

Supplied by:



## Search Summary

This search is issued for the property described as:

**Land at Arbuthnot Lane  
Bexley, DA5 1HD**

Search reference:

**18768657**

Date of issue:

**17 December 2018**

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department, Bexley  
Council**

## Contact Details

If you require any assistance please contact  
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-or-

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Planval Reference: **236721/348977**

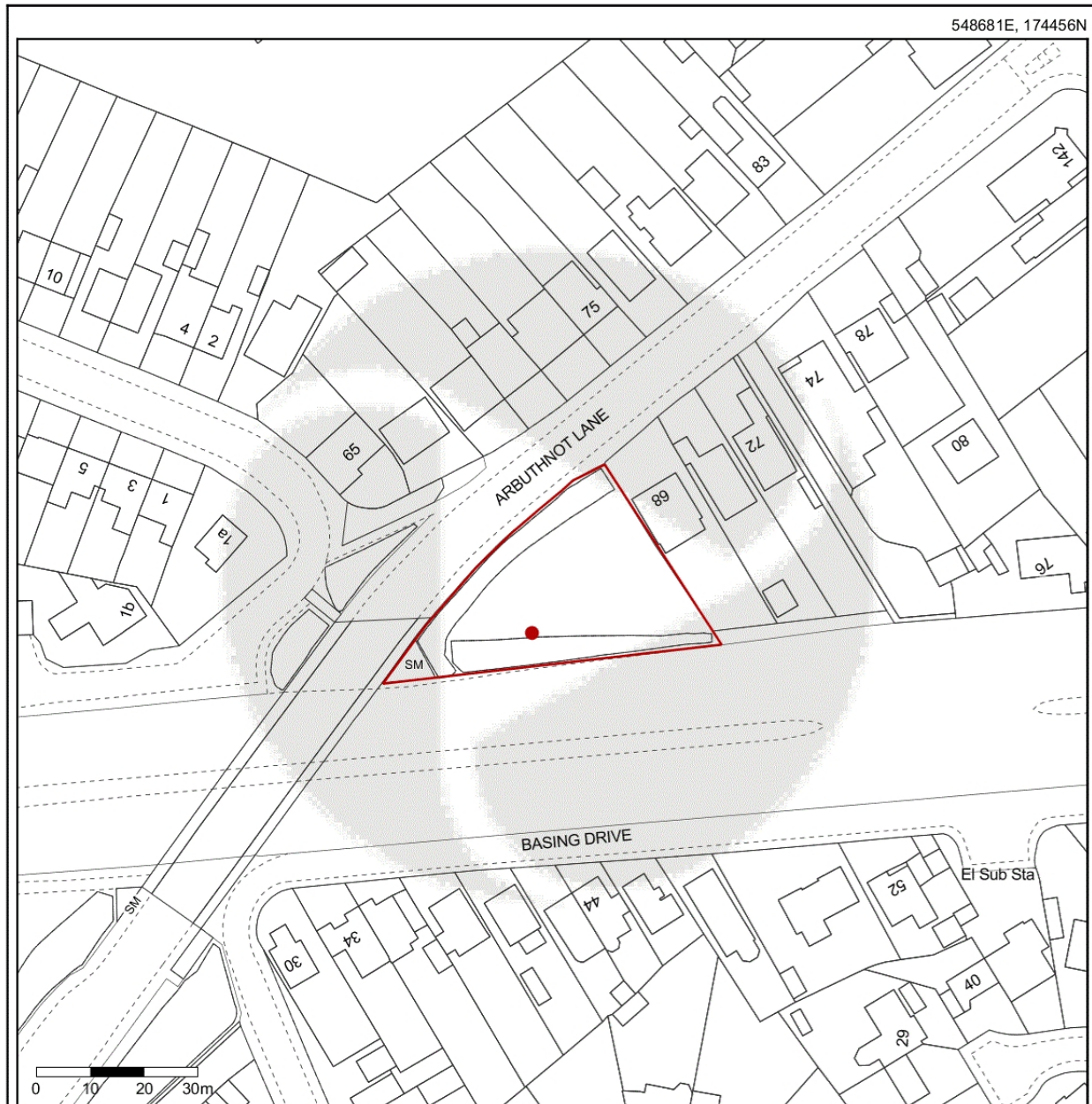


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## Data Requested

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.



548481E, 174256N



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Land at Arbutnot Lane  
Bexley  
DA5 1HD



Case Reference: JESW/097420.00031

Strategic Planning and Growth  
Civic Offices, 2 Watling Street  
Bexleyheath, Kent, DA6 7AT  
Tel: 020 8303 7777



[www.bexley.gov.uk](http://www.bexley.gov.uk)

m/r L1/2 DD

Direct Dial 020 3045 5803

y/r 18768657 : 236721/348977

Date 14 December 2018

[daniel.dean@bexley.gov.uk](mailto:daniel.dean@bexley.gov.uk)

The person dealing with this matter is

Daniel Dean

Searches Online  
Harlow Enterprise Hub  
Kao Hockham Building  
Edinburgh Way  
Harlow  
Essex  
CM20 2NQ

Dear Sirs,

**Land at Arbuthnot Lane, Bexley, DA5 1HD**

I refer to your letter received 11 December 2018 regarding the above property.

