

 **Passed**

This search is issued for the property described as:

**22 Market Street
Chorley
Chorley, PR7 2SE**

Search reference:

PV-SAMPLE

Date of issue:

1 May 2022

Report Compiled by:



Professional indemnity insurance £10 million

Data provided by:

**The Highways Department, Lancashire
County Council**

 **Contact Details**

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-or-

contact your reseller

website:

www.planval.co.uk

Planval Reference: **326000/447500**



Passed

Grid Reference

358260,417637

Planval Reference

SOL-326000-447500-0009

Address

22 Market Street, Chorley,
Chorley, PR7 2SE



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. planvalopinion provides the expert opinion on this product based on information that has been provided by Third Party suppliers. Whilst planvalopinion 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. planvalopinion 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, The Forge, Mulberry Green, Harlow, Essex, CM17 0ET.

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.



Plan for Search ID: 18377



Property Address:
22 Market Street, Chorley, Chorley, PR7 2SE

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www.lancashire.gov.uk



The Forge, Mulberry Green,
Harlow, Essex CM17 0ET

Phone: 01772 533632
Email: lhsbs@lancashire.gov.uk

Your ref: 326000/447500
Our ref: AL.21-0980
Date: 01/11/2021

Dear Sirs

Address: 22 Market Street, Chorley, Chorley, PR7 2SE

Thank you for your recent enquiry concerning the above property. I would respond as follows to the various questions asked:

1. I cannot confirm that the property immediately abuts the highway and that there is no intervening land. It is for an enquirer to satisfy themselves as to whether land abuts the highway; the authority is not able to confirm.
2. I can confirm that there are no road improvements or widening schemes in the vicinity of the property.
Please find attached an extract from my records showing any traffic regulation orders or road closure orders affecting any road in and around the property.
3. The property as outlined on the attached plan is not crossed or abutted by any Public Rights of Way shown on the Definitive Map and Statement, nor is it affected by an outstanding application for a Definitive Map modification Order nor is there any confirmed legal order creating, diverting or stopping up any public right of way crossing or abutting the property.
4. I am not aware of any future improvements or developments that will affect the property. I advise you to also contact the planning department at the district council to see if any roads have been stopped up under the Planning Act.
5. I have attached an extract from my records indicating the extent of the adoption coloured **green**.

I trust this is sufficient to your needs and would advise that an invoice will be sent separately.

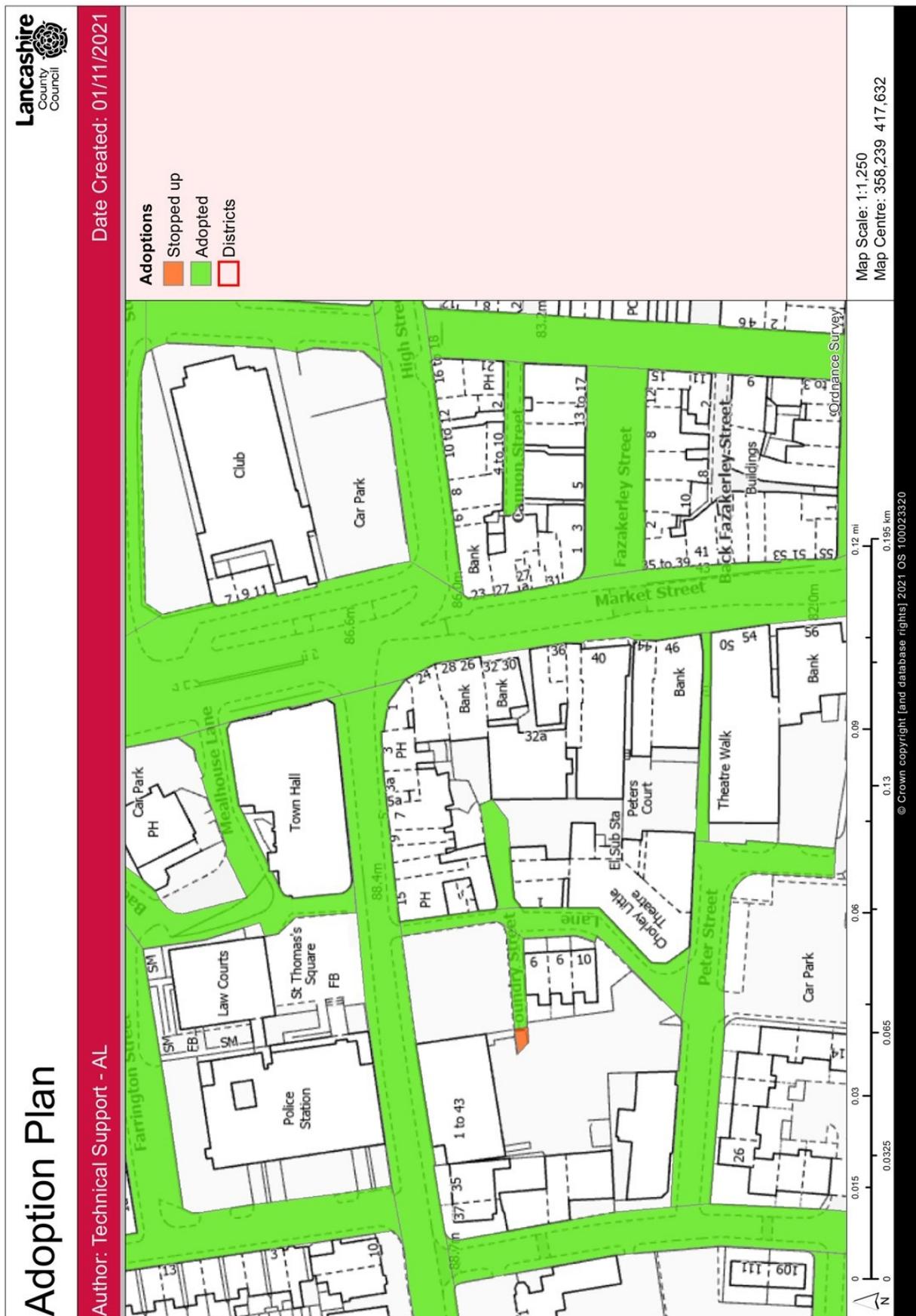
Whilst the information provided is believed to be correct, based on the evidence currently available to the authority, the extent of the adopted highway can be evidenced from the various sources and our records are not a conclusive record of rights. The record of highway extent and the List of Streets can be amended if there is sufficient evidence of to support a different conclusion.

