

Supplied by:



Search Summary

This search is issued for the property described as:

**Portobello Road
Kensington & Chelsea
London, W10 6HJ**

Search reference:

20115360

Date of issue:

13 January 2020

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department, Royal
Borough Kensington and Chelsea**

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: **288876/405268**



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



Data Requested

1. A copy of your highway records showing which roads are maintained at public expense and which are not.
2. 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.



PlanVal Ltd.
Kao Hockham Building
Edinburgh Way
Harlow
CM20 2NQ

Your Ref: 20115360: 288876/405268
Property Address: Portobello Road, Kensington & Chelsea, London, W10 6HJ
Date: 08/01/2020

Dear Sir/Madam,

Thank you for your letter and cheque for £99.00 (copy attached).

1. I attach a plan. The land at the rear of Isaac Newton Centre is private land and therefore is not publicly maintainable. The areas shaded various shades of brown and green on our plan are private land.
2. As in 1 above.

The information supplied in this e-mail is given in the context of a general enquiry only and does not relate to either a Local Land Charge Search or Personal Search. For more details of applying for such searches follow the link below to the Royal Borough Council's website:

<https://www.rbkc.gov.uk/planning-and-building-control/land-charges/land-charges>

Kind regards,

Ms Lisa-Marie Coleman
Programme Officer
Transport & Highways
The Royal Borough of Kensington & Chelsea



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<http://orders.planval.co.uk/publications/terms.pdf>

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Planval Limited, Kao Hockham Building, Edinburgh Way, Harlow CM20 2NQ. Tel: 0845 5442469. Email: info@planval.co.uk 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 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](mailto:admin@tpos.co.uk).

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