



Highways Search

Standard with Professional Opinion

✓ Passed

This search is issued for the property described as:

**CORNWALL PLACE
HIGH STREET
BUCKINGHAM, MK18 1SB**

Search reference:

GS-3186463

Date of issue:

13 April 2018

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department,
Buckinghamshire County Council**

Professional opinion provided by:



Professional indemnity insurance £10 million

ⓘ 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

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<http://orders.planval.com/helpdesk/>

-or-

contact your reseller

website:

www.planval.com

Planval Reference: **191291/290849**



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



Passed

Grid Reference

469768,234108

Groundsure Reference

GS-3186463

AddressCORNWALL PLACE, HIGH STREET,
BUCKINGHAM, MK18 1SB

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

From the information provided by the local authority, the Property appears to abut a publicly maintainable highway and there does not appear to be any 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 on or 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.

Additional Notes and Disclaimer

Please note that no physical inspection of the property has been carried out in the preparation of this report. Groundsure provides the expert opinion on this product based on information that has been provided by Third Party suppliers. Whilst Groundsure makes reasonable efforts to accurately interpret the information, it is unable to ensure that the information provided is clearly represented, sourced from a reliable provider, accurate or up to date. Groundsure shall not be liable for any omissions, misinterpretations or inaccuracies in any part where opinions are based on Third Party content. If you would like any further assistance regarding this report, please contact Planval on: 0845 544 2469, e-mail support@planval.com, address: PlanVal Limited, Kao Hockham Building, Edinburgh Way, Harlow, Essex, CM20 2NQ.

Data Requested

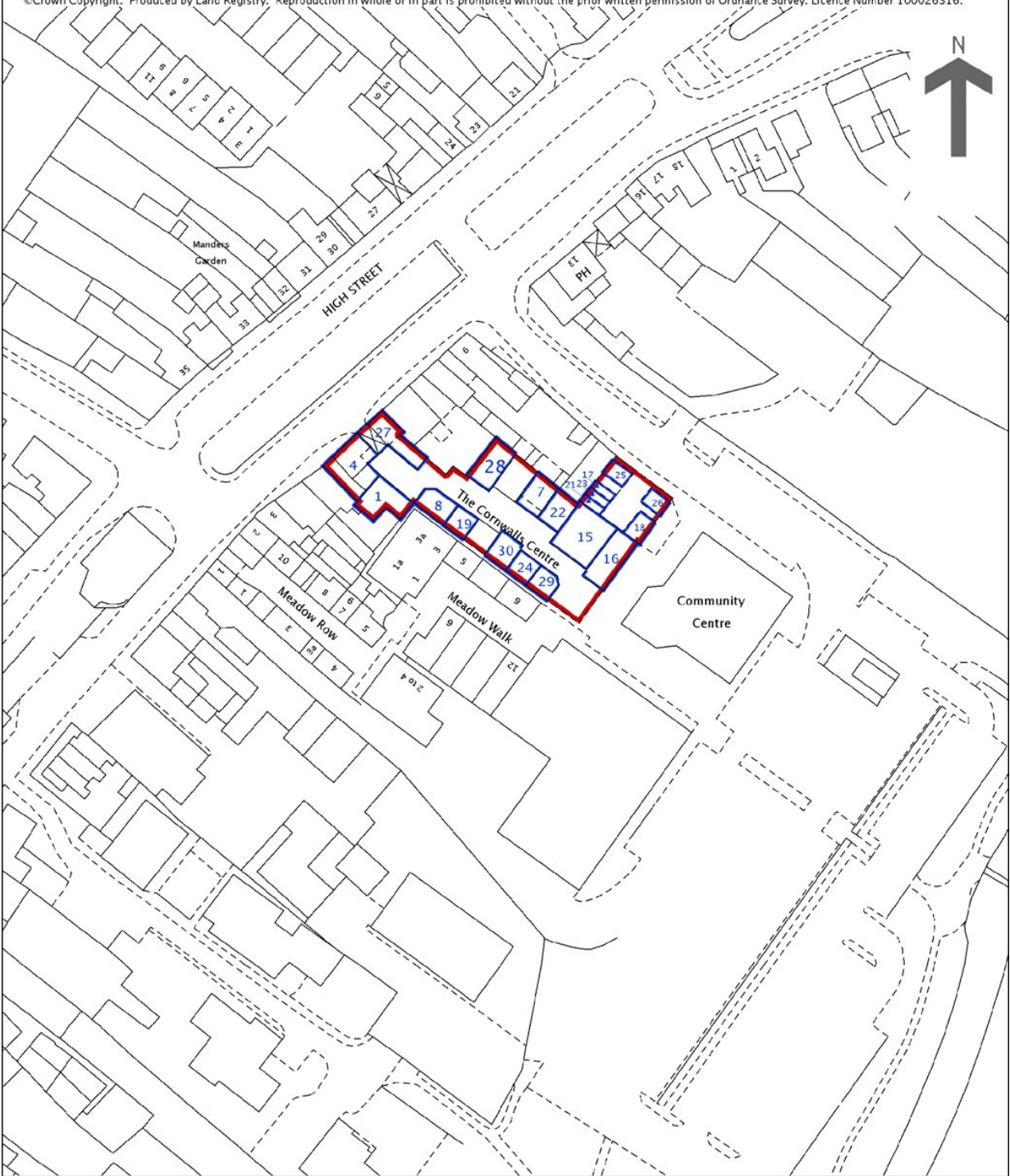
1. Confirmation that the Property immediately abuts onto a publicly maintainable highway and there is no intervening land between the Property and the public highway (if there is, is it within the Property's ownership and what is its status?).
2. Are there any road improvements or widening schemes in 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.

