

Highways Search Full - Development Site



Search Details

Prepared for: Shakespeare Martineau
Matter: 2507424.10.DFI
Client address: 1 Colmore Square, Birmingham, B4 6AA

Property:
LAND WEST OF, WORKHOUSE LANE, BURBAGE, LE10 2HT

Local Authority:

Leicestershire County Council
Leicestershire County Council County Hall, Leicester Road, Glenfield, LE3 8RA

Date Returned:
09/04/2025

Property type:
Commercial

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Search Acumen, Maidstone Studios, New Cut Road,
Vinters Business Park, Maidstone, Kent, ME14 5NZ
T: 0800 804 4900 E: helpdesk@searchacumen.co.uk

Info Track

Date: 21 March 2025
My Ref: NDI/HRE/2503040
Your ref: 78332028:2507424.10.DFI
Contact: Highway Record Enquiries
Phone: 0116 305 7189
Email: hre@leics.gov.uk

Dear Info Track,

RE: Highway Records Enquiry – Land west of Workhouse Lane Burbage

Thank you for your payment in relation to the above enquiry. Receipt of payment is below.

RECEIPT		No.: 011379	
Paid by: Info Track		Paid to: Leicestershire County Council Environment & Transport Department	
DESCRIPTION		METHOD	Card
Highway Record Enquiries Land west of Workhouse Lane Burbage		AMOUNT	
		SUBTOTAL	£153.70
		VAT	£0.00
		TOTAL	£153.70
Date: 20/03/2025	NDI/HRE/2503040	VAT REGISTRATION GB115 337102	

Yours sincerely,



Daniel Watson
Principal Transport Analyst
Network Data & Intelligence
On behalf of the Director

Environment and Transport Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RJ
Telephone: 0116 305 0001 Email: www.leicestershire.gov.uk/contact-information

Ann Carruthers, Director

www.leicestershire.gov.uk

InfoTrack Limited
Level 11
91 Waterloo Road
London
SE1 8RT

Date: 09 April 2025
My Ref: NDI/HRE/2503040
Your ref: 78332028:2507424.10.DFI
Contact: Highway Record Enquiries
Phone: 0116 305 7189
Email: hre@leics.gov.uk

SENT BY E-MAIL ONLY (propertysearches@infotrack.co.uk)

Dear InfoTrack,

RE: Highway Records Enquiry – Land west of Workhouse Lane, Burbage

Thank you for your online payment of £153.70 for the enclosed highway information in respect of the above location. Please find attached receipt number 011379 as acknowledgement of this payment. I would respond to your questions as shown below:

- 1,3,5.** According to the records, which are based on all currently available information, the Council's opinion of the extent of the highway maintainable at public expense, within the meaning of the Highways Act 1980, in relation to your enquiry, is shown indicatively shaded brown (adopted: unclassified route) on the attached plan.

The land shown edged in red on your supplied plan does not appear to include any publicly maintainable highway or land deemed to be dedicated as public highway.

The Council does not provide an opinion as to whether the adopted highway abuts onto third-party land, or whether there are any gaps/overlaps. This is an assessment that should be made by an independent legal expert, based on all available ownership information.

- 2.** According to currently available information, the County Council has not approved proposals for any road improvements, road widening, road closures, or a future bypass within 200 metres of the above property. Furthermore, there are no approved traffic regulation order proposals affecting the roadways in the vicinity.

For information regarding any possible commercial redevelopment proposals affecting your search area, please enquire with the relevant local planning authority, Hinckley & Bosworth Borough Council.

- 4.** The approximate route of a formally recorded public right of way is delineated in pink (footpath) on the attached plan and designated on the Definitive Map with the label as shown. Should you require further information, please contact the Council's public rights of way team at footpaths@leics.gov.uk.

Environment and Transport Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RJ
Telephone: 0116 305 0001 Email: www.leicestershire.gov.uk/contact-information

