

Supplied by:



Search Summary

This search is issued for the property described as:

**Land at Newham Way
London**

Search reference:

18767597

Date of issue:

05 December 2018

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department, Newham
London Borough Council**

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: **236694/348938**

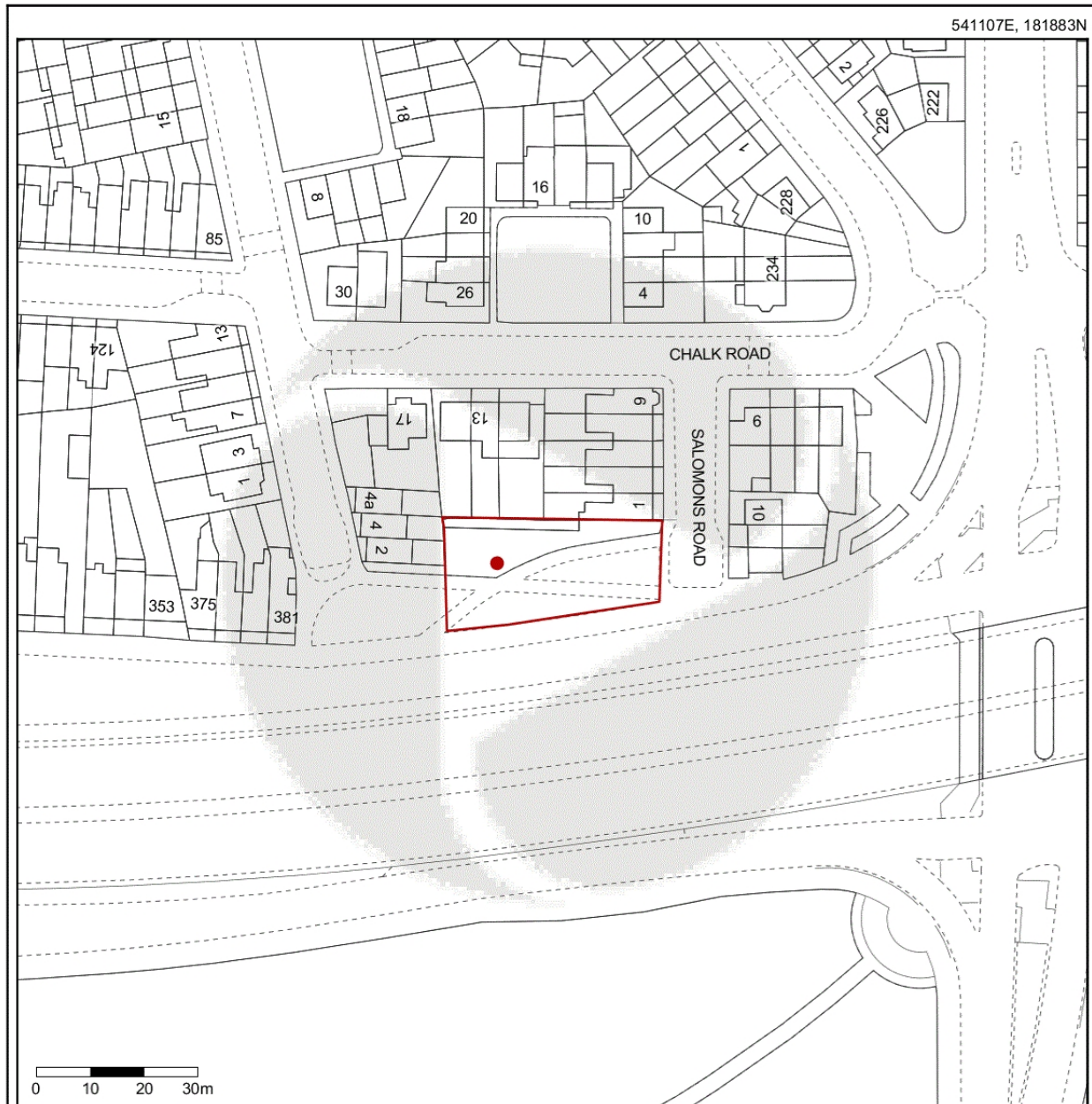


Links to **PlanVal** products with Professional Opinions:



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.



For Reference Purposes Only
©Crown copyright and database rights 2018. OS 100029622

Land at Newham Way
London



Case Reference: JESW/097420.00023



SEARCHES ONLINE

VIA EMAIL

ENVIRONMENT DEPARTMENT

RMS HIGHWAYS
BRIDGE ROAD DEPOT
ABBAY ROAD
STRATFORD
LONDON
E15 3LX

ANGUS GAFRAIDH : 02033733703

angus.gafraidh@newham.gov.uk

YOUR REF **18767597 : 236694/348938**

OUR REF LS05122018

DATE Wednesday, 05 December 2018

PROPERTY **Land at Newham Way, London**

Dear Sir/Madam

Thank you for your letter concerning the highway limits at the above address. I attach an extract from the highway record that shows the limit of the highway maintainable at public expense with a solid black line. Other features such as TfL controlled land or right of way pathways may be shown on the map and can be identified by the guide.

