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# Comprehensive Land Report

Information in this report is for guidance purposes only. Purchasers are directed to the guidance notes at the end of this report

 Verified data source

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ADDLAND

This report is created for

## Davis Meade

Welcome to your tailored report, your comprehensive guide to everything you need to know about the registered title and boundary of your selected property or land. Unlike other reports, you are about to take a journey that dives deeper, uncovering risks and opportunities relating to the registered title, right up to the boundary edge, and even the airspace above you! We've simplified hard to find and complex data into more meaningful calculations and visualisations, helping you understand and confidently plan your next steps.

Look out for the 'Addland Tips' found throughout the report, these answer some of the commonly asked data questions. For further information and questions, you can also find specialist data pages on Addland. We strive for the highest level of accuracy, this may mean some data questions are not possible to be answered fully, in these cases we will display 'No data available'. For further information you can interact with this report live on [addland.com](https://addland.com)



### Title Summary

Summarising the official HMLR title information including, the official polygon(s) and boundaries, title number, type and class of title, postal address(es) and total area size in acres.



### Area Insights

A look at the local amenities and points of interest in your area, schools including nurseries, primary and secondary schools in different catchment zones and the local safety statistics.



### Protected Areas

Point to point distance calculations, from the edge of your polygon to the intersect of the most important protected areas such as Ancient Woodlands, Listed Buildings, Greenbelt and much more.



### Climate & Environmental

Information on key factors relating to climate change and environmental considerations. Data includes Air Quality score, Radon Gas levels, Flood Zones and 100 year predicted Coastal Erosion.



### Transport & Infrastructure

Details on transport lines and impact zones including HS2, Public Rights of Way, Waterways and London Underground lines, plus distance calculations to all adopted roads and highways.



### Terrain & Agriculture

Analysis of the land including hillside gradients and details of agricultural land use or considerations, such as Safeguarded or Nitrate Vulnerable Zones and Land Use Classification.



### Energy & Networks

EPC ratings, Energy cable lines plus nearby connection points, towers, and pylons. Distances from the nearest power stations, including nuclear and sustainable energy production.



### Valuation & Ownership

The latest on market sales and rental activity, sales history, local market insights including £/sqft and time on market, Ownership history including neighbouring titles.



### Planning & Development

Live planning application records, plus historic activity. Nearby planning applications and their status. Details of the Local Planning Authority and Conservations Zones.

## Data sources



## Davis Meade

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This report is created by



## Davis Meade



Agent

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## Title Summary

Addland has data on over 26 million titles, including the official HMLR registered polygons which details the boundary lines of the title. The data set is updated every month. A single title can have multiple addresses associated with it.

Title Number	WT270679
Title Class	Absolute freehold title
Estate interest	Estate in land
Area	65.00 acres / 26.30 hectares
Number of polygons	1



### Addland data tips

There are 15 different types of title class ranging from **Absolute Freehold** to a **Rentcharge** class, where there is separate charge of money involved with the title.

An **Estate in Land Interest** tells us more information regarding the ownership of land. There are 8 different types of Estate Interests. Freehold estates are usually held for an unknown or infinite duration, whilst leasehold estates have a fixed or maximum duration.

**Title Address** not available? Today there are more registered title numbers than there are postal addresses. Your report is based on the official boundaries of the title, so whilst sending a birthday card might be tricky, viewing hundreds of accurate data points and insights is still possible.

## Protected Areas

Protected areas are a critical part of your searches when looking to purchase a property or plot of land. Early indications on conditions such as your proximity to protected Ancient Woodlands or Sites of Special Scientific Interest may impact your ability to make changes to the property in the future or pose other factors for your to consider as an owner.