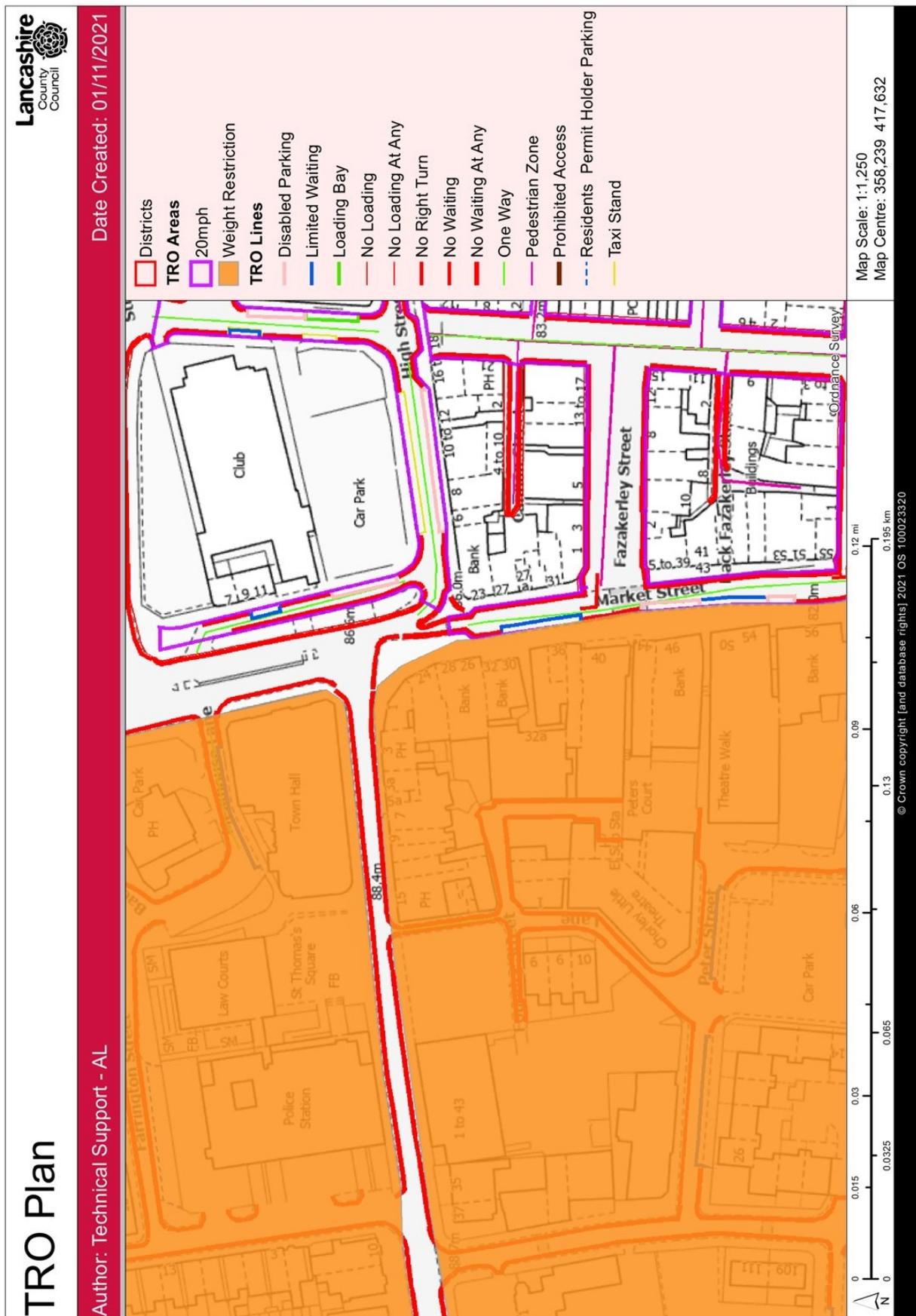
Please note it is for an enquirer to satisfy themselves as to whether land abuts the highway; the authority is not able to confirm.

Yours faithfully
Aaron Lawford

Lancashire Highways Services
Lancashire County Council

Highways and Transport
Cuerden Way • Bamber Bridge • Preston • PR5 6BS





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If you are dissatisfied with our final response, or if we have exceeded the maximum 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 he finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of any failure to perform with due care.

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/>

OUR COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- acknowledge this within 5 working days of receipt;
- endeavour to provide a final response, in writing, within 20 working days of receipt;
- keep you informed by letter, telephone or e-mail, if we need more time;
- provide you with a final response in writing, at the latest, within 40 working days of receipt;
- liaise with anyone acting formally on your behalf.

Complaints should be sent to:

Glen Olley
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, Email: admin@tpos.co.uk

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