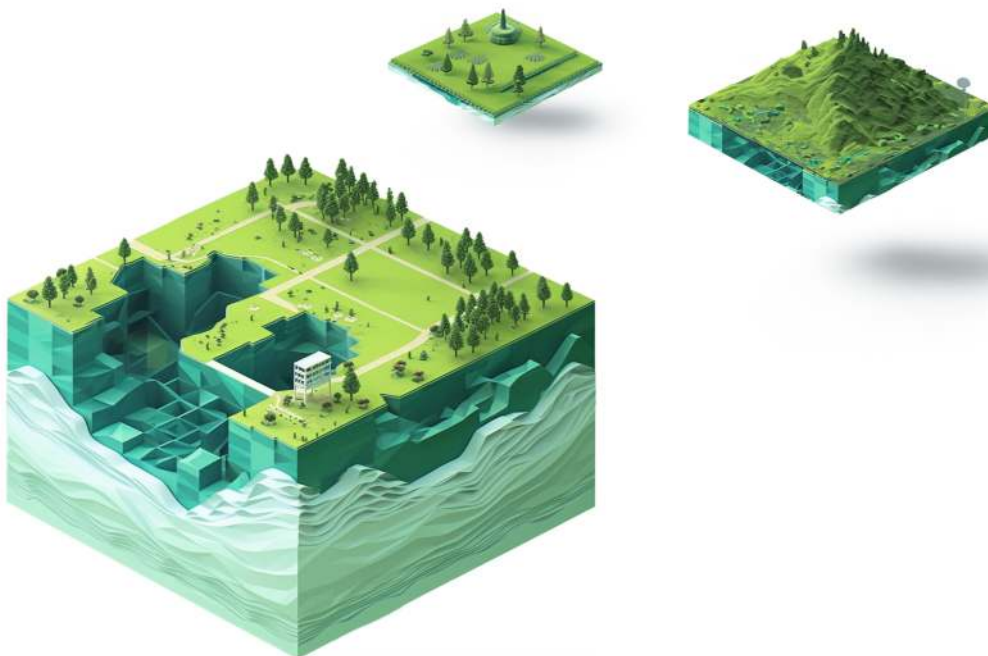


**ADDLAND**

# The Property and Land Report

Unlock the power of comprehensive information and critical insights about your property and land.

This report is powered by [Addland](#).



This report is created for

## Land off A350

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

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

Property sales history, national and regional index performance, nearby sales and the current area values of £per sqft. Ownership records including details of non-private freehold and leaseholders.



### Planning

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

3 Market Place, Marshfield, Chippenham, SN14 8NP  
Tel: +441225288504

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## Davis Meade



Agent

Address **3 Market Place, Marshfield, Chippenham, SN14 8NP**

Phone **+441225288504**

## 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	WT428531
Title Class	Absolute freehold title
Estate interest	Estate in land
Area	2.65 acres / 1.07 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.

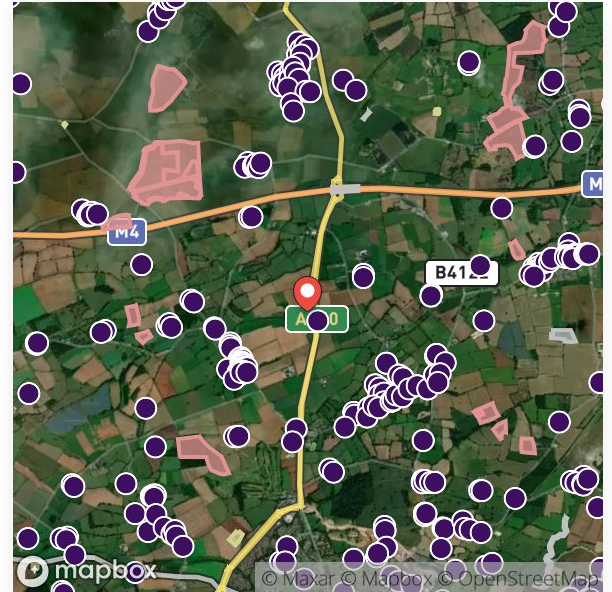
### Between 50 and 2000 metres from this land

Listed Buildings	264 metres
Sites of Special Scientific Interest (SSSI)	1,325 metres
Scheduled monuments	1,527 metres
Ancient woodland	1,804 metres

### Over 2000 metres from this land

Area of Outstanding Natural Beauty (AONB)	4,387 metres
Local Nature Reserve	6,135 metres
Greenbelt	9,918 metres
Special Area of Conservation (SAC)	11,057 metres
National Nature Reserve	22,529 metres
Special Protected Area	25,902 metres
National Park	63,612 metres

