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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

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



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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Phone **01225891033**

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Report Comments

This report covers both Penny Lane Paddock off The High Street and Johnny's off St. Martins Lane

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	GR257246
UPRN	No data available
Title Class	Absolute freehold title
Estate interest	Estate in land
Area	9.98 acres / 4.04 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.

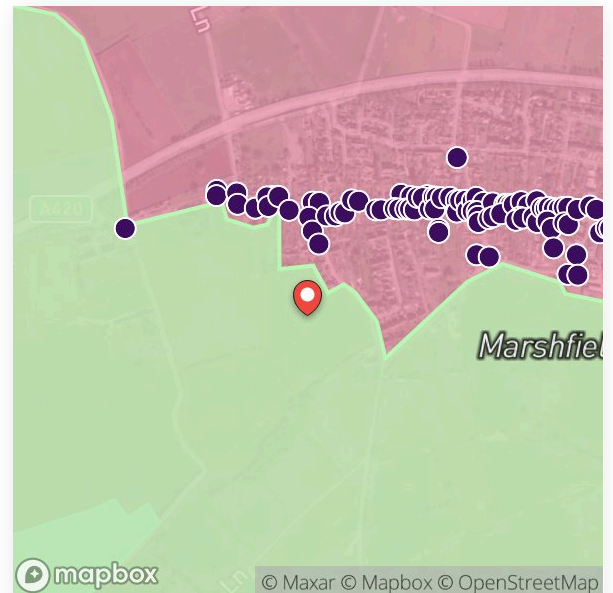
Title Address not available? Today there are more registered title numbers than there are postal addresses. Your report is based on the official boundaries of the title, so whilst sending a birthday card might be tricky, viewing hundreds of accurate data points and insights is still possible.

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	0 metres
Greenbelt	0 metres
Within 50 metres from this land	
Listed Buildings	13 metres
Between 50 and 2000 metres from this land	
Sites of Special Scientific Interest (SSSI)	314 metres
Ancient Woodland	1,663 metres
Over 2000 metres from this land	
Scheduled Monuments	3,240 metres
Local Nature Reserve	6,477 metres
Special Area of Conservation (SAC)	7,065 metres
National Nature Reserve	20,848 metres
Special Protected Area	23,124 metres
National Park	54,661 metres

To view all mapped data layers interactively view the report on addland.com



This picture represents a 500m radius around your location

■ Ancient Woodland

■ Greenbelt

■ Listed Buildings

■ Local Nature Reserve

■ National Nature Reserve

■ National Park

■ National Landscapes

■ 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.



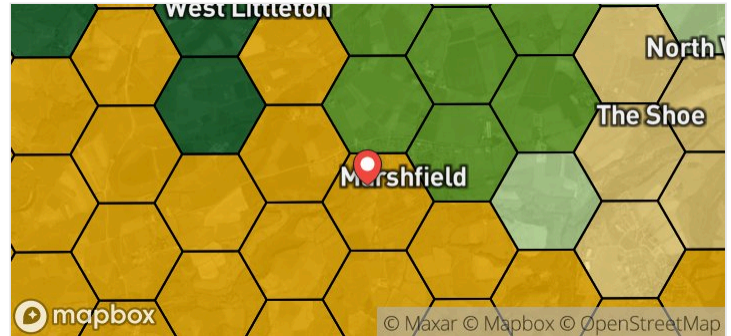
Air Quality Score

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 5.**

This is above 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 **1,019 metres**
Current Flood Zone 3 **1,019 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)	25,856 metres
Medium term (50 years)	25,855 metres
Long term (+100 years)	25,853 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.

