

This report is issued for the site described as:

The Fire & Stove Shop, Rupera House, St. Marys Street, BRECON, LD3 7AA

Roads

	Privately maintained roads	Page 3	Not identified
	Privately maintained footpaths	Page 3	Not identified
	Privately maintained verges	Page 3	Not identified
	Traffic schemes and orders	Page 4	Identified

Roadworks

	Traffic alerts	Page 5	Identified
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Rights of way

	Existing rights of way	Page 7	Guidance
	Proposed or amended rights of way	Page 8	Identified

The responsible authorities for the site are:

Brighton & Hove City Council

The red line boundary is based on the information you supplied to us and does not constitute confirmation of title or ownership.



For help with the report contact our
Customer Services Team

 helpdesk@landmark.co.uk

 03300 366 619

Understanding this report

This report identifies matters relating to roads, footpaths and public rights of way within and abutting the site boundary. However, where all immediate areas are privately maintained we will state the distance to the nearest adopted highway.

Roads, footpaths and verges

Identifies road, footpath and verge orders (where available) in the vicinity of the site; states their adoption status and details who is responsible for their maintenance. The reply to this enquiry is restricted to highways maintainable at the public expense as defined by s.36 of the Highways Act 1980.

Types of roads	Details
Public	Highways maintainable at public expense as defined under S36 of the Highways Act
Private	Road has not been adopted as a highway maintainable at public expense. Members of the public may still have the right to use the road in their vehicles or on foot but the responsibility and cost of maintenance is held privately.
PMH/S38	Prospectively Maintainable Highway - Road is not currently adopted as a highway maintainable at public expense but the relevant authority has indicated through proposals, bonds, bond waivers or other means that they may adopt the road for maintenance at a future date.
Other maintainable	Where identified more information will be in the notes box.

Traffic schemes and orders

Identifies any road improvement schemes or traffic regulation orders in the vicinity of the site.

Traffic alerts

Identifies temporary road works in the vicinity of the site and describes the anticipated impact.

Existing rights of way

There is a statutory duty for certain local authorities known as surveying authorities to maintain a Definitive Map and statement which records all public rights of way in their surveying area. Not all paths which are open for use by the public are rights of way or maintainable at public expense. Anyone can walk on a public right of way, but there may be restrictions on accessing such paths using other forms of transport.

Rights of way details	Details
Public rights of way	The representation on the map of any other road, track or path is not evidence of the existence of a right of way.
Other public access	The exact nature of the rights on these routes and the existence of any restrictions may be checked with the Highways Authority. Alignments are based on the best information available. Paths and bridleways along which landowners have permitted public use but are not rights of way. The agreements may be withdrawn.

Proposed or amended rights of way

Details any amendments or proposals to amend Public Rights of Way.

Next steps:

For help with the report contact our Customer Services Team on 03300 366 619 or email helpdesk@landmark.co.uk. If you would like any further information regarding adoption status or Rights of Access amendments please contact the relevant responsible authority.

 Roads, footpaths and verges

Not identified 



Public roads investigated are shown coloured on the plan and listed by status in the table. Uncoloured roads are private or not relevant. Any roads which are relevant to the Site will be listed in the table below.

