

Supplied by:



## Search Summary

This search is issued for the property described as:

**Land on the South side of Western Avenue  
Ealing**

Search reference:

**18768201**

Date of issue:

**17 December 2018**

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department, London  
Borough of Ealing**

## 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](http://www.planval.co.uk)**

Planval Reference: **236705/348954**

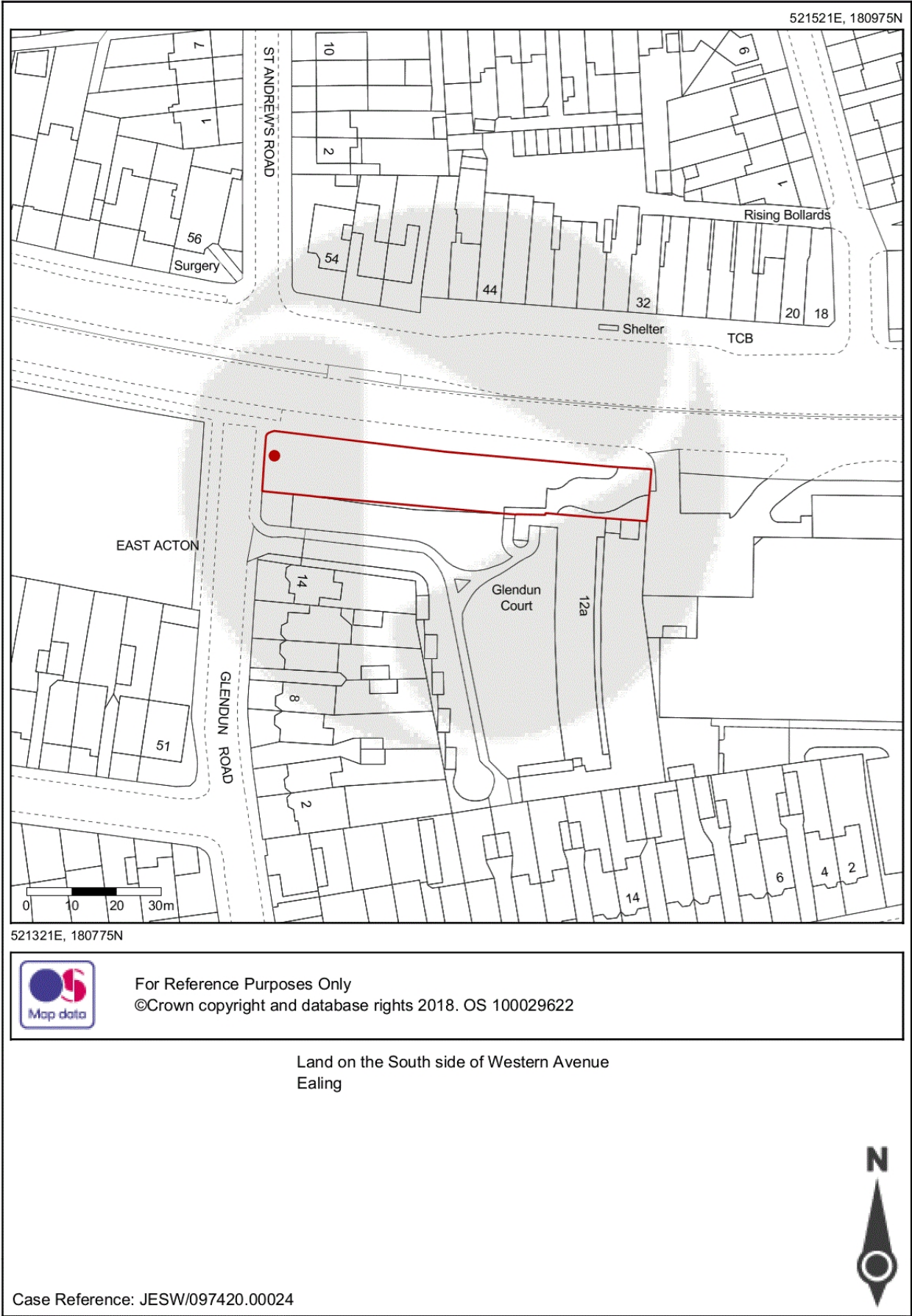


Links to **PlanVal** products with Professional Opinions:



## 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.



## Ealing Council



SearchesOnline Ltd  
Harlow Enterprise Hub  
Kao Hockham Building  
Edinburgh Way  
Harlow  
Essex  
CM20 2NQ

Ealing Council  
Perceval House  
14/16 Uxbridge Road  
London W5 2HL  
**Tel: (020)-8825-8058**

Your ref:	my ref:	please ask for	date:
<b>18768201:236705/ 348954</b>	<b>TS 25654</b>	<b>Mathew Bazergan</b>	<b>12<sup>th</sup> December 2018</b>

### **Site: Land on the South Side of Western Avenue, Ealing**

Thank you for your letter and I acknowledge receipt of a cheque included made payable to 'Ealing London Borough' for the sum of £75.00, as payment of our standard fee.

