**ADVANTAGES OF A PRIVATE ROAD**

The Committee set out to determine whether Johns Road was Unadopted or a Private road and have spoken to Surrey County Council, who confirmed that we were a Private Road with a Public Right of Way (Bridleway status (Number 637). Bridleways allow access to horse-riders, cyclists, and walkers – cars are only allowed because of historical usage and to access residences.

Surrey County Council have agreed to contribute 10% to the costs of repairing the road if it is repaired to Bridleway safety standards.

There are two types of private road: A Private Street - which is a privately maintained road to which the public has a right of way. And then there is a Private Road with no public right of way, which must be gated to through traffic once a year to keep its private status.

According to Estate Agents, private roads are very popular ; are perceived to have a better cachet; and you can attribute a premium to a house in a private road setting.

Private roads tend to be in good areas, and residents have some control over their immediate surroundings; perhaps including the ability to regulate development, by granting or refusing new rights of way and to control parking.

There is also increased security, helped by the addition of gate posts with "private" signs at the entrances to the roads, and speed humps.

## Depending on the particular area, advantages can include the possibility of less traffic, more security, more control over the surroundings, and greater community spirit.

## However, for most Private or unadopted streets the duty to maintain them falls to the owners of the property fronting that part of the road and the advantages are usually well worth the effort and cost of looking after the road, which is modest if shared between residents. A degree of organisation is essential if the benefits of private status are to be enjoyed and problems avoided.

## For prospective purchasers in a private road their solicitor will be able to check whether there is an active residents' association or management company, and, if so, how it works and what obligations and rights residents may have. If there is an active and well-run residents' association or company you can usually buy with confidence. If not, a degree of circumspection may be wise, in view of the problems which may arise in the absence of proper organisation.

:JRRA Advantages of a Private Road