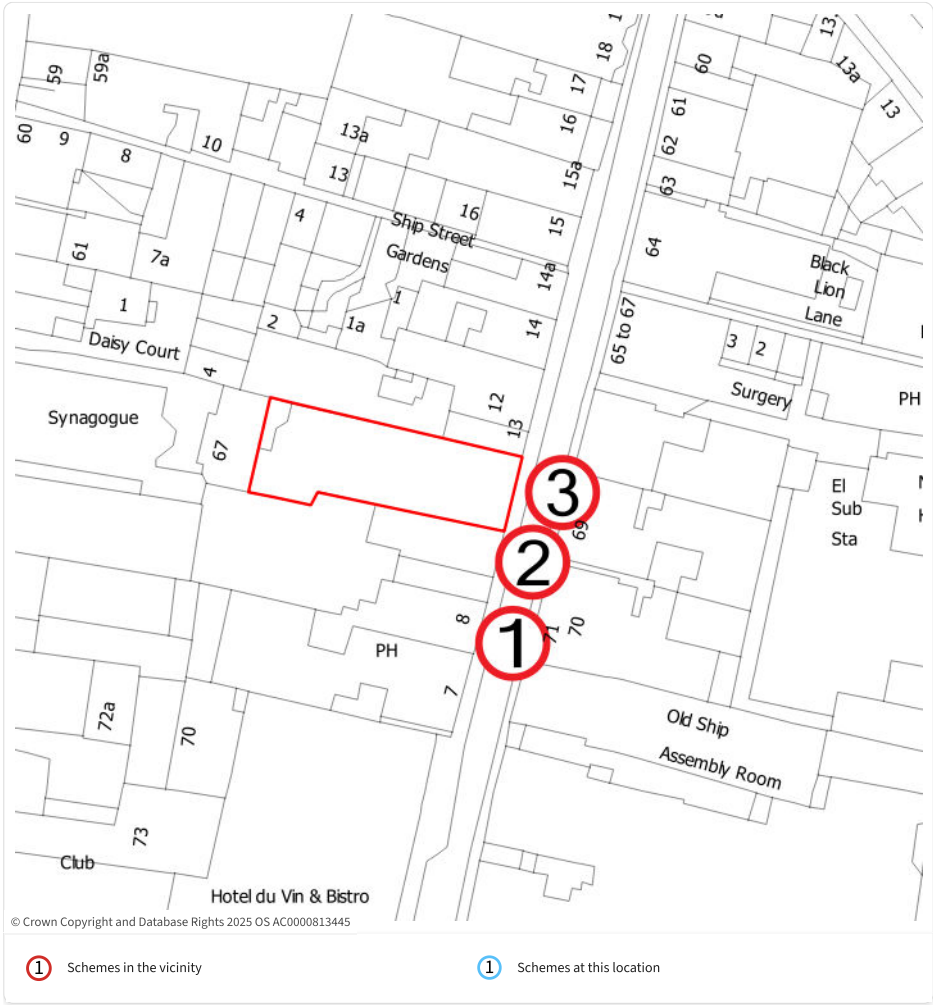
It should be noted that this information relates to the party responsible for maintenance, and makes no statement regarding ownership.

Road Name	Maintenance Status		
	Road	Footpath	Verge
Ship Street, Brighton	Public	Public	-

 Notes

 Traffic schemes and orders

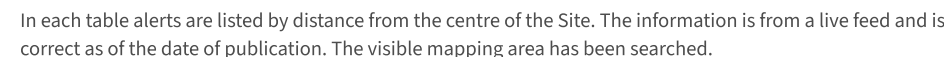
Identified 



In some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.

Id	Details	Status
1	Source: Brighton & Hove City Council Scheme name: Brighton and Hove (Various Restrictions) (Old Town Area) Experimental Order 2020 Amendment Order No 1 2020 (TRO 11a 2020) Scheme type: Prohibition of driving Proposal: Prohibition of motor vehicles, one way roads, parking restrictions, disabled bays Date: 27/11/2020	Made

Identified



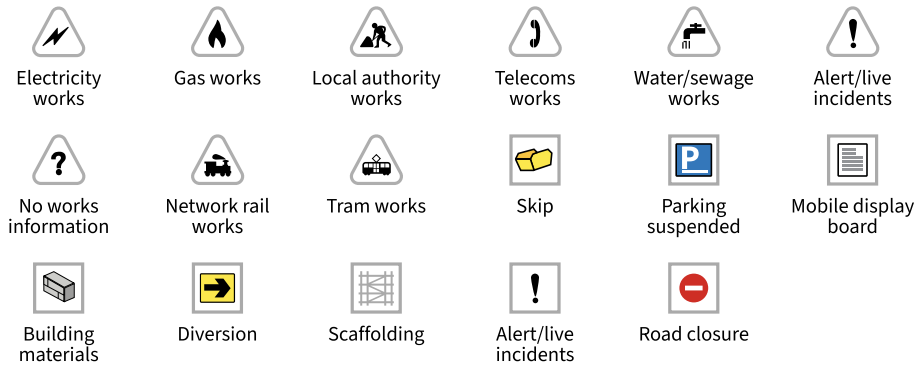
Alert Details

Alert	Details	Impact	Start	End
	Brighton and Hove City Council	Delays unlikely	27/07/2025	21/09/2025
	Brighton and Hove City Council	Delays unlikely	18/08/2025	13/10/2025
	UK Power Networks	Delays unlikely	15/09/2025	17/09/2025