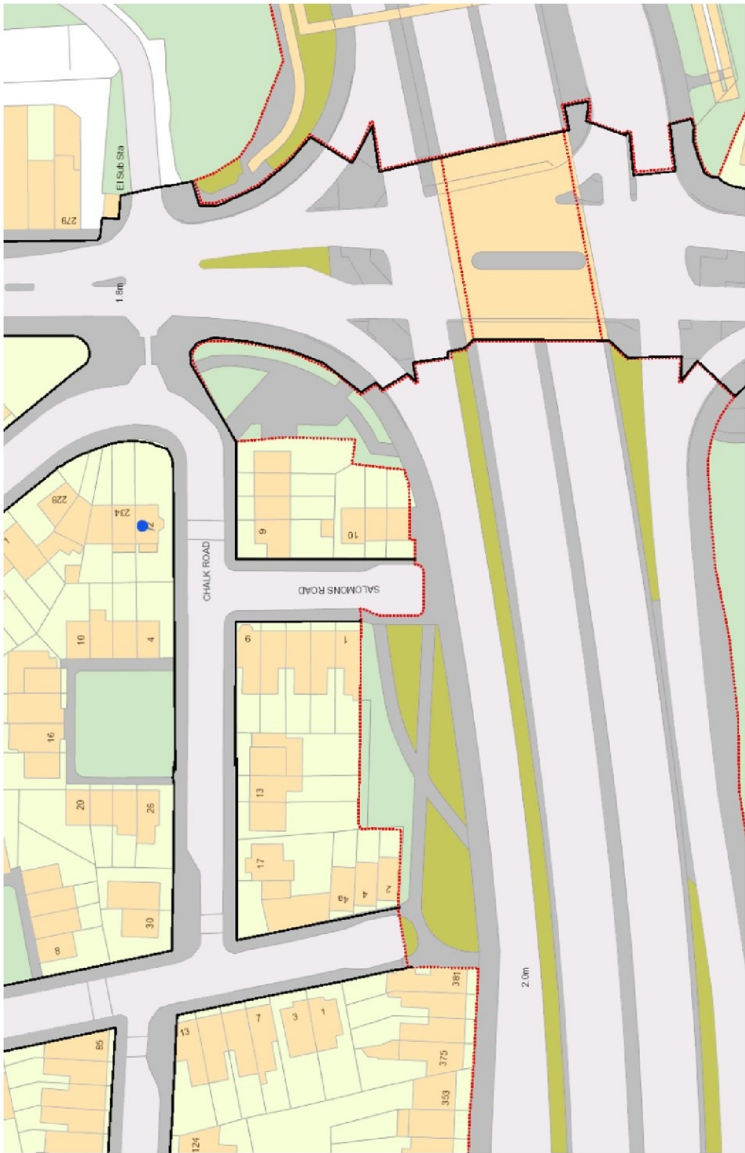
- There are no safeguarding lines affecting the property
- You will need to determine if your clients land abuts the public highway.
- Enquiries concerning the extent of land in Council ownership need to be addressed to the Head of Property and Design at The Royal Business Park, 1st Floor, West Wing, Newham Dockside, 1000 Dockside Road E16 2QU.
- The Council has no current proposals to alter or modify the highway or to acquire land for highway purposes within the vicinity of the property (1km).
- Apart from those specified below (if any), there are no road closure orders or proposals to modify the existing highway limits. There are no highway dedications, public rights of way or Section 50 licences in the vicinity or over the property.
- There are no oversail licences currently in operation in respect of this property.

I can confirm that the charge for this search is £60.00 (£50.00 plus V.A.T.). As arranged I will forward an invoice for your attention at the end of the month.

Please do not hesitate to contact this office should you have any further questions concerning this enquiry.

Yours faithfully,

ANGUS GAFRAIDH
ENVIRONMENTAL SERVICES



SITE : Land at Newham Way, London

HIGHWAYS BOUNDARY

PUBLIC RIGHT OF WAY PATHWAYS
OR
OR

TFL CONTROLLED LAND

BOROUGH BOUNDARY

To see our full terms and conditions of use, please refer to the following page:
<http://orders.planval.com/publications/terms.pdf>

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

The opinion in this search has been produced by , . Tel: . Email: which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

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
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- 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 loss 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, , . Tel: . Email:

Independent dispute resolution

If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.