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



**OVER 2KM** This picture represents a 2KM radius around your location

- Ancient woodland
- Area of Outstanding Natural Beauty (AONB)
- Greenbelt
- Listed Buildings
- Local Nature Reserve
- National Nature Reserve
- National Park
- Scheduled monuments
- Sites of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- 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](https://addland.com)

## 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 **272 metres**

Current Flood Zone 3 **272 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) **33,145 metres**

Medium term (50 years) **33,144 metres**

Long term (+100 years) **33,142 metres**







\*Distance calculations are based on future predicted erosion zones (latest data at 2023). 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>1,273 metres</b>
	A Roads	<b>17 metres</b>
	B Roads	<b>1,217 metres</b>
	Access and Minor Roads	<b>480 metres</b>
	Local Roads	<b>1,046 metres</b>
	Restricted Roads	<b>194 metres</b>




### Noise Pollution - Roads

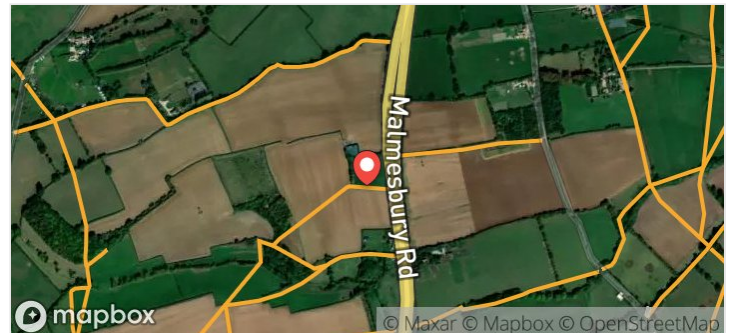
Based on the proximity to noise zones, the estimated road noise pollution risk is: **55 - 75 decibels (dB)**



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

### Eco Transport

	Waterways	<b>281 metres</b>
	HS2 (High Speed Rail)	<b>88,791 metres</b>
	London Underground	<b>79,997 metres</b>



### Public Rights of Way

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

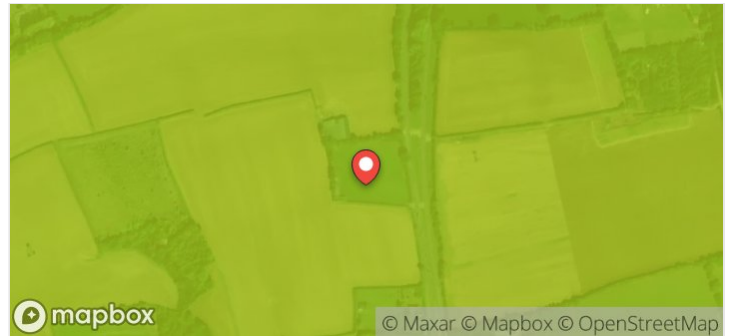
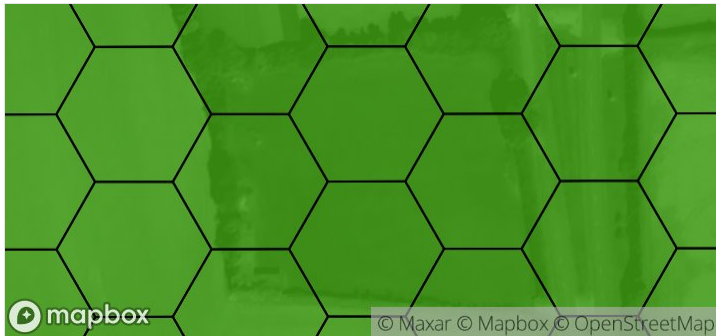
## Addland data tips

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 **1.0% 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

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                      **1,956 metres**
-  Underground cables                      **7,352 metres**
-  Towers and Pylons                      **1,963 metres**



### Distance to power stations

-  Nuclear station                      **32,708 metres**
-  Power station                      **2,467 metres**
-  Substation                      **2,743 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.