Within this title boundary	
National Landscapes	<b>0 metres</b>
Within 50 metres from this land	
Listed Buildings	<b>22 metres</b>
Between 50 and 2000 metres from this land	
Scheduled Monuments	<b>1,563 metres</b>
Sites of Special Scientific Interest (SSSI)	<b>1,563 metres</b>
Ancient Woodland	<b>1,702 metres</b>
Over 2000 metres from this land	
Greenbelt	<b>6,289 metres</b>
Local Nature Reserve	<b>6,800 metres</b>
Special Area of Conservation (SAC)	<b>7,642 metres</b>
National Nature Reserve	<b>25,099 metres</b>
Special Protected Area	<b>25,965 metres</b>
National Park	<b>61,259 metres</b>

To view all mapped data layers interactively view the report on [addland.com](http://addland.com)



This picture represents a 500m radius around your location

<span style="color: #e91e63;">■</span>	Ancient Woodland
<span style="color: #4caf50;">■</span>	Greenbelt
<span style="color: #9c27b0;">■</span>	Listed Buildings
<span style="color: #3949ab;">■</span>	Local Nature Reserve
<span style="color: #2196f3;">■</span>	National Nature Reserve
<span style="color: #2196f3;">■</span>	National Park
<span style="color: #e91e63;">■</span>	National Landscapes
<span style="color: #c8e6c9;">■</span>	Scheduled Monuments
<span style="color: #9e9e9e;">■</span>	Sites of Special Scientific Interest (SSSI)
<span style="color: #8bc34a;">■</span>	Special Area of Conservation (SAC)
<span style="color: #ff9800;">■</span>	Special Protected Area

### Addland data tips

The distance calculations have been made from the edge of the boundary line to the nearest intersection of a protected area. Some protected areas require accurate boundary measurements before attempting a change, an example of this is Ancient Woodlands, where you must ensure a sufficient **buffer zone of at least 15 metres** is respected. To understand these considerations and their proximity in more detail you can review the layers on the interactive map on [Addland](http://Addland)

## Climate and Environment

Environmental factors and climate change is not only affecting how we think about our planet but also how we think about our homes. Lending, insurance and general living costs are now directly influenced by changing environmental risks.



### Air Quality Score

The highest recorded air pollution score for the last 30 days was:  
**1 - Low Pollution Levels.**  
Enjoy your usual outdoor activities

This is the same as the regional average of **1**.

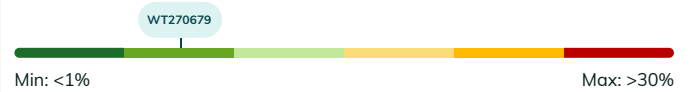


\*Data is taken from the daily air quality index (DAQI) from the previous month. Find out more information on [Addland](#)



### Radon Gas Potential Risk

The area has a maximum Radon Gas Risk of **Level 2**.  
This is below the national average of **Level 3**.



If you are concerned about high radon gas risk levels, you can order a home measurement pack from the [UK Health Agency](#).



### Flood Zone Potential Risk

Current Flood Zone 2 **1,426 metres**  
Current Flood Zone 3 **1,431 metres**

If any part of your title is in, or under 50m from a flood zone, you may need to conduct a flood survey before evaluating your options such as planning changes, property insurance or lending.

\*Distances are calculated from the edge point boundary to the nearest intersection of the risk zone. Find out more information on [Addland](#)



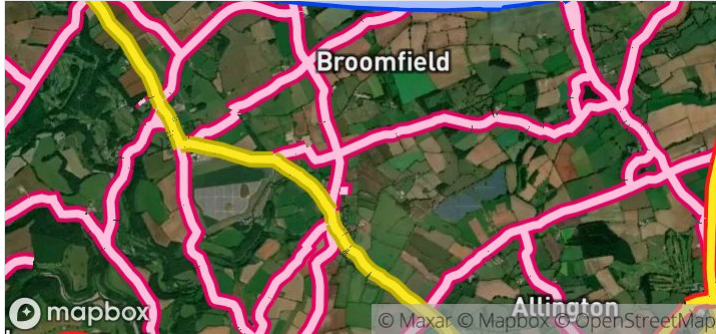
### Coastal Erosion Risk - Predicted distance

Short term (20 years) **30,578 metres**  
Medium term (50 years) **30,576 metres**  
Long term (+100 years) **30,574 metres**



\*Distance calculations are based on future predicted erosion zones (latest data at 2025). Find out more information on [Addland](#)

## Transport & Infrastructure

Your proximity to local transport links, the UK's highways network and lower carbon alternatives may play an important part in your decision making. The identification of footpaths and Public Rights of Way also form part of your legal searches and may impact your options in any future changes.