I attach a map showing the extent of adopted highway, shaded green, (maintained at public expense by Ealing Council) in the vicinity of the above site.

There is currently no highway department database proposed scheme boundary information recorded in the vicinity of the above site. (Please note that the information used to collate this data is in the process of being updated so there may be some minor discrepancies).

*'We believe the search property to be within 200m of a road for which Transport for London (TfL) is the highway authority. For further information on any TfL schemes or proposals that may affect the property please email [highwaysearches@tfl.gov.uk](mailto:highwaysearches@tfl.gov.uk) including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide please visit [www.tfl.gov.uk/conveyancingsearches](http://www.tfl.gov.uk/conveyancingsearches). Please check that the property is indeed within 200m of a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted will all incur the same fee regardless of the result.'*

If you have any further search queries, please do not hesitate to contact our Land Charges department at the above address (direct line 020 8825 8998).

**Please note:** our official plans of adopted highways within the borough of Ealing are now available online and can be viewed on our website. On the [www.ealing.gov.uk](http://www.ealing.gov.uk) homepage

simply click on '**Do it online**' in the top right hand corner followed by '**Find your nearest**' then the online '**maps**' link and '**Road Adoptions**'. Enter the required address in the search field provided to view nearest adopted roads shaded green.

Yours sincerely,

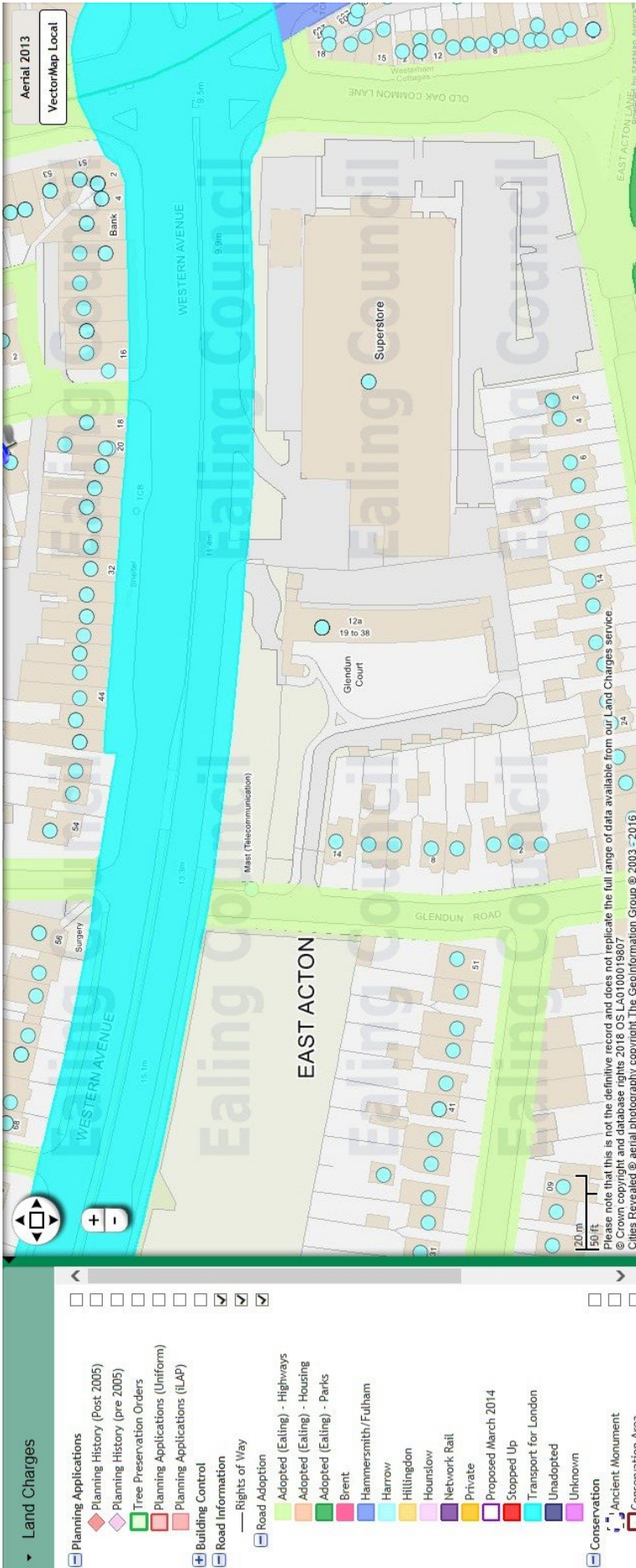


**Mathew Bazergan**

Projects Officer  
Transport Planning Service  
email: [bazerganm@ealing.gov.uk](mailto:bazerganm@ealing.gov.uk)







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

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