## Planning History

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

Application type <span style="color: blue;">◆</span> <b>Current applications</b> Application number <a href="#">17/12295/SCR</a> Address <b>Land to the west of the A350 SN14 6BQ</b> Submission date <b>18/12/2017</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>Screening Opinion for a Solar Farm.</b>	Application type <b>applications</b> Application number <a href="#">PL/2021/03026</a> Address <b>Trade Winds Malmesbury Road Kington Langley Chippenham SN14 6BQ</b> Submission date <b>No data available</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>Extensions to dwelling and detached garage</b>
Application type <span style="color: blue;">◆</span> <b>Current applications</b> Application number <a href="#">PL/2021/09413</a> Address <b>TRADE WINDS, MALMESBURY ROAD, KINGTON LANGLEY, CHIPPENHAM, SN14 6BQ</b> Submission date <b>01/10/2021</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>EXTENSION TO DWELLING &amp; DETACHED...</b>	Application type <b>applications</b> Application number <a href="#">N/91/01733/FUL</a> Address <b>Trade Winds A429(MALMESBURY ROAD) NR CHIPPENHAM KINGTON ST MICHAEL</b> Submission date <b>No data available</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>ERECTION OF STABLES FOR PRIVATE USE</b>
Application type <span style="color: blue;">◆</span> <b>Current applications</b> Application number <a href="#">N/92/00777/FUL</a> Address <b>2 (Pretty Chimneys) Malmesbury Road Kington Langley KINGTON LANGLEY</b> Submission date <b>23/04/1992</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>ERECTION OF GARAGE GARAGE</b>	Application type <b>applications</b> Application number <a href="#">13/06668/APD</a> Address <b>Red Barn Kington Langley Chippenham Wiltshire SN14 6BH</b> Submission date <b>No data available</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>Agricultural Storage Building</b>
Application type <b>applications</b> Application number <a href="#">N/93/01758/AGN</a> Address <b>Hillside Farm Malmesbury Road Kington Langley KINGTON LANGLEY</b> Submission date <b>No data available</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>STEEL FRAMED AGRICULTURAL BUILDING FOR...</b>	Application type <span style="color: blue;">◆</span> <b>Current applications</b> Application number <a href="#">N/93/01594/FUL</a> Address <b>Hillside Farm, Malmesbury Road Kington Langley KINGTON LANGLEY</b> Submission date <b>03/09/1993</b> Status <span style="color: green;">✔</span> <b>Approved</b> Application summary <b>TWO STOREY EXTENSION TO DWELLING TO...</b>

Application type	◆ Current applications	Application type	◆ Current applications
Application number	<a href="#">N/11/01164/FUL</a>	Application number	<a href="#">N/90/01733/FUL</a>
Address	TALLYWACKER FARM, NASH LANE, KINGTON ST MICHAEL, WILTSHIRE, SN14 6PU	Address	4 Northend, Luckington, Chippenham, Wiltshire, SN14 6PU
Submission date	22/03/2011	Submission date	12/07/1990
Status	✔ Approved	Status	✔ Approved
Application summary	Erection of Replacement Dwelling- Revised...	Application summary	PROVISION OF PITCHED ROOF OVEREXISTING...
Application type	applications	Application type	applications
Application number	<a href="#">N/10/03704/FUL</a>	Application number	<a href="#">N/11/02811/FUL</a>
Address	TALLYWACKER FARM, NASH LANE, KINGTON ST MICHAEL, WILTSHIRE, SN14 6PU	Address	TALLYWACKER FARM, NASH LANE, KINGTON ST MICHAEL, WILTSHIRE, SN14 6PU
Submission date	No data available	Submission date	No data available
Status	✘ Rejected	Status	✔ Approved
Application summary	Erection of Replacement Dwelling	Application summary	Replacement Building (Repositioned on Site)...
Application type	applications	Application type	applications
Application number	<a href="#">N/01/01215/FUL</a>	Application number	<a href="#">N/07/02189/S73A</a>
Address	Southsea Cottage, Days Lane, Kington Langley, Chippenham, Wiltshire,	Address	Southsea Cottage, Days Lane, Kington Langley SN15 5PB
Submission date	No data available	Submission date	No data available
Status	✔ Approved	Status	✔ Approved
Application summary	DEMOLISH EXISTING EXTENSIONS, ERECT NEW...	Application summary	Deatched Home Office / Storage Building...
Application type	◆ Current applications	Application type	applications
Application number	<a href="#">N/10/00802/CLE</a>	Application number	<a href="#">14/08182/FUL</a>
Address	The Cabin, Tallywacker Farm, Nash Lane, Kington St Michael, Wiltshire	Address	Kingsby Farm Nash Lane Kington St Michael Chippenham Wiltshire SN14 6PU
Submission date	03/03/2010	Submission date	No data available
Status	✔ Approved	Status	✔ Approved
Application summary	Certificate of Lawfulness for Timber Building to ...	Application summary	Proposed change of use of land to equestrian us...
Application type	applications	Application type	◆ Current applications
Application number	<a href="#">N/12/02977/HRN</a>	Application number	<a href="#">N/12/03653/FUL</a>
Address	Land Adj to A350, Kingston St Michael	Address	HENLEYS, DAYS LANE, KINGTON LANGLEY, CHIPPENHAM, WILTSHIRE, SN14 6BL
Submission date	No data available	Submission date	16/11/2012
Status	✔ Approved	Status	✔ Approved
Application summary	Remove 5 Metres of Hedgerow	Application summary	Single Storey Extension

## Planning Constraints

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



### 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

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)

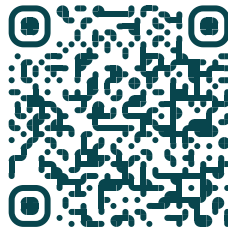


### Planning History

Local Planning Authorities (England and Wales)  
Historic England



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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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