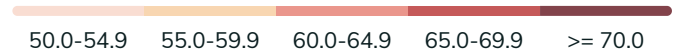


### Roads

	Motorway	<b>1,574 metres</b>
	A Roads	<b>1,829 metres</b>
	B Roads	<b>327 metres</b>
	Access and Minor Roads	<b>3 metres</b>
	Local Roads	<b>0 metres</b>
	Restricted Roads	<b>2 metres</b>




### Noise Pollution - Roads

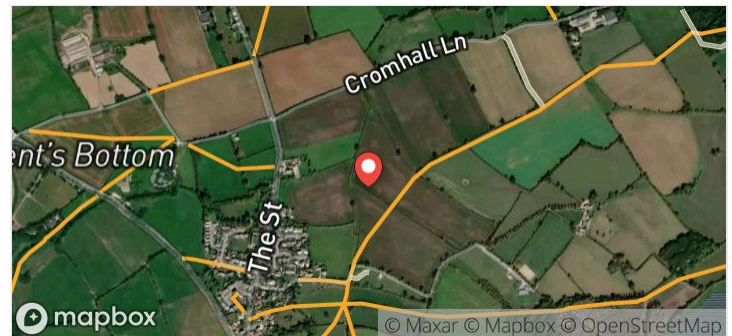
Based on the proximity to noise zones, the estimated road noise pollution risk is: **55 - 60 decibels (dB)**



\*The average car produces 62dB driving at 30 mph. Find out more information on [Addland](#)

### Eco Transport

	Waterways	<b>182 metres</b>
	HS2 (High Speed Rail)	<b>92,601 metres</b>
	London Underground	<b>83,877 metres</b>



### Public Rights of Way

	Public Rights of Way	<b>0 metres</b>
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Find out more information on [Addland](#)

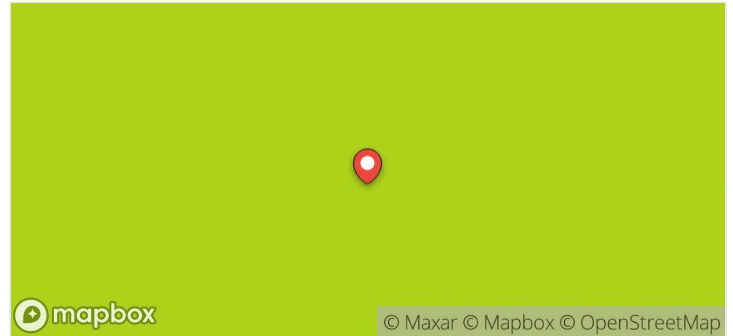
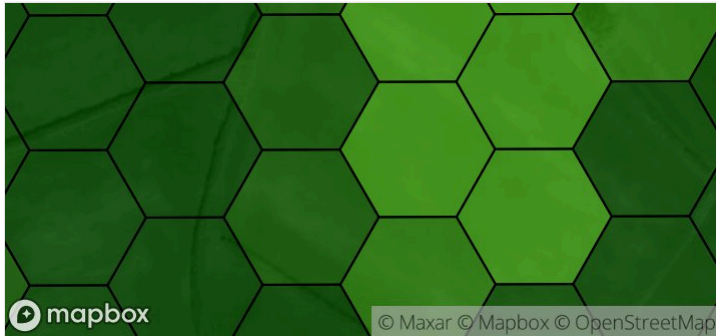
### Addland data tips

As the owner or occupier of land with a public right of way, you must adhere to guidelines such to avoid putting obstructions on or across the route including permanent or temporary fences, walls, hedgerows, padlocked gates or barbed wire, as well as to ensure vegetation does not encroach onto the route from the sides or above.