Please find attached an ordnance survey extract and according to my records the land coloured yellow shows the extent of the publicly maintained highway in relation to the property in question maintained by this authority. The A2 (East Rochester Way) on the southern boundary of the property is maintained at the public expense by Transport for London. Any information you require regarding the A2 should be directed to TfL.

It is your own responsibility to establish if the highway abuts the property or if there is any intervening land between the property and the public highway.

At this present time the property is not affected by any road improvement, widening schemes or proposed road closure orders.

There are no registered public rights of way as shown on the Definitive Map on or over the property and the Council holds no other records of rights of way.

Also there are no approved schemes for any future improvements or developments which may affect traffic flows around the land in question. The Local Authority is not responsible for installing or moving bus stops therefore you will need to contact Transport for London with regard to this part of your question.

I trust this information will be of assistance to you and thank you for the remittance of £315 being the fee due.

Yours faithfully

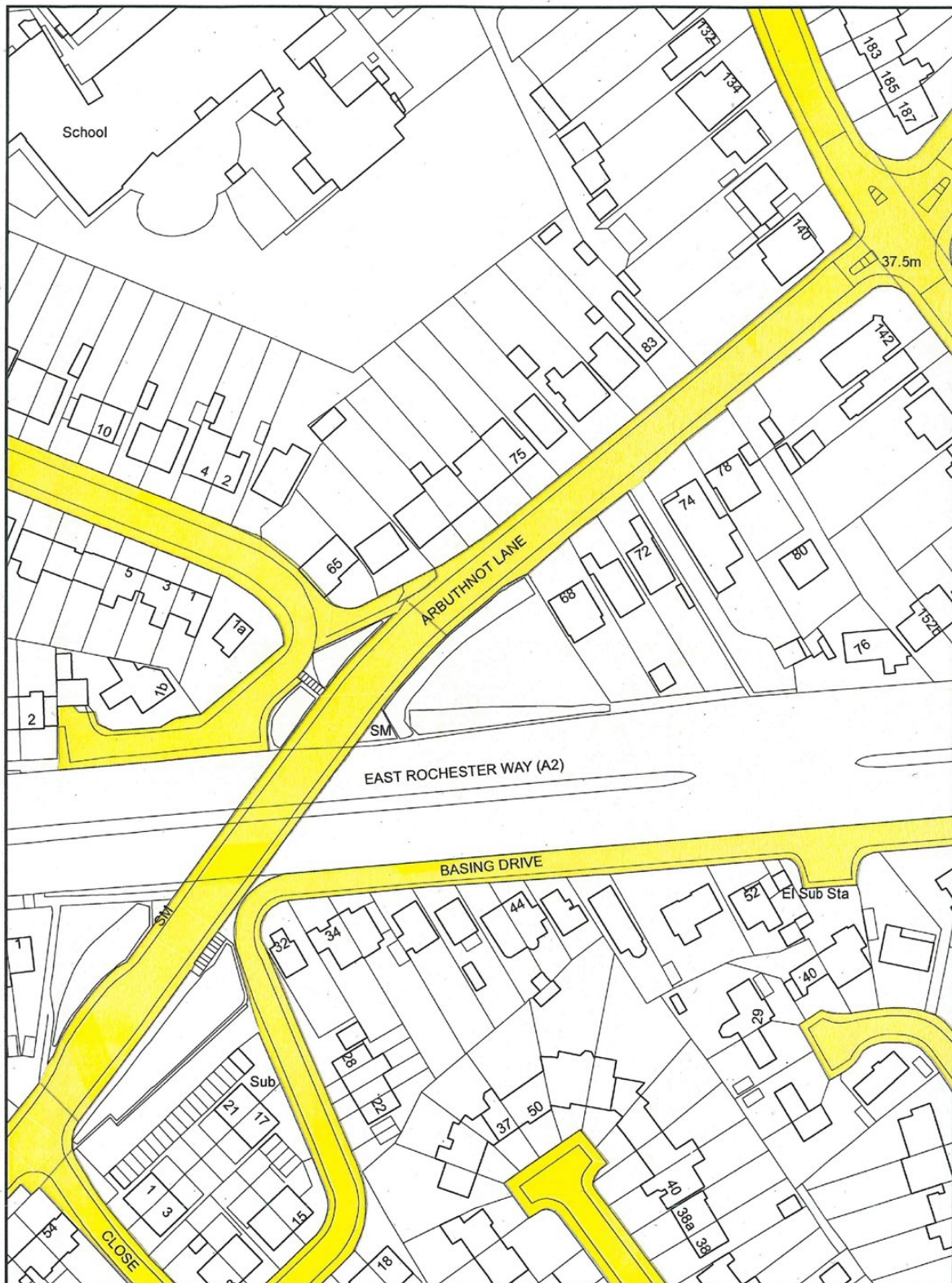




Mr Daniel Dean  
Transport Planning & Development

**Listening to you, working for you**







<b>Land at Arburthnot Lane, Bexley, DA5 1HD</b>	<b>SCALE: 1:1250</b>		 <b>LONDON BOROUGH OF BEXLEY</b>
<p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Bexley Council) (100017693) (2015).</small></p>			

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## Search Code

### IMPORTANT CONSUMER PROTECTION INFORMATION

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- 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

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- handle complaints speedily and fairly
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- 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](mailto:admin@tpos.co.uk) Website: <https://www.tpos.co.uk/>

You can get more information about the PCCB from [www.propertycodes.org.uk](http://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](mailto: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](mailto:admin@tpos.co.uk).**

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