Ann Carruthers, Director

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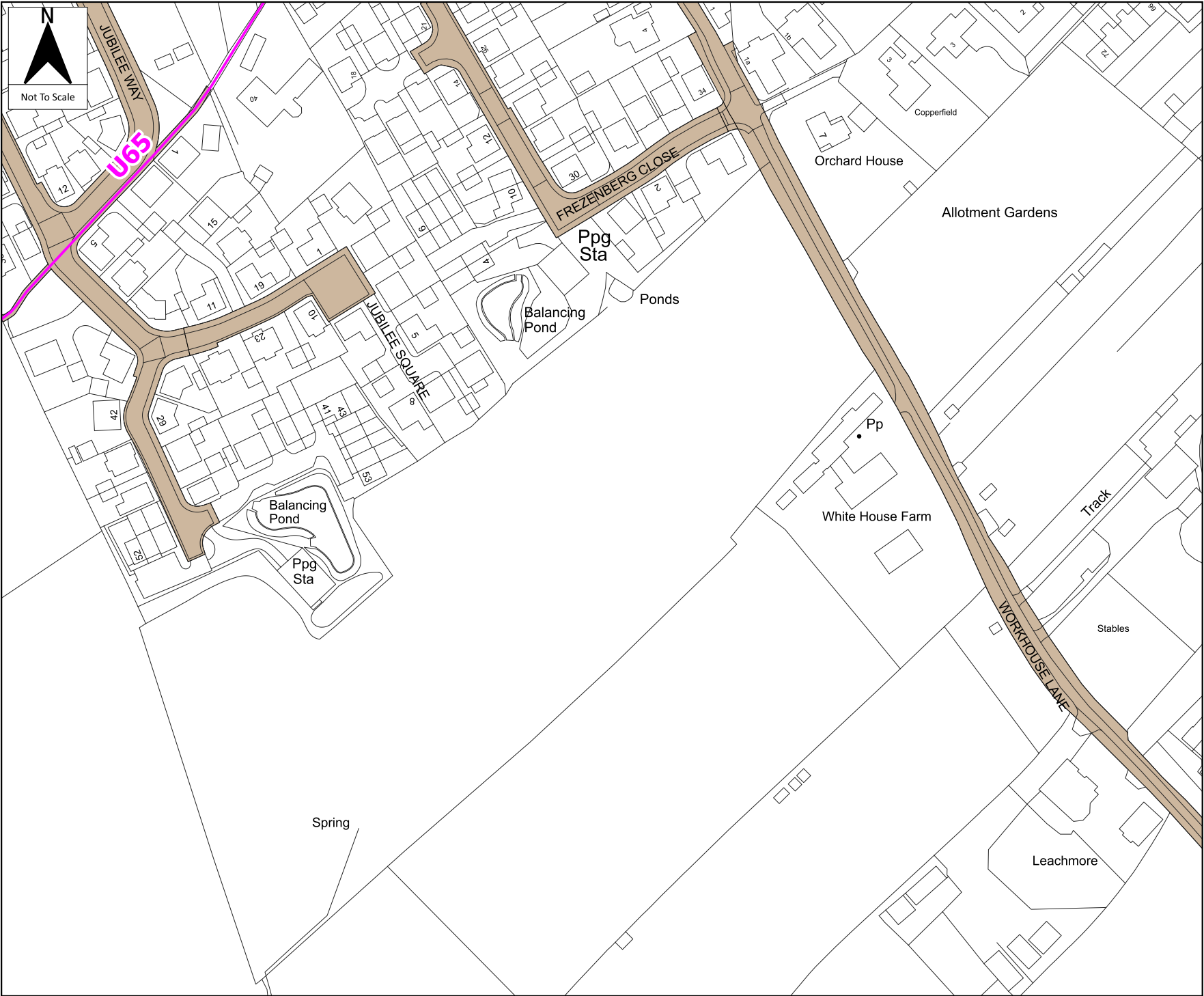
Please be aware that the Definitive Map does not show every public path or byway, and there may be other established rights of way of which the Council is unaware.

I trust this information is of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Watson', with a stylized, cursive script.

Daniel Watson
Principal Transport Analyst
Network Data & Intelligence
On behalf of the Director



Key

Highway Status

Extents

Adopted: Unclassified Route

Public Rights of Way

Footpath

NOTES
The highway records are not definitive, but are based on currently available supporting information and are given without warranty. If roadside ditches are present, the legal presumption without evidence to the contrary is that these do not generally form part of the publicly maintainable highway.
This plan has been produced in response to the enquiry shown in the title address and should not be used for any other purpose, since its accuracy cannot be guaranteed.
If a scale has been provided, measurements scaled from this plan may not match measurements between the same points on the ground.



ENVIRONMENT AND TRANSPORT
DEPARTMENT

On Behalf Of
Ann Carruthers, Director

Highway Record Enquiry

Location

Land west of Workhouse Lane,
Burbage

Reference NDI/HRE/2503040

Drawing No. 100/A

Date Produced 09/04/2025

Highway Record Enquiries
County Hall, Glenfield, LE3 8RJ
0116 305 7189 | hre@leics.gov.uk