Land Registry
Official copy of
title plan

Title number **BM137535**
Ordnance Survey map reference **SP6934SE**
Scale **1:1250**
Administrative area **Buckinghamshire :**
Aylesbury Vale



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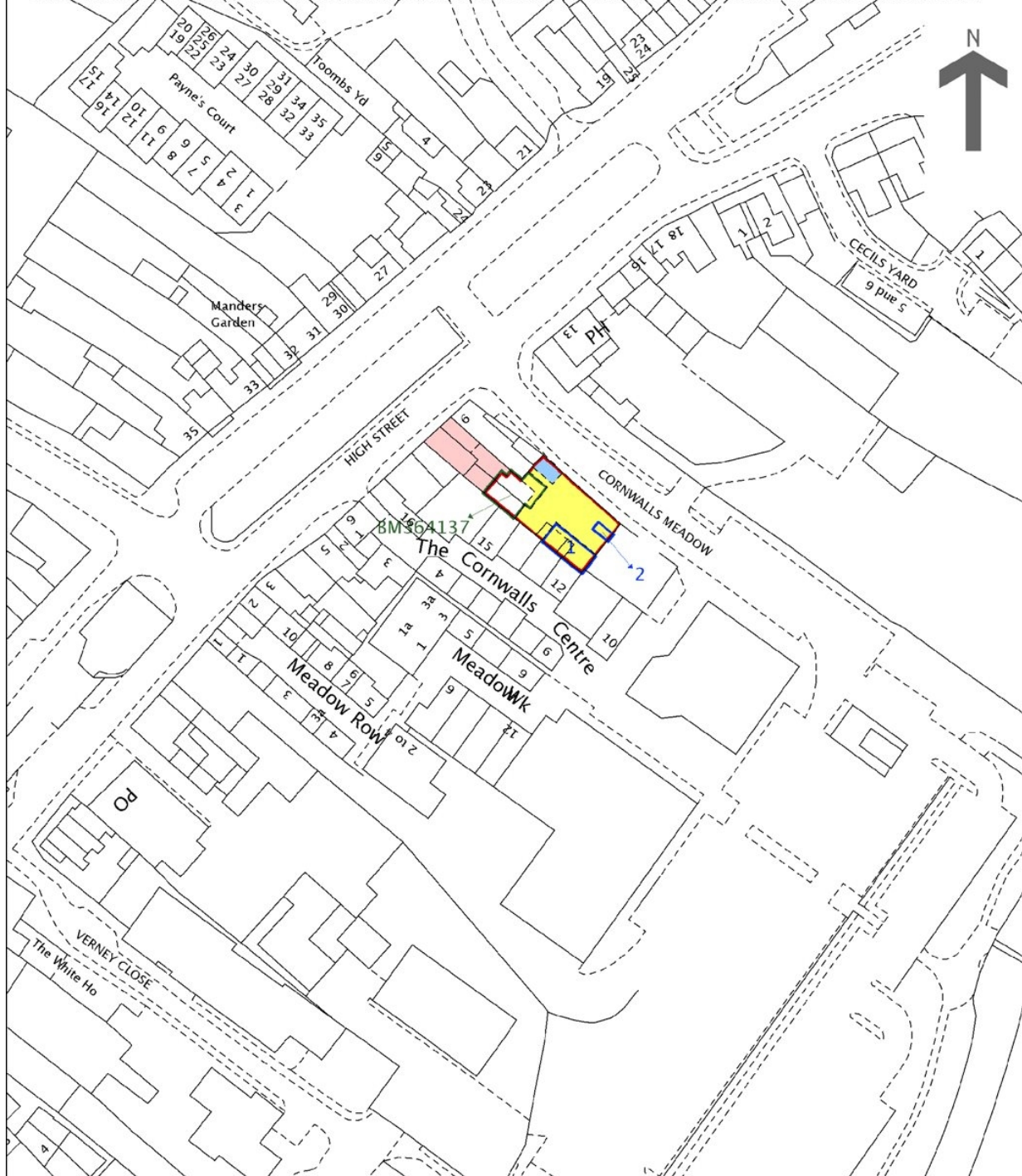
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Land Registry
Official copy of
title plan