Obstructing a public right of way is a criminal offence. The highway authority has the right to demand you remove any obstruction you cause. If you don't, the highway authority can remove the obstruction and recover the cost from you. More information can be found at [gov.uk](http://gov.uk) or by speaking to a property specialised legal expert.

## Terrain & Agriculture

Understanding the gradient of your land and its agricultural value or risk is an important part of your land evaluation. This report provides you with desktop analysis using Ordnance Survey, DEFRA and CORINE data sources, providing you with an early understanding of the lay of the land before physical visits and surveys are undertaken.





### Terrain

-  Slope gradient minimum **0.0% Min**
-  Slope gradient maximum **1.0% Max**

### Terrain

-  Land Classification **Grade 3 - good to moderate quality agricultural land**

### Agricultural Use

-  Land Use Category **Agricultural areas**
-  Nitrate and Safeguard Zone **No data available**

Find out more information on [Addland](#)

### Addland data tips

Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution. Concerned about your land? don't panic, about 55% of land in England is also in a NVZ or safeguarded zone. There are a few rules you need to follow if you intend to use any nitrogen fertiliser or store organic manure, you must also take steps to prevent water pollution. If you own agricultural land in a designated Nitrate Vulnerable Zone and do not comply with the guidelines, you may be prosecuted and fined by the Environment Agency.



## Energy & Networks

The production, distribution and consumption of energy is a critical part of our lives. Understanding your options from the proximity to active nuclear stations to local biomass production can inform future decisions about the energy you use.



### Energy Efficiency Rating

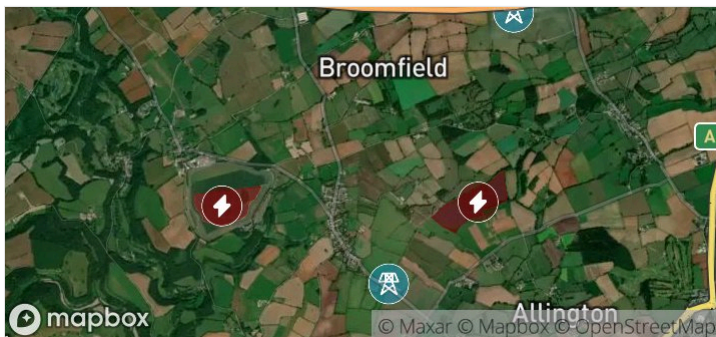
Latest EPC rating                      No data available  
 Potential EPC rating                No data available

Information is available for properties with a current EPC rating generated in the last 10 years.



### Distance to National Grid Lines

Overground cables                      **11 metres**  
 Underground cables                      **7,698 metres**  
 Towers and Pylons                      **799 metres**



### Distance to Power Stations

Nuclear station                      **30,182 metres**  
 Power station                      **565 metres**  
 Substation                      **929 metres**

### Addland data tips

Having an up to date EPC Certificate is a legal requirement for anyone selling their home in the UK, a certificate is valid for 10 years. The average EPC rating is D, and since 2018 all rental properties must meet a minimum rating of E (unless exempt). Knowing the energy performance on any building is critical as it may lead to restricted options regarding lending or insurance.

## Ownership

Title number	<b>WT270679</b>
Ownership Category	<b>Private or Unknown</b>
Number of proprietors	<b>1</b>

For all non private ownership view the details of all the associated proprietors registered under this title.

Title record	
Name	<b>Private or Unknown</b>
Category	No data available
Address	No data available
Tenure	No data available
Date	No data available
Price Paid	No data available

### Addland data tips

Although we are unable to publish these in the report, most private owner details are available from HMLR, you can request a digital or physical copy of the title register from the government portal or contact Addland to order a digital version directly.

What is a title register? An official document that acts a bit like a title or property ID card, holding the owners name, lender details and other important information relevant to the title. A title plan details the officially defined territory as recorded by HMLR, outlining the extent of any ownership.