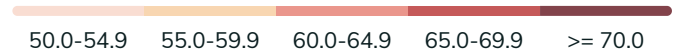


Roads

	Motorway	4,463 metres
	A Roads	109 metres
	B Roads	4,953 metres
	Access and Minor Roads	2 metres
	Local Roads	5 metres
	Restricted Roads	80 metres




Noise Pollution - Roads

Based on the proximity to noise zones, the estimated road noise pollution risk is: **Below 50 decibels (dB)**



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

Eco Transport

	Waterways	670 metres
	HS2 (High Speed Rail)	102,741 metres
	London Underground	93,564 metres



Public Rights of Way

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

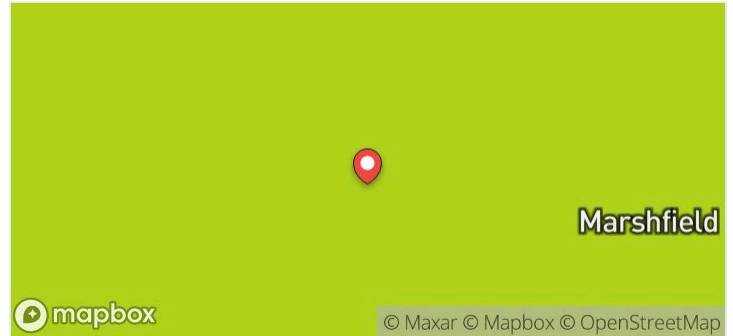
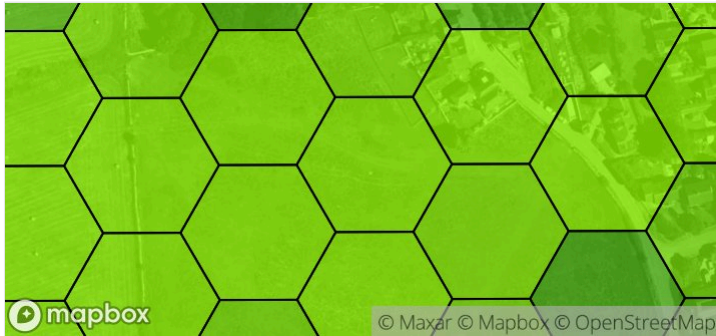
Addland data tips

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](#) 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 **2.0% 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	0 metres
	Underground cables	5,873 metres
	Towers and Pylons	3,603 metres



Distance to Power Stations

	Nuclear station	26,249 metres
	Power station	5,754 metres
	Substation	6,904 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	GR257246
Ownership Category	Private or Unknown
Number of proprietors	1

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

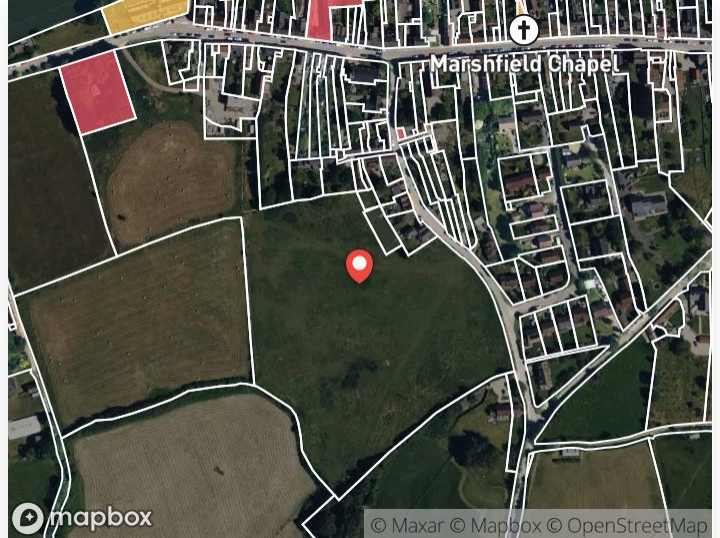
Title record	
Name	Private or Unknown
Category	No data available
Address	No data available
Tenure	No data available
Date	No data available
Price Paid	No data available

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



Title Ownership Category

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

Neighbouring title

Title Number **AV165518**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **AV176616**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **AV125285**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **GR417362**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **GR228913**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **GR441984**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **GR268089**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **GR297719**