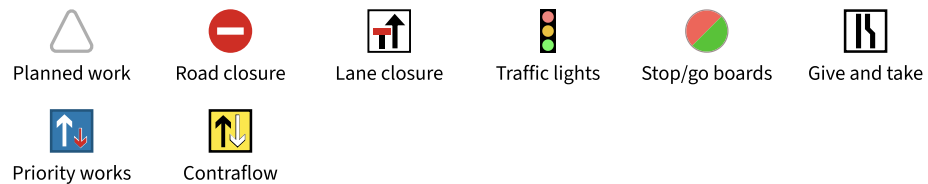
Traffic alerts

Identified 

Types of work

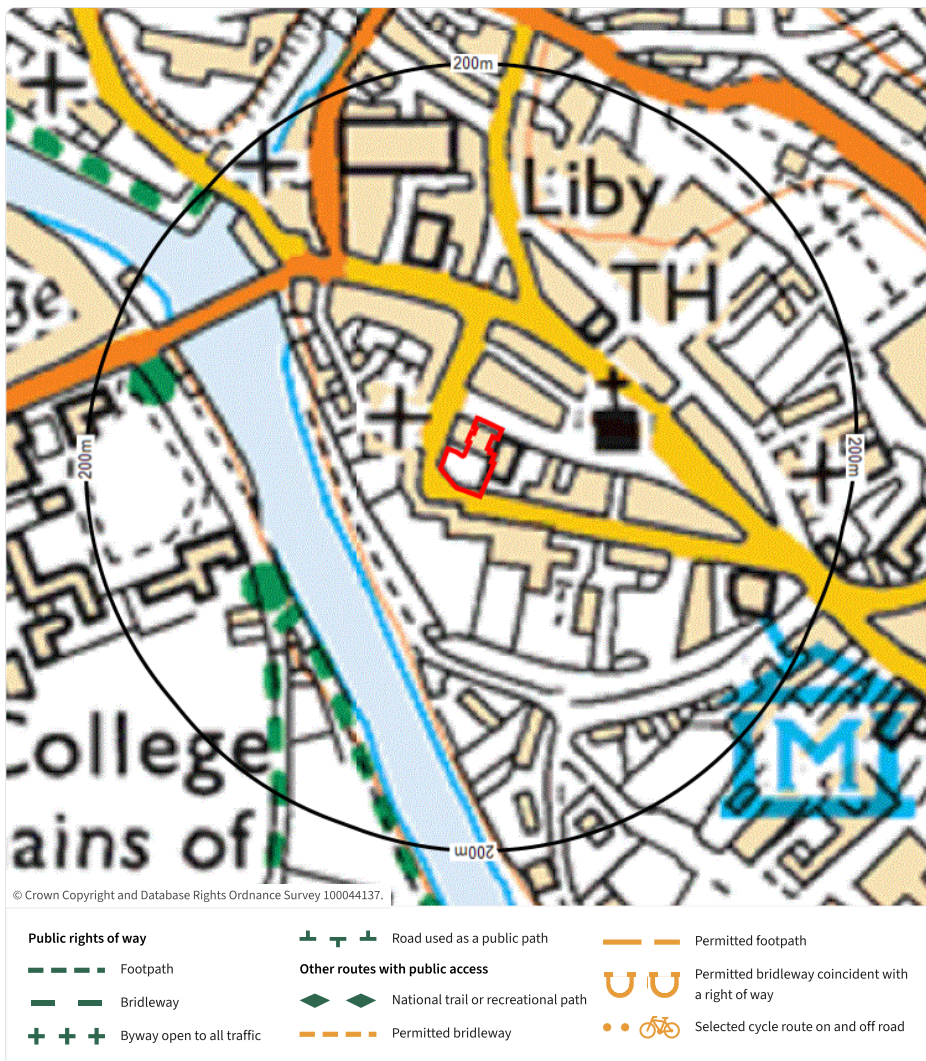


Traffic management



Existing rights of way

Guidance



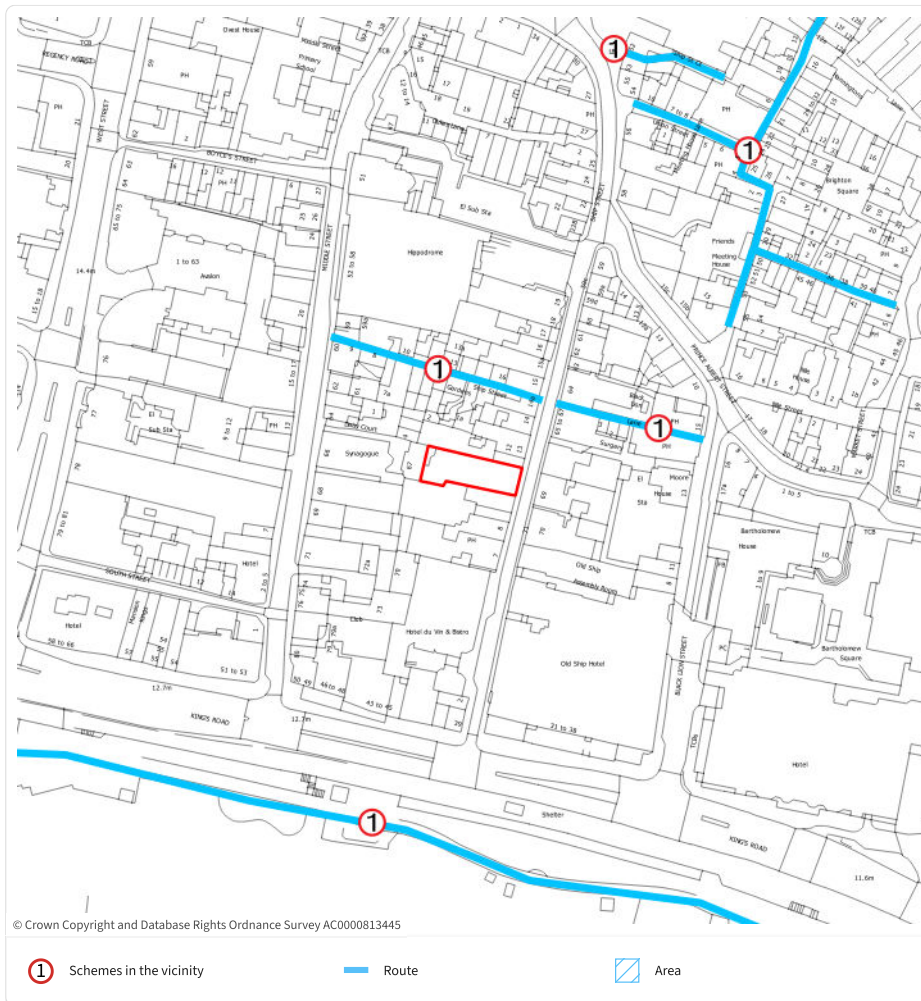
This section shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25,000 scale Mapping. Any subsequent amendments to these rights of way will be highlighted in the following section 'Rights of Way: Proposed rights of way'.

It should be noted that while a route may not show on the Definitive Map, it is not conclusive evidence that a right of way does not exist.

Please note; there may be features shown on this map, such as orange contour lines, that do not relate to rights of way. Please refer to the key to see which features relate to rights of way.

Proposed or amended rights of way

Identified 



Proposed rights of way

Id	Details	Status	Date
1	Act: Wildlife and Countryside Act Section: Modification of the definitive map and statement of public paths and byways. (2.3) Proposal: Brighton and Hove City Council - Brighton (Downland) Definitive Map and Statement Brighton & Hove (Brighton, Hove and Portslade Twittens) Legal Event Modification Order 2017	Made	03/04/2017

Appendices

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Report limitations

This product is intended to provide insight into planned changes to roads and rights of way that affect the boundary supplied by you, the customer.

- **Not for legal boundary and easement use:** This report is not suitable for use in determining easements or legal boundaries, nor should it be used as a measurement tool.
- **Boundary Accuracy:** Ransom strips and other title-related issues may not be visible or identifiable within the data provided.
- **Data Coverage:** Full extents are shown where available. Where data has not been supplied by the local authority, or where acquisition is not reasonably possible, line-only representations are used.

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Useful contacts



This search has been produced by:

Landmark Information

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Important consumer protection information



This search has been produced by:

Landmark Information

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The Property Ombudsman (TPO)

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, 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:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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

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Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here:

<https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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