### Neighbouring title boundaries and ownership category

**Neighbouring title**

Title Number **WT21540**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

**Neighbouring title**

Title Number **WT437467**

Name **Princeton Developments Limited**

Category **Company Owned**

Tenure **Freehold**

**Neighbouring title**

Title Number **WT182900**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

**Neighbouring title**

Title Number **WT453170**

Name **Allington Farmhouse Limited**

Category **Company Owned**

Tenure **Freehold**

**Neighbouring title**

Title Number **WT21802**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

**Neighbouring title**

Title Number **WT460598**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**



Title Ownership Category

- Company Owned
- Corporate Body
- Housing Association
- Local Authority
- Private or Unknown

**Neighbouring title**

Title Number **WT461056**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

**Neighbouring title**

Title Number **WT194080**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

**Neighbouring title**

Title Number **WT459009**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

## Planning & Development

There are no active or historic planning applications found that are related to this title address.












## Planning Activity

Here you can find a selection of the current or historic planning applications that have been submitted in the nearby area. You are able to explore each application in more detail by clicking on the application number and accessing all associated documents on the local planning authority portal.

To view more planning applications in the area head to the research map on [Addland](#) to use the full planning application data layer and filters.

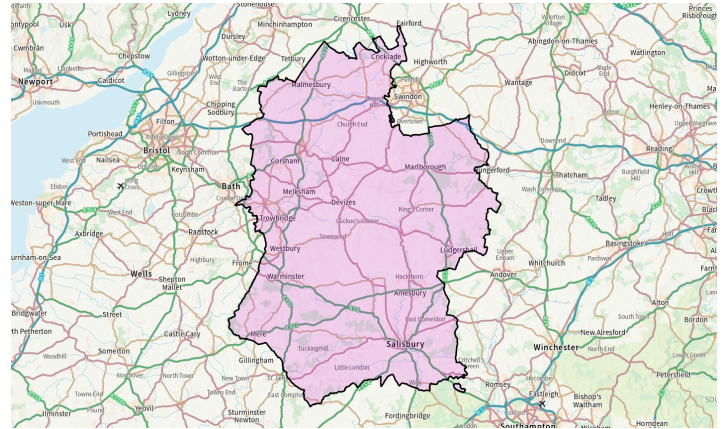
## Nearby planning applications

<p>Application type <b>applications</b></p> <p>Application number <a href="#">13/04570/CLE</a></p> <p>Address <b>Land &amp; Building at Yatton Keynell Chippenham SN14 7JS</b></p> <p>Submission date No data available</p> <p>Status <span>✔ Approved</span></p> <p>Application summary <b>use of land &amp; building as a builders yard...</b></p>	<p>Application type <b>applications</b></p> <p>Application number <a href="#">N/09/01996/FUL</a></p> <p>Address <b>Aubrey Barn, Lower Easton Piercy Farm, Kington St michael, Chippenham, Wiltshire, SN14 7JS</b></p> <p>Submission date No data available</p> <p>Status <span>✔ Approved</span></p> <p>Application summary <b>erection of detached garage/store</b></p>
<p>Application type <b>applications</b></p> <p>Application number <a href="#">19/01915/FUL</a></p> <p>Address <b>Follyfield Yatton Keynell SN14 7JS</b></p> <p>Submission date No data available</p> <p>Status <span>✔ Approved</span></p> <p>Application summary <b>single storey rear extension</b></p>	<p>Application type <b>◆ Historic applications</b></p> <p>Application number <a href="#">N/99/02662/FUL</a></p> <p>Address <b>17 John Aubrey Close, Yatton Keynell, Chippenham, Wiltshire, SN14 7EG</b></p> <p>Submission date <b>12/11/1999</b></p> <p>Status <b>Other</b></p> <p>Application summary <b>extensions to dwelling</b></p>
<p>Application type <b>applications</b></p> <p>Application number <a href="#">N/06/00597/FUL</a></p> <p>Address <b>17 John Aubrey Close, Yatton Keynell, Chippenham, Wiltshire, SN14 7EG</b></p> <p>Submission date No data available</p> <p>Status <span>✔ Approved</span></p> <p>Application summary <b>erection of pergola and alteration to boundary...</b></p>	<p>Application type <b>applications</b></p> <p>Application number <a href="#">N/99/02365/FUL</a></p> <p>Address <b>15 John Aubrey Close, Yatton Keynell, Chippenham, Wiltshire, SN14 7EG</b></p> <p>Submission date No data available</p> <p>Status <b>Other</b></p> <p>Application summary <b>erection of conservatory</b></p>
<p>Application type <b>applications</b></p> <p>Application number <a href="#">N/01/02341/LBC</a></p> <p>Address <b>Folly Barn , Yatton Keynell, Chippenham, Wiltshire, SN14 7JS</b></p> <p>Submission date No data available</p> <p>Status <span>✔ Approved</span></p> <p>Application summary <b>construction of timber framed conservatory</b></p>	<p>Application type <b>◆ Historic applications</b></p> <p>Application number <a href="#">N/07/00170/LBC</a></p> <p>Address <b>Folly Barn , Yatton Keynell, Chippenham, Wiltshire, SN14 7JS</b></p> <p>Submission date <b>23/01/2007</b></p> <p>Status <span>✔ Approved</span></p> <p>Application summary <b>like for like replacement of existing doors and...</b></p>

