



Date of Order:
18/01/2024

Case Number:
2650876

Client Reference:
25439913

Client Details:
TM Group Ltd
1200 Delta Business Park WELTON ROAD,
SWINDON, SN5 7XZ

Property Searched:
11 Northstead Drive, Consett, County Durham,
DH8 0RX

Data Provided By:
Durham County Council

Search Compiled By:
Conveyancing Data Services



ENQUIRIES RAISED

- Please provide us with details of the roads in and around the property which are maintained at public expense (adopted) and which aren't (private).
- In addition to the status, please provide a plan showing the extent of the highways and maintained roads which abut the property.
- If there is intervening land between the property and the maintained highway, please confirm the status of the land.
- Are there any road improvements, widening schemes or road closure orders affecting roads abutting and near the vicinity of the property? Are there any proposed which will affect the property?
- Are there any Public Rights of Way which abuts on, or crosses the property? If so, please confirm the extent.

Tmgroup, 1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ
Tel: 01189 690 839
Email: info@conveyancingdata.com Web: www.conveyancingdata.com



Dear Sirs/Madam

22 January 2024

**11 Northstead Drive, Consett, DH8 0RX.
Receipt No. ESC000871039**

Thank you for your enquiry on the property above we have attached the information requested and also the Councils response:

1. Northstead Drive and Queens Way are both publicly maintainable highways
2. Please see plan shows the adopted highway as shaded in colour
3. There is no intervening land between the property and the maintained highways
4. There are no road or traffic schemes within the vicinity.
5. There is no Public Right of way found on the definitive map of Public Rights of Way.
Any further queries regarding rights of way should be addressed to prow@durham.gov.uk

Yours sincerely

James Murren

James Murren
Highways Team Leader

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part of tmgroup

Contact : Cara Thompson
Direct Tel: 03000 267096
Email: cara.thompson@durham.gov.uk
Our Ref: NCC/SH/HA/CJT



Conveyancing Data Services Limited
TMgroup,
1200 Delta Business Park, Swindon,
Wiltshire, SN5 7XZ

22 January 2024

Dear Sirs

11 Northstead Drive, Consett, DH8 0RX.
Receipt No. ESCO00871039

I refer to your recent enquiry regarding the above address. My replies are as follows:

- 1) The plan attached shows the adopted highway as shaded in colour.
- 2) There are no road or traffic schemes within the vicinity.
- 3) Public paths can be seen by accessing the Council's definitive map of Public Rights of Way via www.durham.gov.uk/definitivemap . Any further queries regarding rights of way should be addressed to prow@durham.gov.uk

Please note that the Adopted Highway Map is publicly available to view free of charge at www.durham.gov.uk/adoptedhighways . The Adoption Agreement layer identifies road and traffic schemes within the County. You may wish to use this site for future enquiries.

