

Search Details

Prepared for: TLT LLP
Matter: 045988/000695/RES
Client address: 1 Redcliff Street, Bristol, BS1 6TP

Property:
12 Tunnard Street, Boston, PE21 6PL

Data Supplier:
Boston Borough Council
Municipal Buildings, Municipal Buildings, West Street, Boston, PE21 8QR

Date Returned:
21/09/2020

Property type:
Commercial

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack and the Data Supplier above are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.



Highways Search
Standard



Search Summary

This search is issued for the property described as:

**12, Tunnard Street
Boston, PE21 6PL**

Search reference:

9784948

Date of issue:

18 September 2020

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department, Lincolnshire
county council**



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: **301936/420409**



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.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 02 October 2018 shows the state of this title plan on 02 October 2018 at 09:27:50. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Kingston Upon Hull Office .

Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

H.M. LAND REGISTRY		TITLE NUMBER	
		LL 18 1729	
ORDNANCE SURVEY PLAN REFERENCE	TF 3244	SECTION D	Scale 1/1250
COUNTY LINCOLNSHIRE	DISTRICT BOSTON	© Crown copyright 1987	



This official copy is incomplete without the preceding notes page.

County Offices, Newland,
Lincoln, LN1 1YL
www.lincolnshire.gov.uk



Your ref: 9784948:301936/420409
Our ref: RH/MTCE/1/P1
Date: 18 September 2020

PlanVal
The Forge
Mulberry Green
Harlow
Essex
CM17 0ET

Reply to:-
Searches Team
Lancaster House 36 Orchard Street Lincoln
LN1 1XX Tel No: 01522 782070
Email: highway_searches@lincolnshire.gov.uk

Dear Sirs

RE: 12 TUNNARD STREET BOSTON PE21 6PL

I refer to your emailed letter dated 10 September 2020. The area shown coloured red and blue on the attached plan indicates the extent of the public highway maintainable by Lincolnshire County Council as highway authority at public expense as shown on my current liability for maintenance records. It does not purport to cover instances of presumed dedication referred to in the Highways Act 1980 or any public highway rights that may exist under Common Law.

It should be noted that, notwithstanding what is shown on any plans, where there is a ditch fronting the property, it is unlikely that it forms part of the public highway. Further investigation regarding ownership will need to be carried out.

We are unable to confirm if a property immediately abuts the adopted highway without seeing the title deeds for the property and possibly carrying out a site inspection, which may incur a charge.

According to our current records there are no road improvements or widening schemes affecting the property.

It would appear that there are no public footpaths or public rights of way affecting the property. Whilst the showing of a path or way on a Definitive Map is conclusive evidence as to its existence and status, the reverse is not necessarily true. However, anyone claiming a path or way not shown on the map to be a public right of way must prove the claim by submitting sufficient suitable evidence of the path or way's free and uninterrupted use by the public before it can be considered for inclusion on the Map. Alternatively, some form of documentary evidence (such as a Parish Enclosure Award) that the path or way had been dedicated as a right of way would suffice. A register of such claims can be viewed on the County Council's website – www.lincolnshire.gov.uk/countryside and under the "Definitive Map" subject.

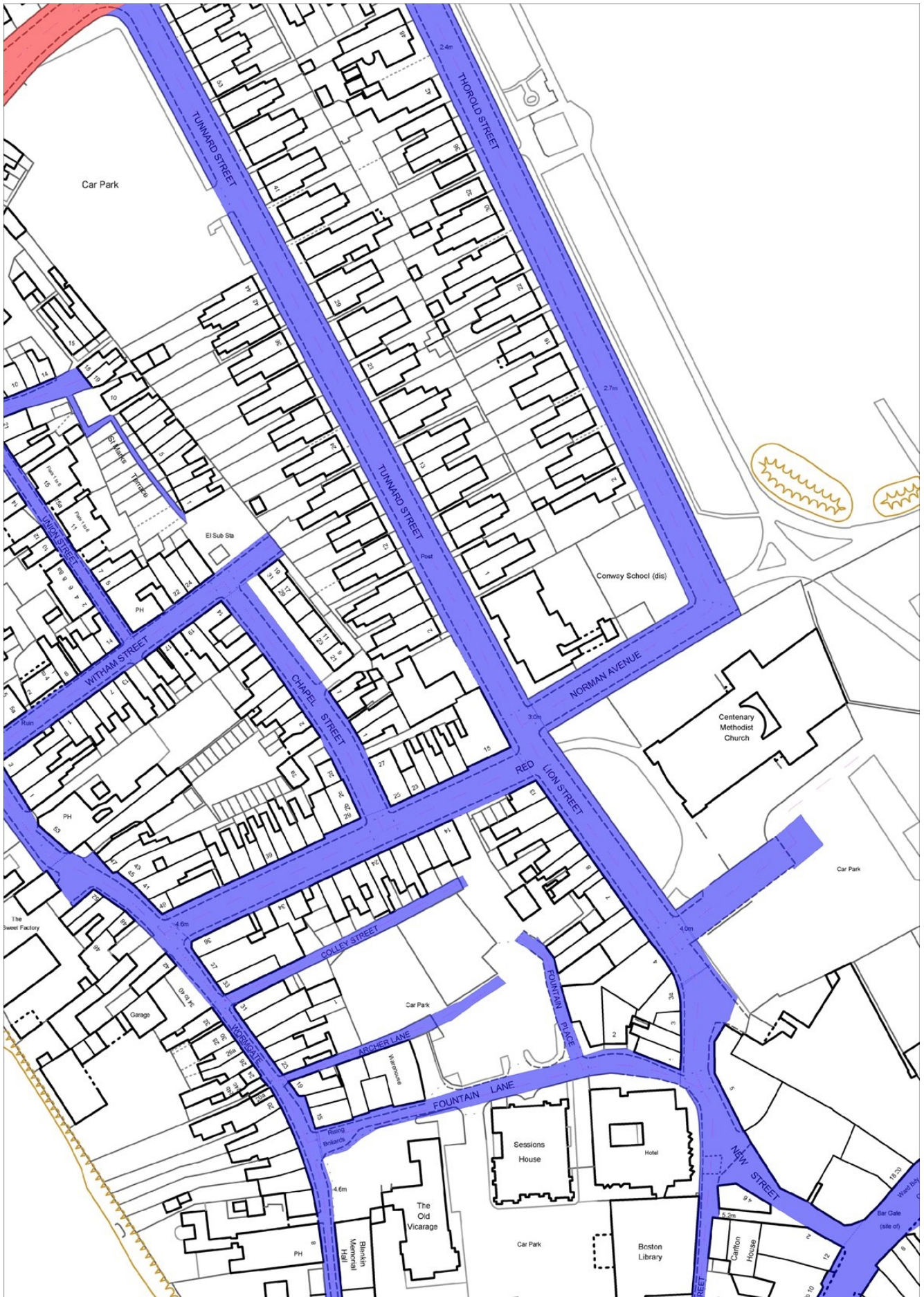
I would inform you that a charge of £50 is made for your Liability for Maintenance enquiry to cover time and resources. You will be invoiced within the next 4 weeks.

Yours faithfully



for Executive Director for Place

Please note that the plan is reproduced from the OS Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings OS Licence 100025370 Plan is not to scale



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

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

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Planval Limited, The Forge, Mulberry Green, Harlow, Essex, CM17 0ET. 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, The Forge, Mulberry Green, Harlow, Essex, CM17 0ET. 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.

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