Name **South West Water Limited**

Category **Company Owned**

Tenure **Freehold**

Neighbouring title

Title Number **AV217149**

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 ◆ Historic applications</p> <p>Application number PK04/0288/F</p> <p>Address 153 High Street Marshfield South Gloucestershire SN14 8LU</p> <p>Submission date 19/01/2004</p> <p>Status ✔ Approved</p> <p>Application summary Erection of single storey detached studio and...</p>	<p>Application type ◆ Historic applications</p> <p>Application number PK11/3521/F</p> <p>Address Mousewood Cottage 153 High Street Marshfield Chippenham South Gloucestershire SN14 8LU</p> <p>Submission date 09/11/2011</p> <p>Status ✘ Rejected</p> <p>Application summary Erection of 1.2m high wrought iron railings and...</p>
<p>Application type ◆ Historic applications</p> <p>Application number PK11/3522/LB</p> <p>Address Mousewood Cottage 153 High Street Marshfield Chippenham South Gloucestershire SN14 8LU</p> <p>Submission date 09/11/2011</p> <p>Status ✘ Rejected</p> <p>Application summary Erection of 1.2m high wrought iron railings and...</p>	<p>Application type ◆ Historic applications</p> <p>Application number PK02/1502/F</p> <p>Address 5 St Martin's Park Marshfield South Gloucestershire SN14 8PQ</p> <p>Submission date 07/05/2002</p> <p>Status ✔ Approved</p> <p>Application summary Erection of two storey and single storey side...</p>
<p>Application type ◆ Historic applications</p> <p>Application number P97/4657/T</p> <p>Address KUCHANA 11 St. Martins Lane Marshfield Chippenham Wilts SN14 8LZ</p> <p>Submission date 17/10/1997</p> <p>Status ✔ Approved</p> <p>Application summary To lift lower crown, prune, thin and shape Walnu...</p>	<p>Application type ◆ Historic applications</p> <p>Application number P24/02116/TCA</p> <p>Address Kuchana 11 St Martin's Lane Marshfield South Gloucestershire SN14 8LZ</p> <p>Submission date 06/09/2024</p> <p>Status ✔ Approved</p> <p>Application summary Works to 2no. Sycamore (T1) to reduce height b...</p>
<p>Application type ◆ Historic applications</p> <p>Application number PK12/0074/TCA</p> <p>Address 11 St Martin's Lane Marshfield Chippenham South Gloucestershire SN14 8LZ</p> <p>Submission date 10/01/2012</p> <p>Status ✔ Approved</p> <p>Application summary Works to fell 1no. Conifer tree, reduce by 30%...</p>	<p>Application type ◆ Historic applications</p> <p>Application number PK18/1193/LB</p> <p>Address Land To The Rear Of 143-149 High Street Marshfield Chippenham South Gloucestershire SN14 8LU</p> <p>Submission date 12/03/2018</p> <p>Status ✔ Approved</p> <p>Application summary Restoration and conversion of existing barns to...</p>


Application type	◆ Historic applications
Application number	PK05/1422/F
Address	Land at rear of 143-149 High Street Marshfield CHIPPENHAM South Gloucestershire SN14 8LU
Submission date	10/05/2005
Status	 Withdrawn
Application summary	Conversion of 2 no. barns and erection of single...

Application type	◆ Historic applications
Application number	DOC21/00392
Address	Land To The Rear Of 143-149 High Street Marshfield South Gloucestershire SN14 8LU
Submission date	08/12/2021
Status	 Approved
Application summary	Discharge of condition 2 (timber cladding), 3...

Application type	◆ Historic applications
Application number	PK06/0276/F
Address	Land rear of 143 - 149 High Street Marshfield CHIPPENHAM South Gloucestershire SN14 8LU
Submission date	19/01/2006
Status	 Rejected
Application summary	Demolition of Dutch Barn and conversion of 2no....


Application type	◆ Historic applications
Application number	PK17/4786/F
Address	Land To The Rear Of 143-149 High Street Marshfield Chippenham South Gloucestershire SN14 8LU
Submission date	13/10/2017
Status	 Approved
Application summary	Conversion of existing barns to form 1 no....

Application type	◆ Historic applications
Application number	PK05/2504/F
Address	Land to the rear of 143-149 High Street Marshfield Chippenham South Gloucestershire SN14 8LU
Submission date	23/08/2005
Status	 Rejected
Application summary	Conversion of 2no. existing barns to form self...

