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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

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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 'Tytl 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 Tytl. 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 tytl.com



Title, Boundary & Property

The official HMLR title information including, legal boundaries, title number and class, plot size, and property characteristics.



Protected Areas

Key checks on accurate distance calculations, from the edge of your boundary to the intersect of the most important protected areas such as Ancient Woodlands, Listed Buildings, Greenbelt and much more.



Climate & Environment

Information on key factors relating to climate change and environmental considerations. Including the Air Quality, Radon Gas levels, Noise Pollution, Flood Zones and 100 year predicted Coastal Erosion risks.



Transport & Infrastructure

Details on transport infrastructure and impact zones including the road network, HS2, and the real London Underground lines.



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

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



Planning History

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

Data sources



This report is created by



Davis Meade



Agent

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Title Summary

HM Land Registry  Title number WT466878 UPRN No data available	
Title class Absolute freehold title	Number of registered polygons 1
Estate interest Estate in land	Use class No data available

Ownership

Title number	WT466878
Ownership Category	Company Owned
Number of proprietors	1

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

Title record	
Name	Reymond Langton Limited
Category	Company Owned
Address	Unit 6, Corunna Court, Corunna Road, Warwick CV34 5HQ
Tenure	Freehold
Date	30/08/2022
Price Paid	No data available

HM Land Registry


[Buy official title documents directly.](#)

Boundary

Tytl 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.

Total Size of Plot	1.51 acres / 0.61 hectares
District	Wiltshire
Parish	Limpley Stoke
County	Wiltshire
Local Authority	Wiltshire



Tytl 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.

Neighbouring title boundaries and ownership category

Neighbouring title	
Title Number	<u>WT148694</u>
Name	Private or Unknown
Category	No data available
Tenure	No data available

Neighbouring title	
Title Number	<u>WT185180</u>
Name	Private or Unknown
Category	No data available
Tenure	No data available

Neighbouring title	
Title Number	<u>WT148693</u>
Name	Private or Unknown
Category	No data available
Tenure	No data available

Neighbouring title	
Title Number	<u>WT464087</u>
Name	Private or Unknown
Category	No data available
Tenure	No data available