Application type	<b>applications</b>	Application type	<b>applications</b>
Application number	<a href="#">N/99/00330/FUL</a>	Application number	<a href="#">18/02072/FUL</a>
Address	Folly Barn , Yatton Keynell, Chippenham, Wiltshire, SN14 7JS	Address	Phillips Car Bodywork Ltd Yatton Keynell SN14 7JT
Submission date	No data available	Submission date	No data available
Status	 <b>Rejected</b>	Status	 <b>Approved</b>
Application summary	installation of solar water heating collectors	Application summary	demolition of existing garage premises; erection...
Application type	 <b>Current applications</b>	Application type	<b>applications</b>
Application number	<a href="#">20/11017/VAR</a>	Application number	<a href="#">14/10787/LBC</a>
Address	Phillips Grove Junction With Cromhall Lane C86 South To High Street Yatton Keynell SN14 7JT	Address	Folly Farm Yatton Keynell Chippenham Wiltshire SN14 7JS
Submission date	11/01/2021	Submission date	No data available
Status	 <b>Undecided</b>	Status	 <b>Approved</b>
Application summary	variation of condition 2 of planning application...	Application summary	replacement kitchen window & sunroom...
Application type	<b>applications</b>	Application type	 <b>Historic applications</b>
Application number	<a href="#">14/10767/FUL</a>	Application number	<a href="#">N/93/00846/LBC</a>
Address	Folly Farm Yatton Keynell Chippenham Wiltshire SN14 7JS	Address	Folly Farm The Street Yatton Keynell YATTON KEYNELL
Submission date	No data available	Submission date	18/05/1993
Status	 <b>Approved</b>	Status	 <b>Approved</b>
Application summary	replacement kitchen window & sunroom...	Application summary	conversion of redundant barns to 1 no dwelling...
Application type	<b>applications</b>	Application type	<b>applications</b>
Application number	<a href="#">N/96/00148/FUL</a>	Application number	<a href="#">N/93/00426/FUL</a>
Address	Folly Farm (Barn At) Yatton Keynell Yatton Keynell YATTON KEYNELL	Address	Folly Farm Yatton Keynell Yatton Keynell YATTON KEYNELL
Submission date	No data available	Submission date	No data available
Status	Other	Status	 <b>Approved</b>
Application summary	conversion of redundant barns to one dwelling...	Application summary	conversion of redundant barns to 1 no dwelling...
Application type	<b>applications</b>	Application type	<b>applications</b>
Application number	<a href="#">19/03974/FUL</a>	Application number	<a href="#">20/01807/DOC</a>
Address	Phillips Car Bodywork Ltd Yatton Keynell Chippenham Wiltshire SN14 7JT	Address	Phillips Car Bodywork Ltd Yatton Keynell Chippenham Wiltshire SN14 7JT
Submission date	No data available	Submission date	No data available
Status	 <b>Approved</b>	Status	 <b>Approved</b>
Application summary	demolition of existing garage premises and...	Application summary	discharge of conditions 4, 9, 10, 11 & 13 of...

