declared between the parties that the boundaries between the points marked for the purpose of identification only A-B and C-D on plan number 2 shall be party boundaries and maintained and repaired accordingly and that as between the Property and the retained property of the Transferor all rights flow of water drainage and other easements or quasi-easements (other than rights of light and air over the retained property) shall remain as they have hitherto existed whilst under one ownership." NOTE: Copy plan filed under LA905060.
5	2003-05-16	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Additional evidence of ownership of the frontage of Vine House

Title Number
LA 827931

Search undertaken
14 Aug 2024

Title number	Estate information	Address
LA827931	Freehold	LAND AT, POINTER FARM LANCASTER ROAD, PREESALL, P FYLDE

Ownership of land in green across
majority of Vine House
entrance

This land is owned by
Xanthe Barker Wild of
Pointer Farm

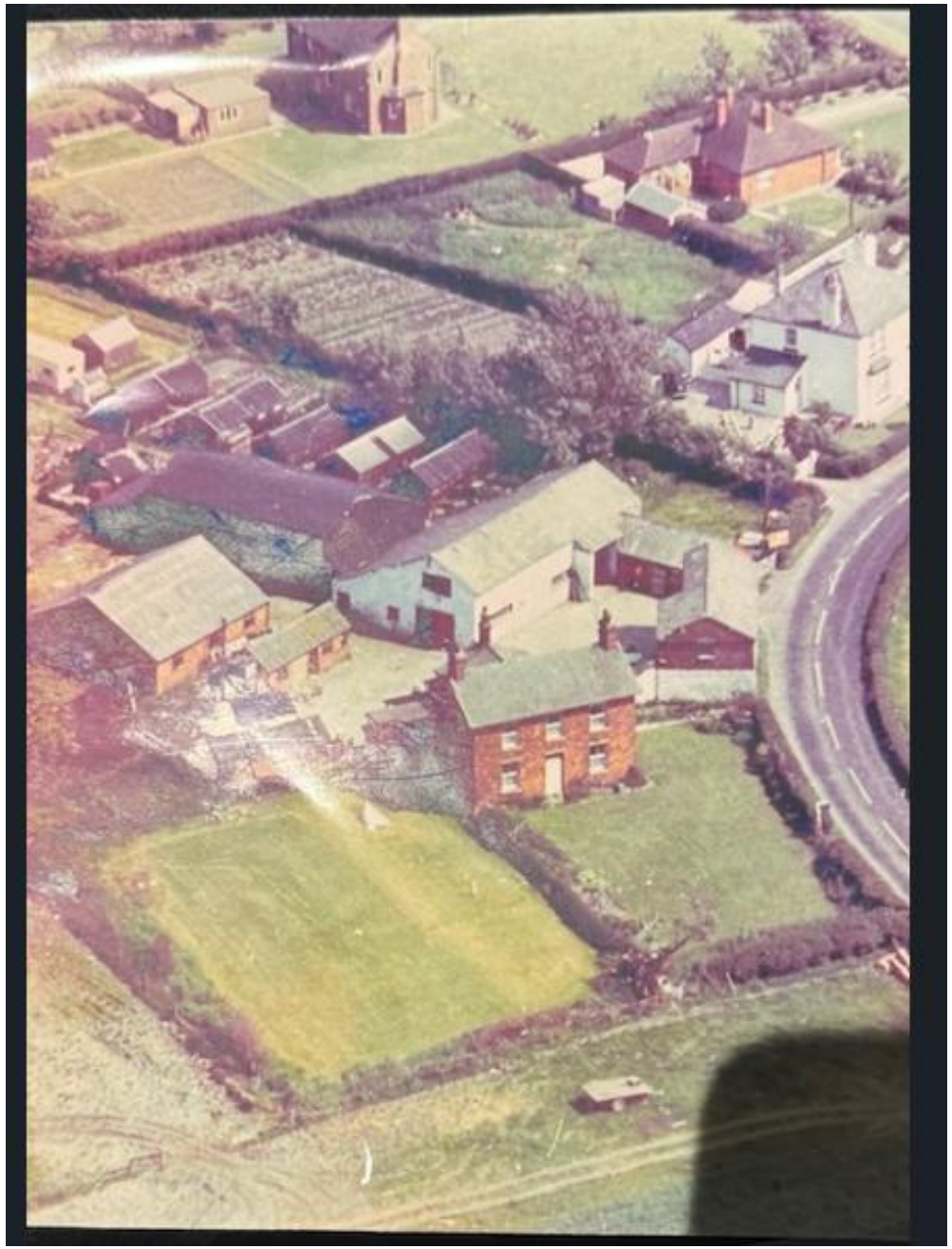
Ariel Evidence

What was Pointer Farm (formerly Pointer House Farm) – Lancaster Road

Aerial photograph taken by Sky Views, 13 September 1975

To assist with dating on the following slides, note that the additional building on the far left of the farm is not present in the following earlier 1960s photographs.

Ariel Evidence - What was Pointer Farm - Lancaster Road - Arial shot - taken circ 1960s



Note - the white large barn mid centre was converted to become Vine House in the early 2000's.

The small brick barn mid left was later converted in the 2000s and is now addressed as Pointer Farm with the original farmhouse adopting the name Hillfield House

Ariel shot 1960s – Head Dyke Lane into the top of Lancaster Road

Ariel shot 1960s – Head Dyke Lane/Burned house Lane into Lancaster Road

Note : agricultural building showing at Pointer Farm on the earlier slide had not yet been erected

Historic Photo of Pointer House, Lancaster Road - taken circ early 1950's

This house has been in the ownership of the Jones family since the 1940s through to the present day