Supplied by:

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PlanVal
Conveyancing Searches with Professional Opinions

Highways Search
Standard

Search Summary

This search is issued for the property described as:

GARAGES ADJACENT 86
BEECH AVENUE
BRENTFORD
MIDDLESEX, TW8 8NH

Search reference:

19724438

Date of issue:

23 September 2019

Report Compiled by:

PlanVal

Professional indemnity insurance £10 million

Data provided by:

The Highways Department, London Borough of Hounslow

Contact Details

If you require any assistance please contact our customer service team at:

http://orders.planval.co.uk/helpdesk/

-or-

contact your reseller

website:

www.planval.co.uk

Planval Reference: **262333/377518**

SearchCode™

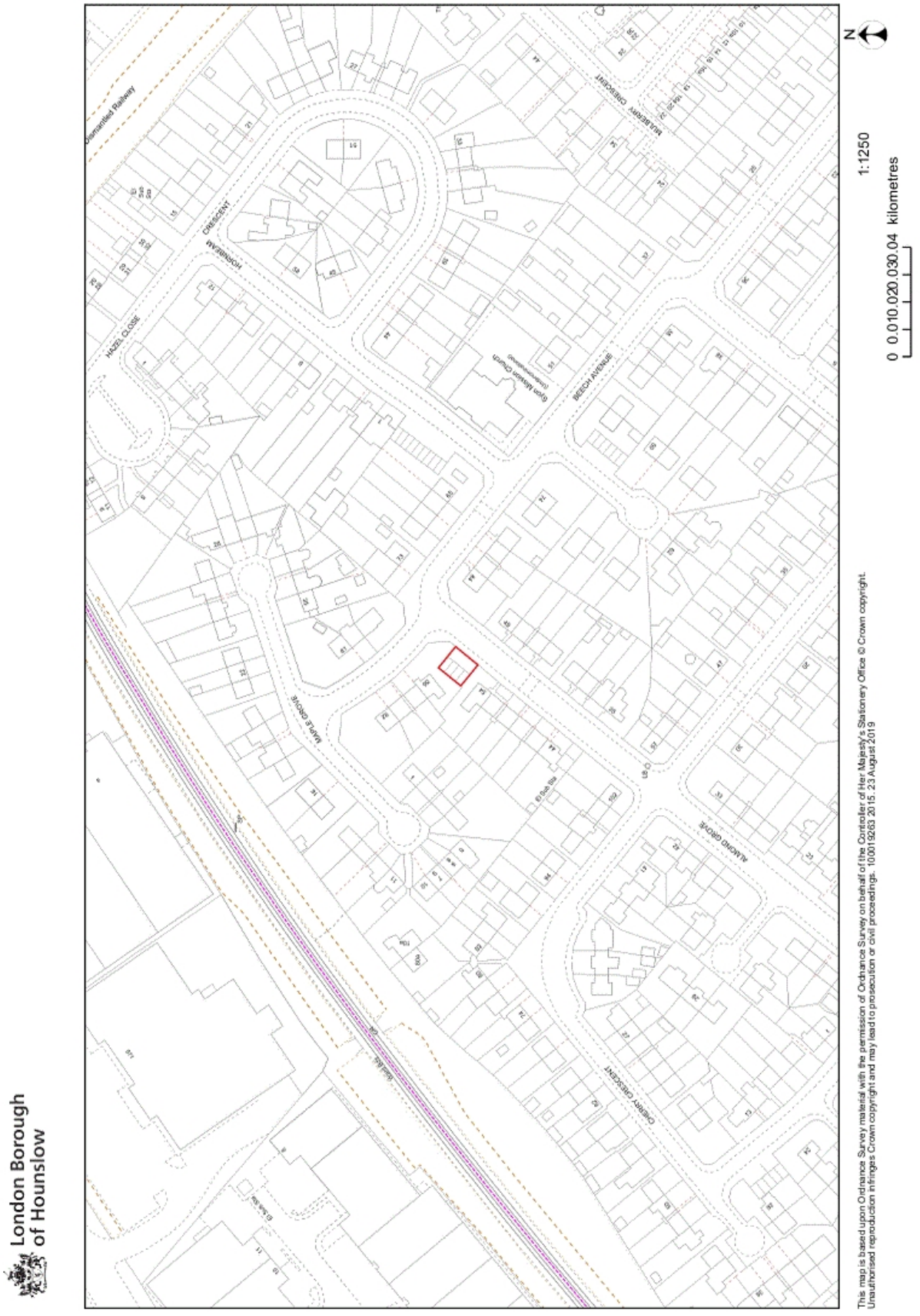
COPSO
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The Property Ombudsman
Consumer Redress

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Coal Mining Search With Professional Opinion
Environmental Search With Professional Opinion
Highways Search With Professional Opinion
Coal Mining Search With Professional Opinion

Data Requested

1. Confirmation that the Property immediately abuts onto a publicly maintainable highway and there is no intervening land between the Property and the public highway (if there is, is it within the Property's ownership and what is its status?).
2. Are there any road improvements or widening schemes in the area or any road closure orders affecting roads around the property.
3. Can you confirm that there are no public footpaths on or over the property or nearby the Property and confirm the extent of such?
4. Is there any information available regarding any future improvements or of developments (including bus stops) which may affect traffic flow around the land in question?
5. A copy of your plan showing the extent of the highways and adopted roads in relation to the property and the plan submitted to you.


London Borough of Hounslow
N
1:1250
0 0.010.020.030.04 kilometres
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PlanVal Ltd.
Kao Hockham Building
Edinburgh Way
Harlow
CM20 2NQ

Your Ref:	19724438: 262333/377518
Property Address:	GARAGES ADJACENT 86, BEECH AVENUE, BRENTFORD, MIDDLESEX, TW8 8NH
Date:	23/09/2019

Dear Sir/Madam,

I write in response to your request for a Highway Search (please find attached).

