

Date 11 November 2016
Our Reference MNEV1/PMAR/ISA65/2
Your Reference
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Knights
1759

Mr S J Isaacs
The Grange
75 High Road
Chigwell
Essex
IG7 6DL

Dear Stuart

Rights of Way in relation to The Grange, 75 High Road, Chigwell, Essex

Thank you for your enquiry regarding Grange Farm Lane.

I have obtained both a highways enquiry and sought information from the local authority's website. The information shows that from the entrance off the A113 (High Road) until the point of turn off to Grange Farm, Grange Farm Lane is an unclassified highway that is maintainable at public expense.

Therefore, where the road abuts your two parcels of land, EX498810 and EX19508, Grange Farm Lane is a public highway and not a private road. You therefore have vehicular highway rights of access to and egress from both parcels of your land.

I enclose a copy of the highways search result to show that the road is a maintained highway as well as a copy of the list of streets from Essex County Council's website which shows that the road became adopted in 2015.

Any intensification issues would therefore be a matter for the highways authority because issues of intensification of private rights do not arise in this circumstance.

Please do not hesitate to contact me if I can assist further.

Yours sincerely



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Find Address

Postcode/house number

Take Me To

Show Map Categories

Assets 24

Bus stops

Highway and Footway Network

- Highways England Road
- Priority 1 (PR1) Road
- Priority 2 (PR2) Road
- Local Road
- Private Road
- Private Footway
- Private Footway

Highway Record

- Not Maintainable / Unvalidated
- Not Maintainable / Validated
- Maintainable / Unvalidated
- Maintainable / Validated

Public Rights of Way

Programme 01

Winter 02

Ordnance Survey Layers 10



Highway Record

road name: GRANGE FARM LANE
 type: U
 date: 2013-06-21
 comments: FINAL CERTIFICATE,
 DATED 21/06/13, ESTATE NO 13501

Highway and Footway Network

site name: GRANGE FARM LANE
 plot number: 1000.00
 feature id: 1302500_1000
 feature type name: Local Road
 primary measurement: 299.76
 unit of measurement: metres
 site code: 1302500
 central asset id: 1302500_1000
 feature group codes: STR

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Couch Maps



Highways and Transportation Department

List produced under section 36 of the Highways Act.

DISTRICT NAME: EPPING

PARISH NAME: CHIGWELL

Information Correct at : 01-APR-2016

ROAD NAME	LOCATION	STATUS
GRANGE CRESCENT	CHIGWELL	UNCLASSIFIED
GRANGE FARM LANE		UNCLASSIFIED
GRAVEL CLOSE		UNCLASSIFIED
GRAVEL LANE		A ROAD
GREAT OAKS	CHIGWELL	UNCLASSIFIED
GREAT OWL ROAD	CHIGWELL	UNCLASSIFIED
GROVE LANE	CHIGWELL ROW	UNCLASSIFIED
GROVEWOOD PLACE		UNCLASSIFIED
HAINAULT GROVE		UNCLASSIFIED
HAINAULT ROAD		A ROAD
HATCH SIDE		UNCLASSIFIED
HAWTHORN WAY		PRIVATE ROAD
HENWOOD SIDE	CHIGWELL	UNCLASSIFIED
HIGH ELMS	CHIGWELL ROW	UNCLASSIFIED
HIGH ELMS	CHIGWELL ROW	PRIVATE ROAD
HIGH MEAD	CHIGWELL	UNCLASSIFIED
HIGH MEADOWS	CHIGWELL	UNCLASSIFIED
HIGH ROAD		A ROAD
HILL TOP VIEW	CHIGWELL	UNCLASSIFIED
HOME FARM LANE	CHIGWELL	UNCLASSIFIED
HYCLIFFE GARDENS		UNCLASSIFIED
INGLEBY GARDENS		UNCLASSIFIED
KEATS CLOSE	CHIGWELL	UNCLASSIFIED
LAMBOURNE CLOSE	CHIGWELL ROW	UNCLASSIFIED
LAMBOURNE CRESCENT	CHIGWELL ROW	UNCLASSIFIED
LAMBOURNE ROAD		CLASS III
LAMBOURNE ROAD		B ROAD
LECHMERE AVENUE	CHIGWELL	UNCLASSIFIED
LEE GROVE	CHIGWELL	UNCLASSIFIED
LIMES AVENUE	CHIGWELL	PRIVATE ROAD
LIMES AVENUE	CHIGWELL	UNCLASSIFIED
LINGMERE CLOSE	CHIGWELL	UNCLASSIFIED
LINKSIDE	CHIGWELL	UNCLASSIFIED
LODGE CLOSE	CHIGWELL ROW	UNCLASSIFIED
LOVE LANE	CHIGWELL	UNCLASSIFIED
LUXBOROUGH LANE		PRIVATE ROAD
LYNDHURST RISE	CHIGWELL	UNCLASSIFIED
M11 BETWEEN JUNCTIONS 4 AND 5		MOTORWAY
M11 BETWEEN JUNCTIONS 5 AND 6		MOTORWAY
MAINTENANCE SERVICE WAY		PRIVATE ROAD
MANOR ROAD		B ROAD
MAPLE DRIVE		PRIVATE ROAD
MAYPOLE DRIVE	CHIGWELL	UNCLASSIFIED
MEADOW WAY	CHIGWELL	UNCLASSIFIED
MILLERS CLOSE		UNCLASSIFIED
MILLERS LANE		UNCLASSIFIED