



# Highways Search Standard

**Passed**

*For further details please see Certificate page of this report.*

**Information panel:**

**Search ID:** 451235483

**Address:** 39 Alconbury Road, London E5 8RG

# Passed

Grid Ref	Groundsure Reference	Address
534248,186561	451235483	39 Alconbury Road, London E5 8RG



Does the Property immediately abut a publicly maintainable highway, and is there any intervening land between the Property and the public highway?

The land abuts a publicly maintainable highway and there is no intervening land between the Property and the public highway.



Are there any road improvements or widening schemes in the area or any road closure orders affecting roads around the property?

No schemes noted.



Are there any public footpaths on or over the property or near the property?

No footpaths noted on or within 200m of the Property.



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?

No improvement or development schemes noted within 200m of the Property.



Has the Highways Authority provided a plan showing the extent of the highways and adopted road in relation to the Property?

Yes

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you would like any further assistance regarding this report, please contact PlanVal on: 0845 544 2469, e-mail [support@planval.com](mailto:support@planval.com), address: PlanVal Limited, Kao Hockham Building, Edinburgh Way, Harlow, Essex, CM20 2NQ.

## 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.





# Highways Authority Data Response



**Streetscene**  
Health and Community  
Hackney Council  
1 Casterton Street  
London E8 1FB  
020 8356 8460  
ash.iqbal@hackney.gov.uk  
28 April 2014

**Your ref:** 12364330 : 164955 / 248088

**Our ref:** 172535

Dear Sir/ Madam,

**Re: 39 Alconbury Road, London, E5 8RG**

I refer to your letter dated 15 April regarding the above property.

We have highlighted in green, on our map, the extent of the publicly maintainable highways and pavements where they abut the property.

We are unaware of any road improvement, widening schemes or any road closures affecting roads around the property.

We are unaware of any public footpaths on or over the property.

We are unaware of any further improvements or developments which may affect the flow of traffic around the land in question.

If you have any further queries regarding this matter, please do not hesitate to contact me on 020 8356 8465.

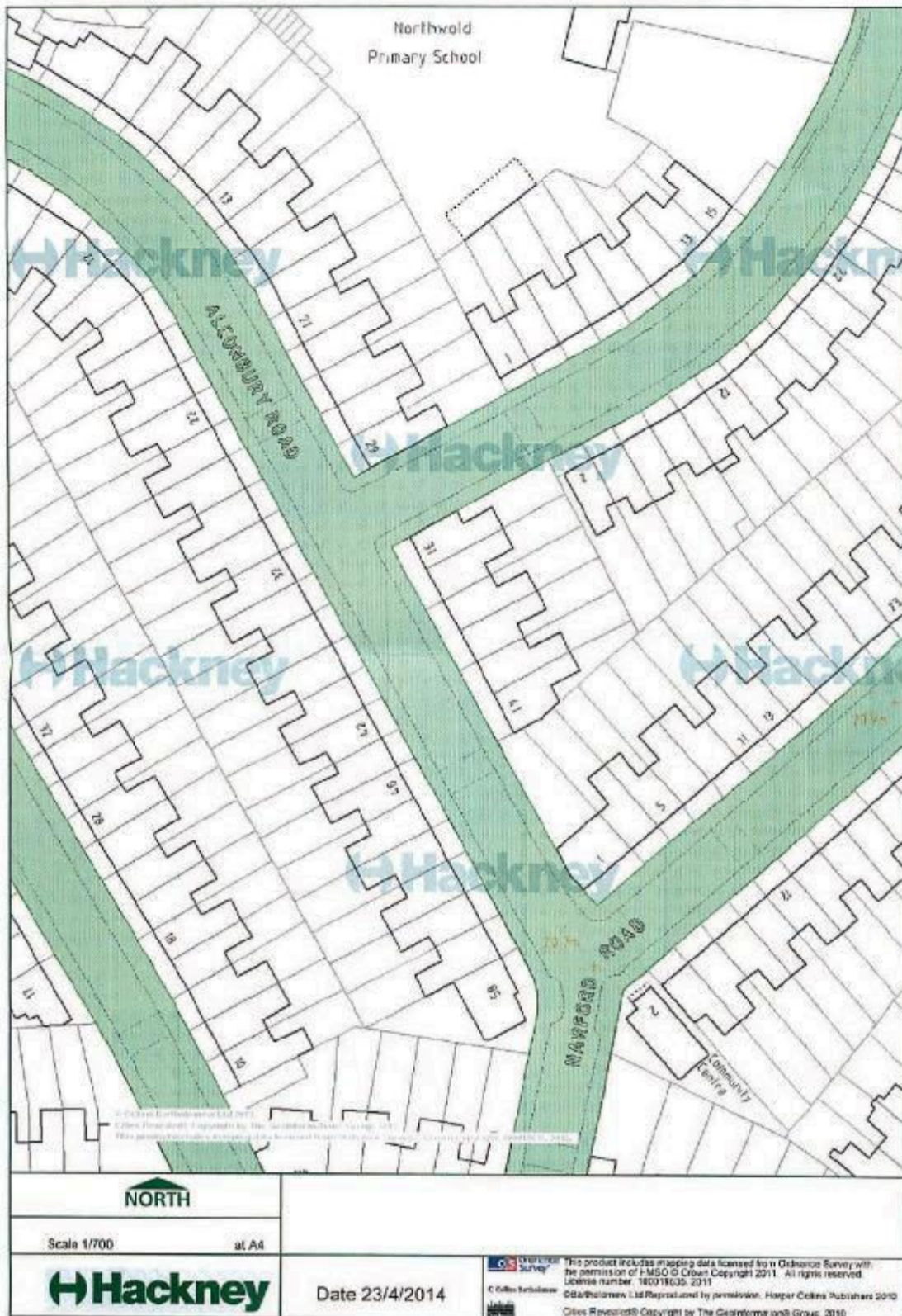
Yours sincerely



Ash Iqbal  
Principal Engineer







## Terms and Conditions of Use

To see our full terms and conditions, please refer to the following page:

<http://www.planval.com/HighwaysSearchTCs.pdf>

## Search Code

### IMPORTANT CONSUMER PROTECTION INFORMATION

The opinion in this search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com 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](mailto:admin@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, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@4C.groundsure.com](mailto:info@4C.groundsure.com)

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 their final decision.