Application type	◆ Historic applications
Application number	PK06/2264/TCA
Address	1 St. Martins Park Marshfield CHIPPENHAM South Gloucestershire SN14 8PQ
Submission date	27/07/2006
Status	 Approved
Application summary	Works to fell 1no. Hawthorn tree situated within...

Application type	◆ Historic applications
Application number	PK08/1344/F
Address	1 Rear of 120 High Street (Tanners Lane) Marshfield South Gloucestershire SN14 8PQ
Submission date	29/04/2008
Status	 Rejected
Application summary	Erection of 1 no. dwelling and garage together...

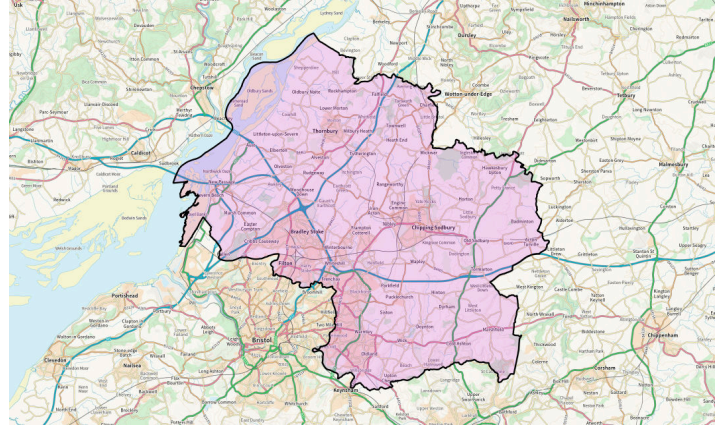
Application type	◆ Historic applications
Application number	PK08/2277/F
Address	1 St Martin's Park Marshfield South Gloucestershire SN14 8PQ
Submission date	18/07/2008
Status	 Approved
Application summary	Erection of front porch.

Application type	◆ Historic applications
Application number	PK18/2200/TCA
Address	Sheepfair House St Martin's Lane Marshfield Chippenham South Gloucestershire SN14 8LZ
Submission date	10/05/2018
Status	 Approved
Application summary	Works to trees as per the applicants proposed...

Application type	◆ Historic applications
Application number	PK04/2844/TCA
Address	Sheepfair House Sheepfair Lane Marshfield South Gloucestershire SN14 8LZ
Submission date	09/08/2004
Status	 Approved
Application summary	Works to fell 1 no. Eucalyptus, fell and reduce...

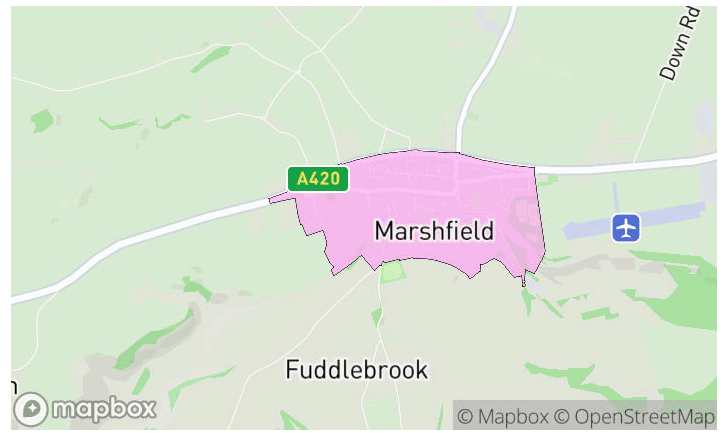
Planning Constraints

Local Planning Authority (LPA)	<u>South Gloucestershire LPA</u>
LPA Size	132,636 acres / 53,676 hectares
Local Plan	<u>Available to view here</u>
Local Conservation Area	Yes



Local Conservation Areas

Name of conservation area	Marshfield
Size of conservation area	216 acres / 87 hectares
Distance to conservation area	0 metres



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)



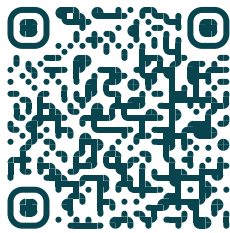
Investment & Values

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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