Title number **BM241901**
Ordnance Survey map reference **SP6934SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Buckinghamshire :**
Aylesbury Vale



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Buckinghamshire County Council,
County Hall, Aylesbury HP20 1UY



REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: SearchesOnline Ltd

Search Reference: Other02755

NLIS Reference:

Date: 21-Jul-2016

District Reference: e-A-0322-1617

Property: Cornwalls Place
High Street
Buckingham
Buckinghamshire
MK18 1SB
(Ref: GS-3186463_HW/GS-3186463: 191291/290849)

Box C:

Standard Enquiries of Local Authority

1.2 Planning designations and proposals What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

No specific minerals or waste proposals are located within 200 metres of this property in the adopted Minerals & Waste Local Plan 2004-2016 (Adopted in 2006), or the Minerals and Waste Core Strategy Development Plan Document (Adopted November 2012). Please view the document at <http://www.buckscc.gov.uk/media/3673310/BCC-Information-Sheet-Minerals-Waste-Local-Plan-SEPT-2014.docx>

Informative

This reply reflects the policies or proposals in any existing adopted development plan and in any formally proposed alteration or replacement development plan, but does not include policies contained in planning guidance notes or supplementary planning documents.

Information regarding flooding is not provided in answer to this enquiry and should be sought directly from the Environment Agency. Enquiries should be made to <https://www.gov.uk/government/organisations/environment-agency>

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

Cornwalls Place does not exist on our Maps but Cornwalls Meadow and the High Street are publicly maintained

(b) subject to adoption and, supported by a bond or bond waiver

No

(c) to be made up by a local authority who will reclaim the cost from the frontagers

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No

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

No

Informative

The reply to this enquiry is restricted to highways maintainable at public expense within the meaning of the Highway Act 1980 (section 36). If a road footpath or footway is not publicly maintained the Council cannot express an opinion as to what rights of access exist over it. An affirmative reply does not imply that the public highway directly abuts the boundary of the property. In response to queries regarding the extent of the adopted public highway and boundaries, a highway extent search would be required for which a fee is payable.

Queries on this response should be made to Land Charges, Buckinghamshire County Council at County Hall, DX 97401 Aylesbury 2 or by phone on 01296-382772 or by emailing localandcharges@buckscc.gov.uk

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

No

Informative

The replies to this enquiry are without prejudice to any other public rights of way that are not recorded on the Definitive Map and Statement. The Definitive Map and Statement is under continuous review and can be viewed at County Hall, Aylesbury, HP20 1UY. Extracts of the Definitive Map and Statement can be purchased from Buckinghamshire County Council. Queries on this response should be emailed to definitivemap@buckscc.gov.uk

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No

2.5 If so, please attach a plan showing the approximate route.

N/A

OTHER MATTERS

3.2 Land to be acquired for road works

Is the property included in land to be acquired for road works?

No

Informative

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This question is answered with respect to schemes that have been approved by the council, or have been notified to the council by any other highway authority.

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

No

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

- (i) construction of a roundabout (other than a mini roundabout), or
- (ii) widening by construction of one or more additional traffic lanes

No

(d) the outer limits of:

- (i) construction of a new road to be built by a local authority,
- (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,
- (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

- (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
- (ii) construction of a roundabout (other than a mini roundabout)
- (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

Informative

The replies to these enquiries relate to roads that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980. The enquiry concerns roads schemes that are within 200 metres of the property. All form of public consultation is included.

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

No

(b) waiting or loading restrictions

No

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(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

Informative

The reply to this enquiry relates to restrictions that will be covered by a legal order.

(g) traffic calming works including road humps

No

Informative

The reply to this enquiry relates to proposals that involve physical construction and do not include changes to speed limits, road markings or road surfacing treatments.

(h) residents parking controls

No

(i) minor road widening or improvement

No

Informative

The reply to this enquiry covers proposals such as junction improvements and new footways etc which are not revealed in the reply to 3.4 Pedestrian improvements and improvements carried out as part of maintenance schemes will not normally be revealed.

(j) pedestrian crossings

No

(k) cycle tracks

No

Informative

Proposed cycle tracks and marked cycle lanes, but not advisory routes, are revealed in reply to this enquiry.