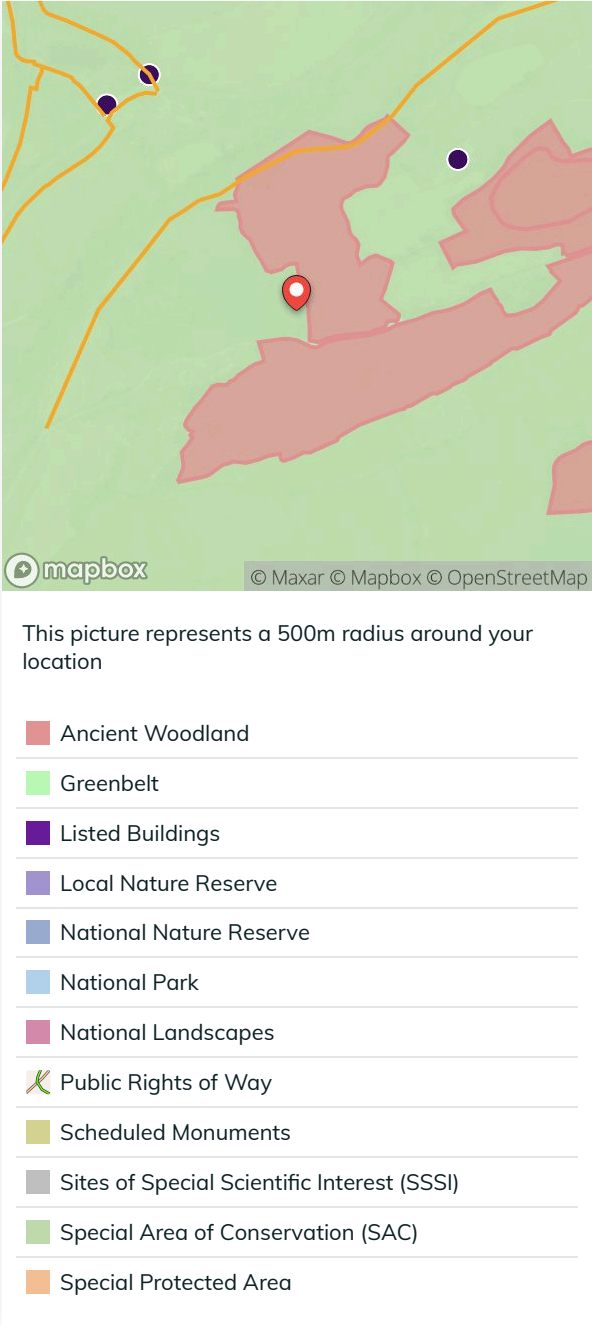
Title Ownership Category

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

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		High risk
National Landscapes	0 metres	
Ancient Woodland	0 metres	
Sites of Special Scientific Interest (SSSI)	0 metres	
Greenbelt	0 metres	
Between 50 and 2000 metres from this land		
Public Rights of Way	171 metres	
Listed Buildings	232 metres	
Scheduled Monuments	0.805 km	
Special Area of Conservation (SAC)	0.943 km	
Over 2000 metres from this land		
Local Nature Reserve	4.69 km	
Special Protected Area	16.19 km	
National Nature Reserve	21.49 km	
National Park	57.80 km	
To view all mapped data layers interactively view the report on tytl.com		



Tytl 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 [Tytl](https://tytl.com)

Flooding and Erosion Risks

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.



 **Sea and River Flood Risks**

Current Flood Zone 2	169 metres
Current Flood Zone 3	170 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 [Tytl](#)



 **Surface Water Flood Risk Zones**

High: > 3.3% annual chance	39 metres
Med: 1-3.3% annual chance	152 metres
Low: 0.1-1% annual chance	0 metres

*Surface water flood risk estimates are based on the likelihood of a high impact flood event happening within a 12 month period. [Tytl](#)



 **Coastal Erosion Risk - Predicted Distance**

Medium term (to 2055)	33.31 km
Long term (to 2105)	33.31 km

*Distance calculations are based on future predicted erosion zones (latest data at 2026). Find out more information on [Tytl](#)

Climate and Pollution Risks

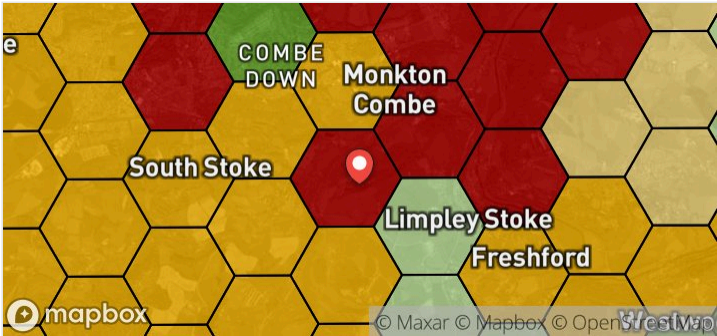
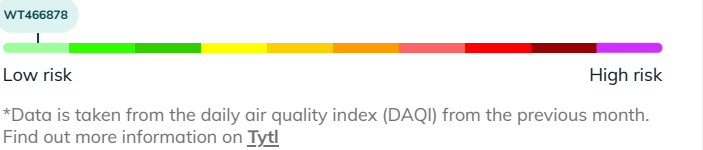
Highlighting key climate and pollution risks, including the air quality, natural radon gas risks, and the impact of road noise for the property location. Understanding pollution risks can help you understand potential impacts on value, insurance, and daily living, supporting smarter decisions for buyers, owners and investors.



Air Quality Score

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

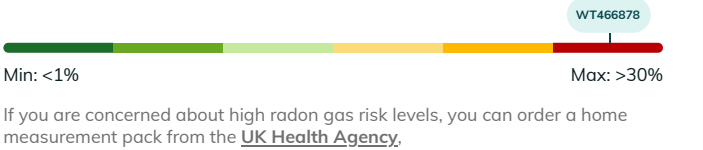
This is the same as the regional average of **1.**



Radon Gas Potential Risk

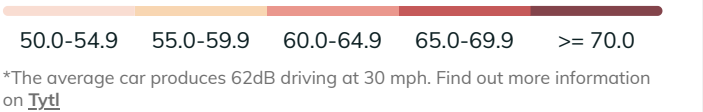
The area has a maximum Radon Gas Risk of **Level 6.**

This is above the national average of **Level 3.**



Noise Pollution - Roads

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



Transport & Infrastructure

The proximity to the UK's highways network and high impact rail lines may play an important part in your decision making when assessing transport links or risk factors associated with impact zones. For central London the location of the 'real' underground map may also impact your options relating to the land or living environment.