Yours faithfully

C. Thompson

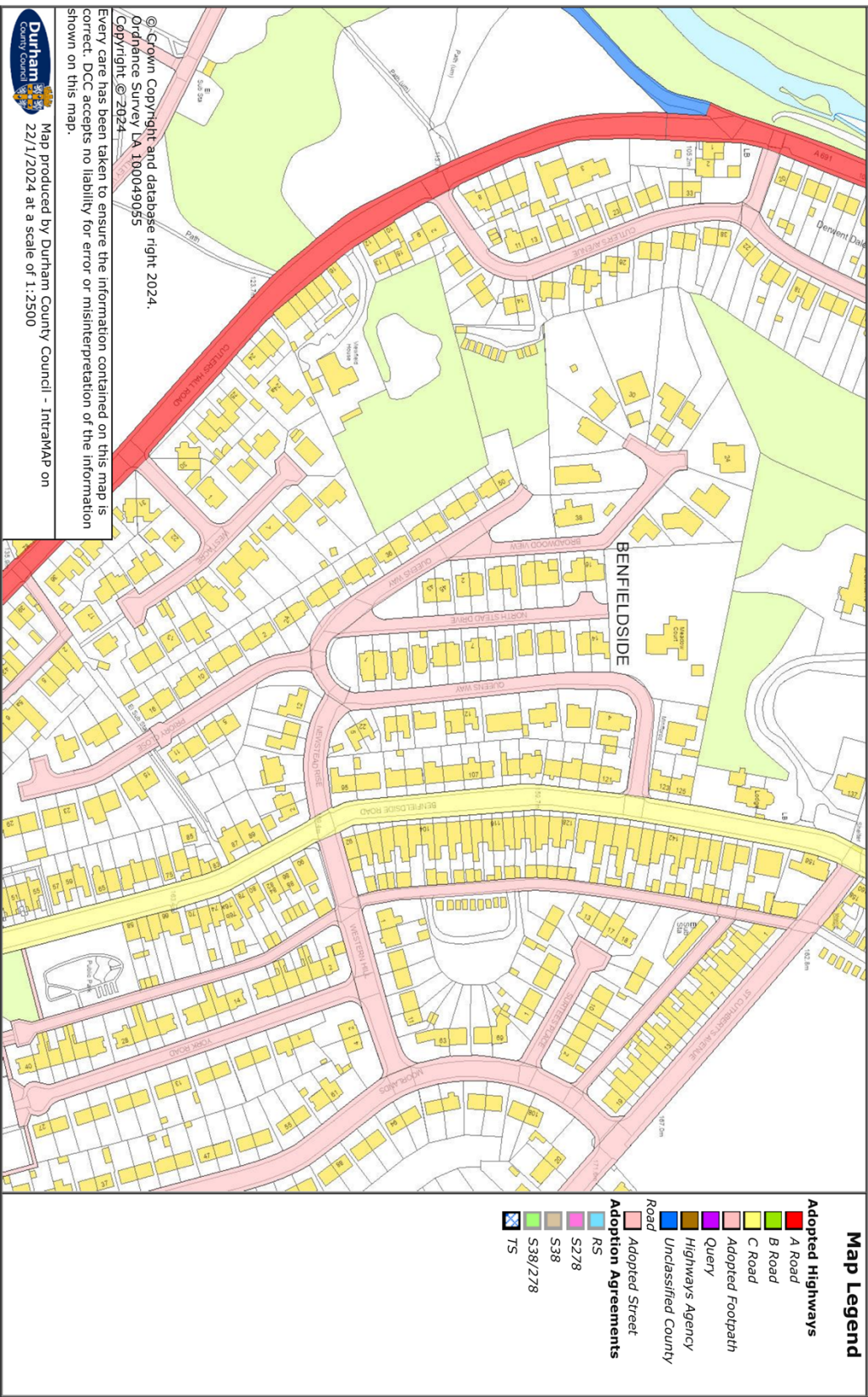
Cara Thompson
Highway Adoptions

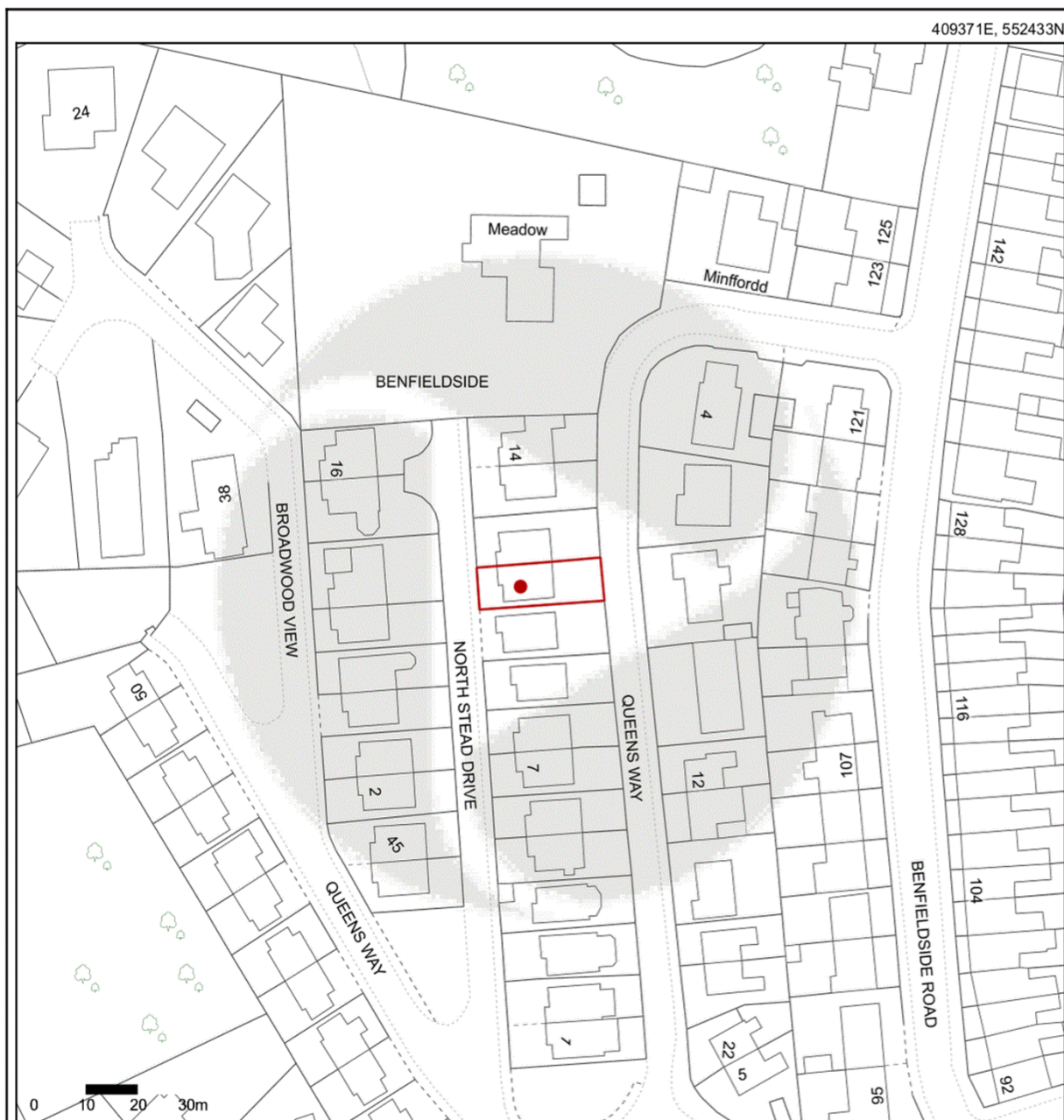
Neighbourhoods and Climate Change
Durham County Council, County Hall, Durham, DH1 5UL
Main Telephone: 03000 26000

www.durham.gov.uk



Durham County Council - IntramAP





409171E, 552233N

Case Reference: 17012024 SMPL



11
Northstead Drive
Consett
County Durham
DH8 0RX

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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 he finds 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

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: Lee Richards, Operations Director & Codes Compliance Officer. **TM Group (UK) Limited (1200 Delta Business Park, Swindon, Wiltshire, SN5 7XZ. T: 0118 9690839).** Email: info@conveyancingdata.com

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.