



# Highways Search

Lite

## Search Summary

This search is issued for the property described as:

**Property in  
Duxford  
Cambs, CB22**

Search reference:

**API\_GUI\_541/API\_GUIREF\_541**

Date of issue:

**13 April 2018**

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department,  
Cambridgeshire County Council**

## Information

MiningCheck™ has identified the following mining activities at this location:

**Regulated Non-Coal Mining**

*We recommend that you also obtain the appropriate professional opinions for these activities.*

We also recommend the following other searches with Professional Opinion are carried out for this location:

**Planval Planning Search**

## 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: **191706/286008**



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.



Our ref: Duxford  
Your ref: Sample  
Date: 18<sup>th</sup> October 2016  
Contact: [REDACTED]  
Direct dial: [REDACTED]  
E Mail: [REDACTED]



**Economy, Transport and Environment**  
Executive Director, Graham Hughes

SearchesOnline  
Kao Hockham Building  
Edinburgh Way  
Harlow  
Essex  
CM20 2NQ

Box No. CC1313  
Shire Hall  
Castle Hill  
Cambridge  
CB3 0AP

Dear Sirs,

## Property in Duxford, Cambs, CB22

Thank you for your recent request for a highway search regarding the above property. Please find attached a plan showing the extent of the highway maintainable at public expense.

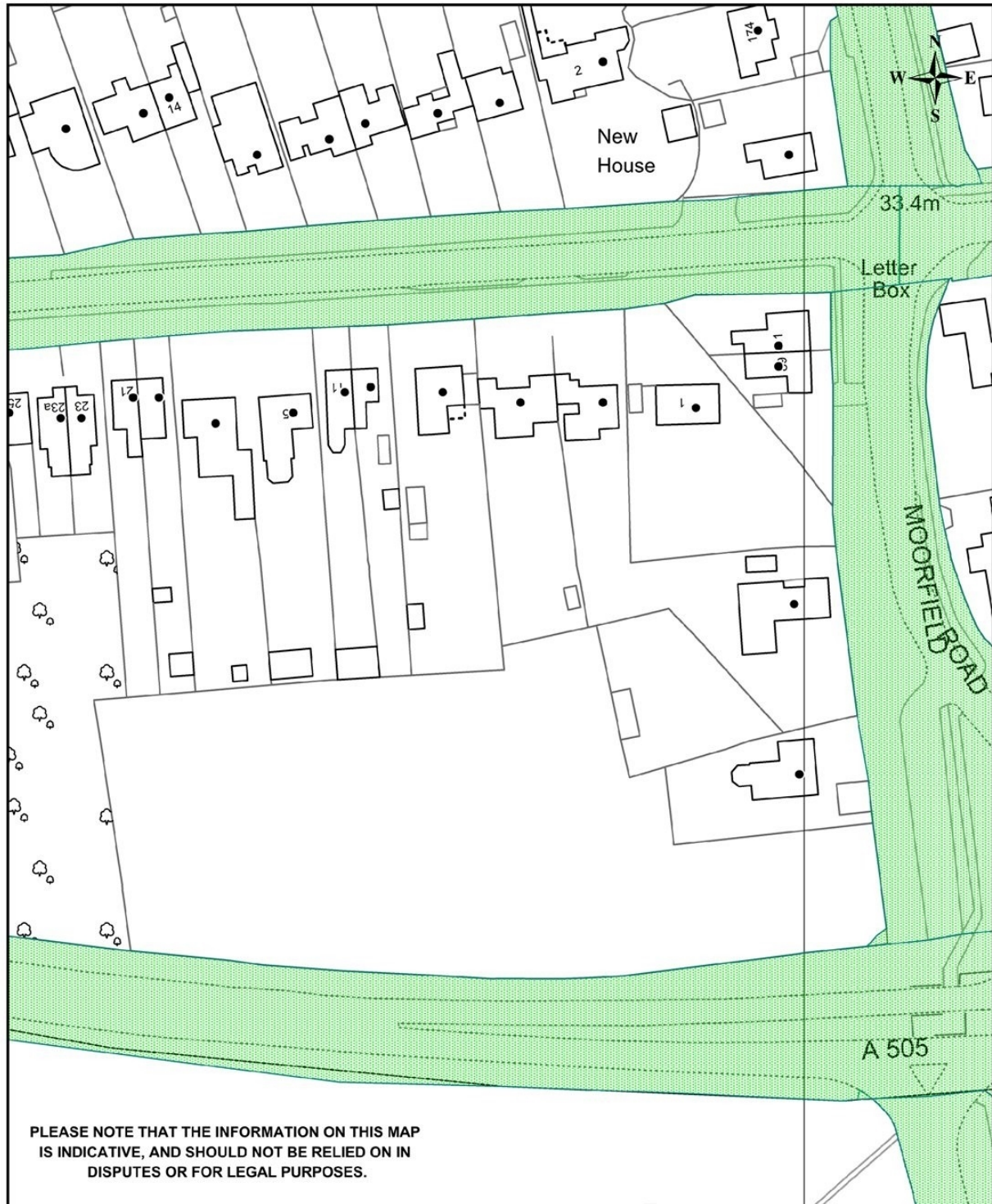
I hope this assists with the queries raised in your request. If you have any further questions then please do not hesitate to contact me.

Yours faithfully

Ryan Baker  
Asset Information Searches Officer



## Cambridgeshire County Council



Scale: 1:1000  
Date: 18/10/2016  
By: Ft305

### Legend

Public highway (green)



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## 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](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, , . 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](http://www.tpos.co.uk), email: [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.