(l) bridge building

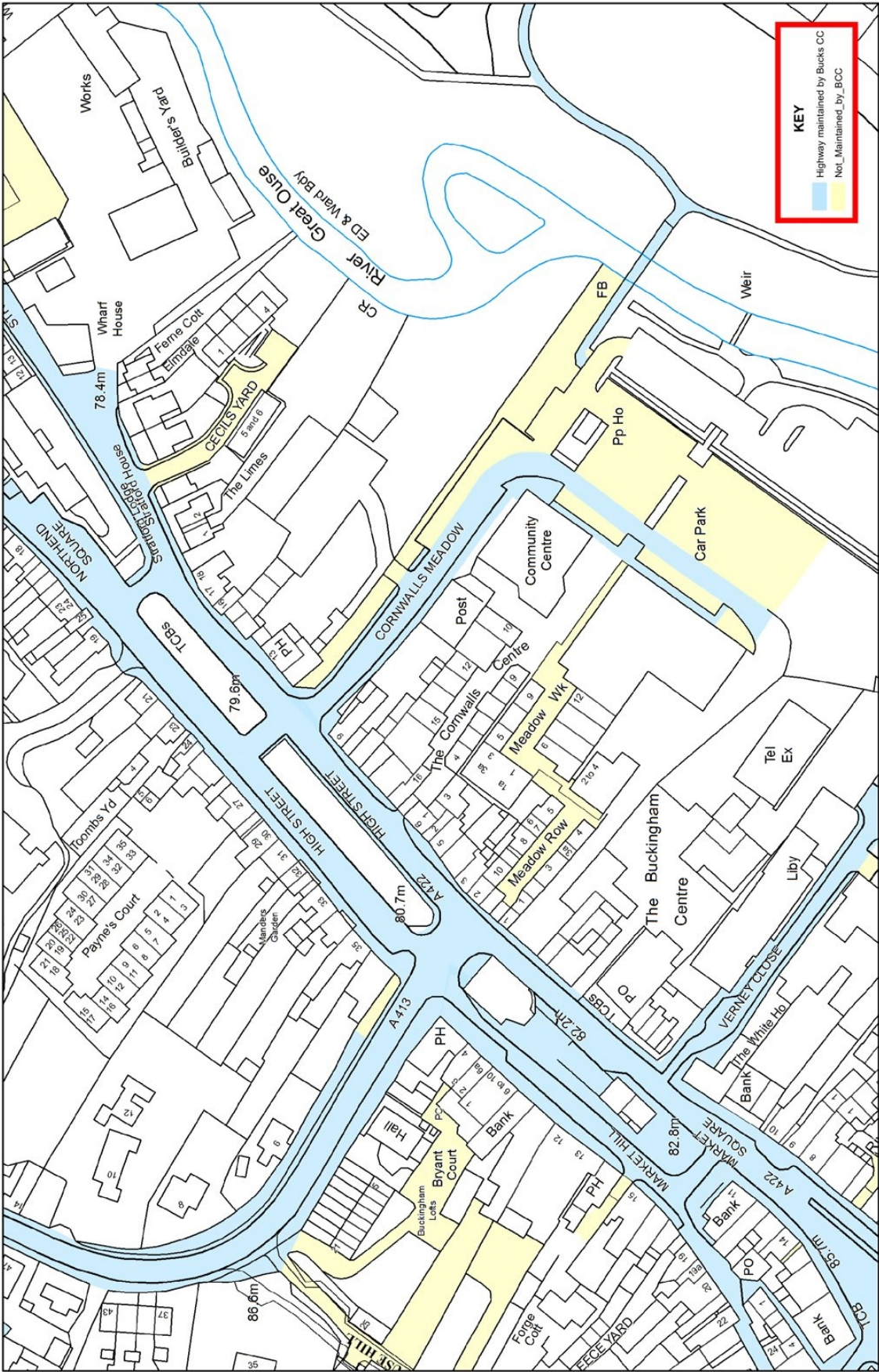
No

Buckinghamshire County Council,
County Hall, Aylesbury HP20 1UY



Informative

The replies to these enquiries relate to schemes that affect the roads, footways and footpaths mentioned in Box B or Box C to which the property has a boundary and that fall within 200 metres of the property. We will normally give information on schemes at public consultation stage. It is possible that the scheme will not be implemented as a result of this consultation.



1:1,500

COMMON LAND AND VILLAGE GREENS
The Common Land & Village Green information on this plan is taken from the Common Land and Village Green Register ("The Register") held by Buckinghamshire County Council. Accuracy of this plan cannot be guaranteed.

RIGHTS OF WAY
The Rights of Way information on this plan is based on information from the Definitive Map of Public Rights of Way in Buckinghamshire ("The Definitive Map"). Accuracy of this plan cannot be guaranteed. If in doubt, The Definitive Map should be consulted.



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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 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, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.groundsure.com

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.