



YORK PLACE®

COMPANY FORMATION • INFORMATION
ADMINISTRATION • PROPERTY SEARCHES

Search Type: Croydon Tramlink

Date:

Address:

Please find attached the results of the Croydon Tramlink search for the above address, carried out by Transport for London.

Whilst every effort has been made to obtain as much information as possible, York Place is dependent on the Data Provider for the accuracy and extent of the information supplied and accordingly cannot be held liable for inaccurate or incomplete information supplied to York Place.

12 York Place · Leeds · LS1 2DS · DX 26436 Leeds Park Square · Tel: 0113 242 0222 · Fax: 0113 242 5904

yorkplace@yorkplace.co.uk · www.yorkplace.co.uk

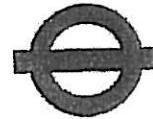
41 Chalton Street, London - NW1 1JD · DX 2103 Euston · Tel: 020 374 0158 · Fax: 020 7554 2201 (registered office)

Third Floor · Churchgate House · 56 Oxford Street · Manchester M1 6EU · DX 14495 Manchester 2 · Tel: 0161 228 2229 · Fax: 0161 228 2245

22 Regent Street · Nottingham · NG1 5BQ · DX 15489 Nottingham 2 · Tel: 0115 941 3132 · Fax: 0115 941 3559

York Place is a trading division of Stanley Davis Group Limited, a company registered in England and Wales under number 2413680

Transport for London



11th June 2008

Our Ref: 971/JG/LO/08/436

Your Ref: e-mail S Yew 05/06/2008

Stanley Davis Group Ltd
Att Sue Yew
41 Chalton Street
London
NW1 1JD

Group Property &
Facilities Directorate
Transport for London
Victoria Station House
191 Victoria Street
London SW1E 5NE
Phone 020 7918 3976
Fax 020 7027 8284
Email Richard.Nutkins@gpf.org.uk

Dear Sirs,

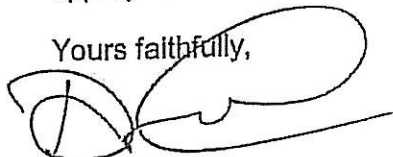
RE: 14 Warwick Gardens, Thornton Heath, CR7 7NA

I refer to your enquiry dated 26th ~~June~~^{May} 2007 and can confirm that the above property is unaffected by the proposed Croydon Tramlink Extension, both works and alignment.

The Transit Scheme is due to utilise the highway of Warwick Gardens adjacent to the property.

This reply is given on the basis of information presently available to me and without prejudice to any unforeseen plans or decisions that may occur to alter the current situation. The information is believed to be correct but you should make such further searches, enquiries, inspections and surveys as are appropriate.

Yours faithfully,



R Nutkins

for HEAD OF OPERATIONAL PROPERTY

MAYOR OF LONDON



The Search Code

Stanley Davis Group Limited trading as York Place is registered with Property Codes Compliance Board as a subscriber to the Search Code.



Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you. By giving you this information we are confirming that we keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board, and, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

Contact Details for the PCCB:
The Property Codes Compliance Board :
12 Piccadilly, London W1J 9HG.
Telephone: 020 7917 1817
Email: info@propertycodes.org.uk
www.propertycodes.org.uk

Please contact York Place if you would like a copy of the full Search Code.

Complaints Procedure

Excellence is our charter. We take clients seriously and make every effort to recognise and meet their requirements. However there may be occasions when our services do not meet with our usual high standard or clients' expectations. If this is the case we want our clients to tell us about it so that we can address the issue immediately and take steps to prevent the same happening again.

- The complaint will be acknowledged within 5 working days of its receipt.
- A final decision will be in writing.
- A complaint will normally be dealt with fully within 4 weeks of the date of its receipt. If there are valid reasons for the consideration taking longer, you will be kept fully informed in writing or via telephone or email as you prefer and receive a response at the very latest within 8 weeks.
- At your request, we will liaise with counselling organisations acting on your behalf.
- If you are not satisfied with the final outcome, you may refer the complaint to the Independent Property Codes Adjudication Scheme and we will supply their contact details.
- We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.
- If the complaint involves an insurer, we will acknowledge the complaint and pass it to them for their response. They are under a similar obligation to respond to you within the same timescale.
- Any complaints should be sent to York Place, 12 York Place, Leeds LS1 2DS