

# SITESOLUTIONS

## Highways

An insight into planned changes to roads and rights of way affecting commercial sites and residential properties.



### What's included



Road maintenance status



Footpath maintenance status



Verge maintenance status



Traffic schemes & orders



Scheduled roadworks



Existing public rights of way



Proposed amendments to public rights of way

### Key features

- Prompt turnaround time
- Fixed cost for single property sites. (Sites consisting of multiple parcels may be subject to additional fees)
- Consistent, concise format
- Manual data aggregation
- Backed by £10m professional indemnity cover
- Includes data sourced from the relevant County Council & Local Authorities across England & Wales
- Up to 15 hectares

### Designed for:

Residential and commercial conveyancing transactions

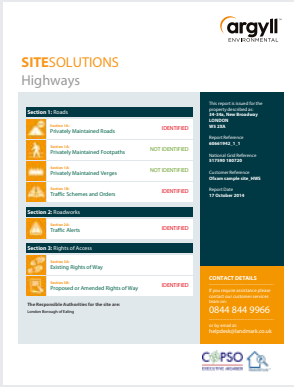
### Use this report to understand:

- If roads, footpaths and verges are maintainable at public expense
- Road improvement schemes and orders
- Forthcoming roadworks
- Identification of public rights of way and proposed amendments to any surrounding the site

### Why you need it:

For every transaction it is critical to investigate the adoption status of roads surrounding a site. Failure to identify flaws in the adoption status (confirming maintenance responsibility) can cause delays to the transaction as well as pose a risk to the purchaser's future plans for the site.

In addition, it is important to consider what impact proposed changes to on-street parking, waiting and loading restrictions and road improvement schemes could have the use of the site.



Peace of mind guarantee



Professional Indemnity Cover of £10million\*



## The report

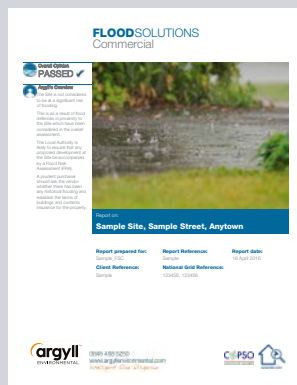
This report addresses questions posed by the London Property Support Lawyers Group (LPSLG) and Association of Property Support Lawyers (APSL). As recommended enquiries in relation to Highways, the following are provided:

- Manually assembled site plan provided to show the boundaries of publicly maintainable highways including verges
- Road improvement or widening schemes and road closure orders affecting the roads near the site are clearly listed
- Provision of a map to show public rights of way across and surrounding the site
- Confirmation of any amendments or proposals to amend public rights of way including (but not limited to) public path orders, map modification orders, diversions, extinguishments or deemed dedications as highway land

## These other reports may be relevant to your site:

### Flood Solutions Commercial

This report provides an accurate and affordable view of all types of major flooding.



#### Included in the report:

A manual assessment with clear commentary and recommendations from one of Argyl's expert consultants.

### Energy and Infrastructure

This report provides an accurate search for both residential and commercial properties for a number of selected Energy and Infrastructure projects across the UK.



#### Included in the report:

Wind farms, HS2, Crossrail, energy exploration eg fracking, solar farms and renewable power plants.



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<http://www.lawagents.co.uk>

If you require any assistance please contact our customer services team on **0844 844 9966** or by email at [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

