

Eastfields Road Adoption

Dear Eastfields residents, as you are all aware, the road in Eastfields has still not been adopted by the Highways department and remains under the obligations of Taylor Wimpey to service and maintain the road.

As many residents have moved into Eastfields, or who have sold properties, this causes major issues when going through the house sale or purchase procedure. Many mortgage companies are asking for an indemnity policy to cover any issues raised about the roads, which residents have to pay for themselves. About £130.

The reason for the road not being adopted, relates to a wall at the entrance to the road, Infront of the town houses, which will require those residents to grant the Highways department access to the wall in case of any maintenance issues need resolving.

Taylor Wimpey are keen to get this resolved, under the house deeds of all the properties on Eastfields, there is a clause stating Taylor Wimpey are responsible, (see below extract) but we need the road adopting. Its been nearly 16yrs now, and this is far too long.

personal covenants by the Transferor

1. The Transferor covenants with the Transferee to construct the Estate Roads and the Estate Sewers serving the Property to adoption standards and:-
 - 1.1 to have them adopted by the appropriate authorities
 - 1.2 to maintain them pending adoption
 - 1.3 to indemnify the Transferee against all liabilities in respect of them pending adoption
2. The Transferor covenants with the Transferee to indemnify the Transferee against all liabilities resulting from non-performance or non-observance by the Transferor of the terms of an Agreement dated 4th July 2002 and made between Daventry District Council (1) National Starch & Chemical Limited (2) made under or by virtue of Section 106 of the Town and Country Planning Act 1990

We are proposing that all the residents, write to Taylor Wimpey expressing their concern and to get this resolved ASAP.

The parish council are aware of this and are backing this approach. On a separate note, the sewers have been adopted by Severn Trent water, so that's a good start, but we all need to get together to press for the road to be adopted.

Below is the contact for Taylor Wimpey, Tim has been in contact with the Highways to pursue this and are as keen as us to get this resolved.

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