## Planning Constraints

Local Planning Authority (LPA)	<b><u>Wiltshire LPA</u></b>
LPA Size	<b>796,946 acres / 322,513 hectares</b>
Local Plan	<b><u><a href="#">Available to view here</a></u></b>
Local Conservation Area	<b>No</b>



### Addland data tips

Planning permission is often required for development, which includes improvements, building works or changing the use of existing buildings. For example, if you want to carry out works to your home or build on your land you may need to apply to the **Local Planning Authority** for the appropriate planning permission.

Before you make any changes, it is important to first find out if you need planning permission, without this any unauthorised works could be subject to planning enforcement action and you may be required to restore the land or property to its previous state or use. The **Local Plan** can be a great first step to check the designated development areas for this area.

- **Planning Constraints** such as **Conservation Areas** can restrict or effect your development options. It is important to check if your title is within a local conservation area as well as understanding your proximity to other protected areas such as **Greenbelt** and **Public Rights of Way** before moving ahead with your application, this information is also found in your report.

## Data References



### Title Summary

HM Land Registry  
Address Base+



### Area Insights

Open Street Map (OSM)  
National Chargepoint Registry (NCR)  
Department of Education (England and Wales)  
Police.UK



### Protected Areas

Department for Environment, Food and Rural Affairs (DEFRA)  
Historic England



### Climate & Environmental

Department for Environment, Food and Rural Affairs (DEFRA)  
British Geological Survey (BSG)



### Transport & Infrastructure

Ordnance Survey  
National Grid  
ArcGIS (HS2 Impact Zones)  
Right of Way (RoW) Register  
Open Street Map (OSM)  
Department for Environment, Food and Rural Affairs (DEFRA)



### Terrain & Agriculture

Natural England  
Corine Land Classification (CLC)  
Environment Agency (England and Wales)  
Ordnance Survey



### Energy & Networks

Transmission Entry Capacity  
Open Street Map (OSM)  
Energy Performance Certificate Register (EPC)



### Investment & Values

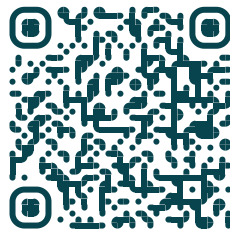
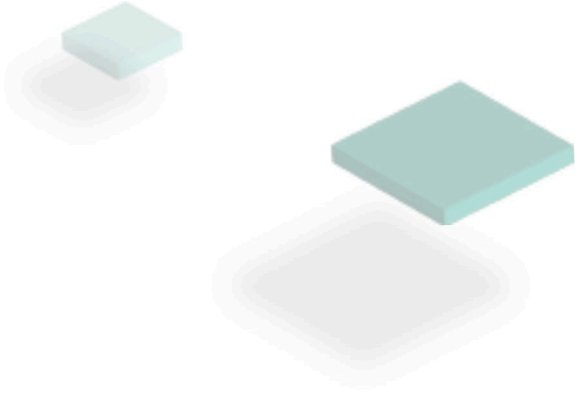
HM Land Registry  
Energy Performance Certificate Register (EPC)  
National House Price Index (HPI)



### Planning & Development

Local Planning Authorities (England and Wales)  
Historic England





Scan the code to access the digital version of this report on [addland.com](https://addland.com)

Data references for this report include, but are not limited to; HMLR, Ordnance Survey, EPC, Historic England, Natural England, DEFRA.

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