I can confirm there are no road improvements or widening proposals and I am not aware of any traffic orders or road closures by the London Borough of Hounslow, which will affect the above site.

There are no proposals by the London Borough of Hounslow at present which would affect the property or its immediate vicinity.

The land does abut the highway.

There are no public rights of way that affect the property.

Thank you for providing the enclosed payment.

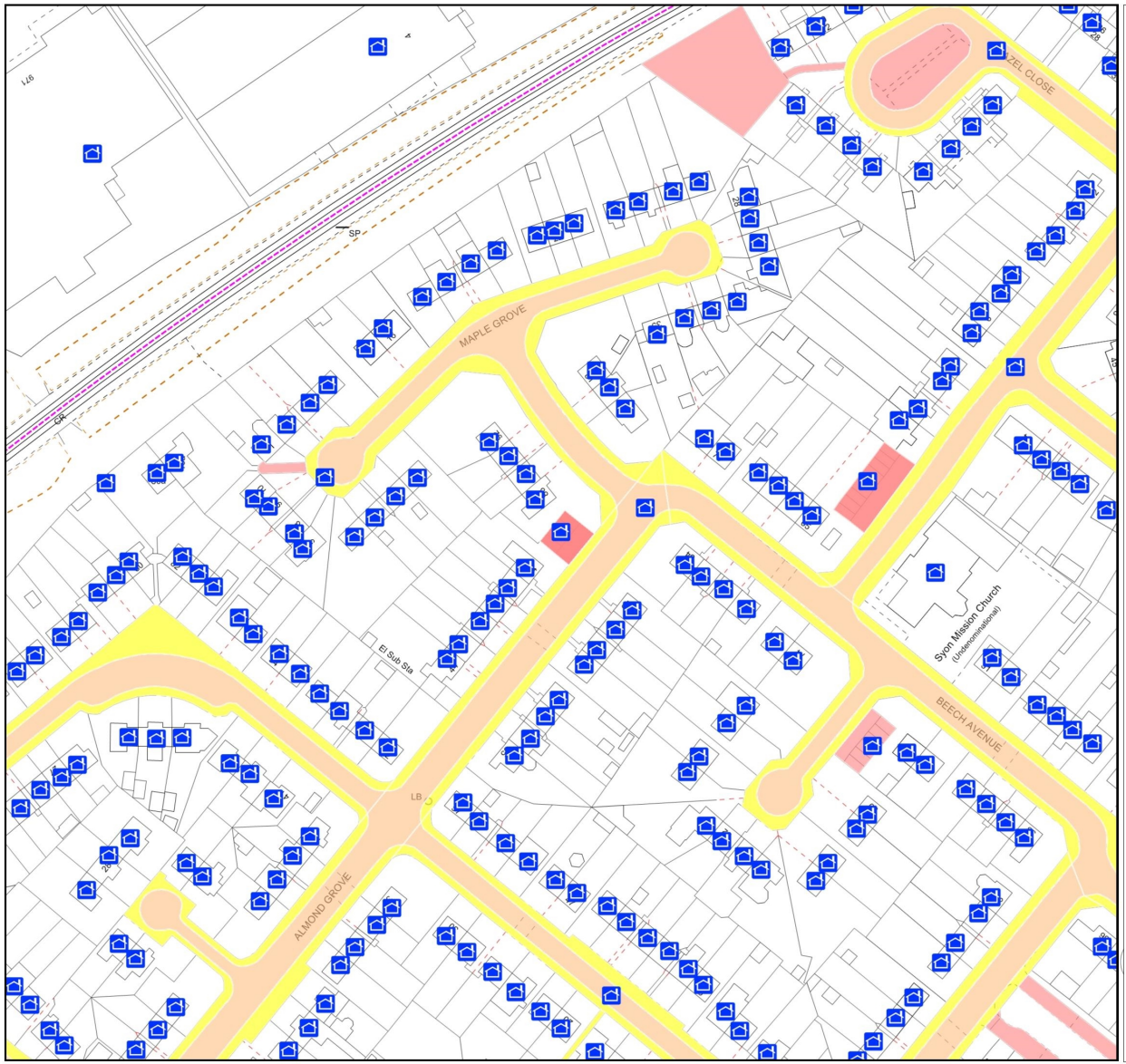
I hope this information is helpful, however should you have any further questions or concerns, please do not hesitate to contact us.

Kind regards,

Sharyn Cardozo | Graduate Transport Projects Officer
Traffic,Transport and Environmental Strategy | Chief Executive's Department
London Borough of Hounslow
Hounslow House, 7 Bath Road
Hounslow TW3 3EB

London Borough of Hounslow

Garages adjacent to No. 86 Beech Avenue, Brentford, Middlesex TW8 8NH



Toilets
Litter Bins
Public Rights of Way
- Bridleway
- Byway
- Footpath

Highways programme of works
Highways Register
- ADOPTED FOOTWAY
- ADOPTED CARRIAGEWAY
- ADOPTED AMENITY
- UNADOPTED PRIVATE
- UNADOPTED PUBLIC
- Area Maintained by Transport For Londor
- STOPPING UP ORDER

Day Zones
Box Delivery

1:1500

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Highways Department
Data Response

Highways Search Standard

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Search Code

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles
Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
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- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306 Fax: 01722 332296
Email: admin@tpos.co.uk Website: https://www.tpos.co.uk/

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE.

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Planval Limited, Kao Hockham Building, Edinburgh Way, Harlow CM20 2NQ. Tel: 0845 5442469. Email: info@planval.co.uk

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme(TPOs): Tel: 01722 333306, E-mail: admin @tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.