Roads

	Motorway	16.80 km
	A Roads	1.04 km
	B Roads	0.70 km
	Access and Minor Roads	1 metre
	Local Roads	0.74 km
	Restricted Roads	178 metres



Transport

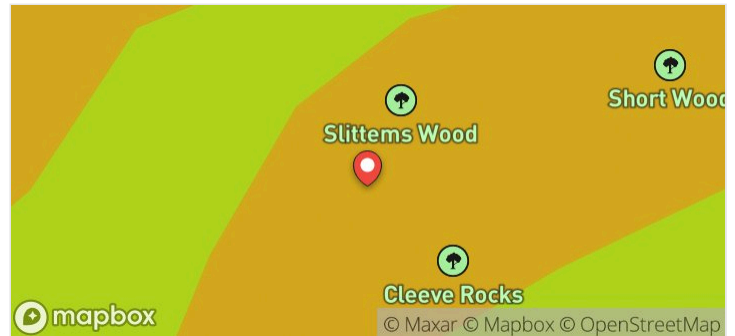
	Hope and Anchor	0.89 km
	Freshford	2.43 km
	Broad Quay	3.65 km
	Bitton (Avon Valley Railway)	13.37 km
	Netham Lock Ferry Terminal	19.10 km

Tytl data tips

Always check the type, condition, and distance of roads near a property before buying or selling. For example, being just 6 metres from a B road means easy access, while 1.62 km from a motorway offers good transport links without the noise. Proximity to A roads, local, and minor roads also affects convenience and neighbourhood feel, while restricted roads nearby may limit future development. Understanding this mix helps you balance accessibility, peace, and long-term value

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	2.0% Min
	Slope gradient maximum	3.0% Max

Terrain

	Land Classification	Grade 4 - poor quality agricultural land
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Agricultural Use

	Land Use Category	Forest and seminatural areas
	Nitrate and Safeguard Zone	No data available

Find out more information on [Tytl](#)

Tytl 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.



Distance to Power Stations

	Nuclear station	36.57 km
	Power station	6.65 km
	Substation	3.44 km



Distance to National Grid Lines

	Overground cables	236 metres
	Underground cables	2.11 km
	Towers and Pylons	11.00 km

 Tytl data tips

Always check how close a property is to power stations, substations, and national grid lines before buying or selling. Being only a few km from a power station may indicate a reliable energy supply, but some buyers may worry about visual impact or perceived health risks from nearby pylons or cables. Understanding these factors early on can help you balance energy reliability, resale appeal, and peace of mind.

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 [Tytl](#) to use the full planning application data layer and filters.

Nearby planning applications

Full planning permission

Undecided

Application number	Submission date
PL/2026/03363	26/05/2026

Application Summary

Demolition of existing dwelling, erection of a replacement dwelling and associated works

Address

46 Midford Lane, Midford, Bath, BA2 7DF

Householder planning permission

Approved

Application number	Decision date	Submission date
PL/2023/07517	21/11/2023	05/09/2023

Application Summary

Loft conversion to create new master bedroom suite with hip to gable roof alteration and new rear dormer.

Address

Woodside, 49 Midford Lane, Midford, Bath, BA2 7DF

Full Application

Approved

Application number	Decision date	Submission date
22/03708/FUL	21/12/2022	15/09/2022

Application Summary

Conversion of two cottages, 3 and 4 Tucking Mill Cottages into one dwelling with extensions to front and rear. Erection of detached garage. (Revised proposal).

Address

3 Tucking Mill Cottages, Tucking Mill Lane, Monkton Combe, Bath, Bath And North East Somerset, BA2 7DB

Householder planning permission

Approved

Application number	Decision date	Submission date
PL/2021/10096	24/01/2022	04/11/2021

Application Summary

Extension to west elevation of existing dwelling, refurbished dormer window and replacement verandah structure

Address

MIDWOOD, 47 MIDFORD LANE, MIDFORD, BATH, BA2 7DF

Full Application

Approved

Application number	Decision date	Submission date
21/04816/FUL	25/03/2022	26/10/2021

Application Summary

Conversion of 3 and 4 Tucking Mill Cottages into 1no. dwelling, erection of extensions to front and rear.

Address

3 Tucking Mill Cottages, Tucking Mill Lane, Monkton Combe, Bath, Bath And North East Somerset, BA2 7DB

Non Material Amendments

Approved

Application number	Decision date	Submission date
19/05329/NMA	07/01/2020	10/12/2019

Application Summary

Non-Material Amendment to application 18/05540/FUL (Replacement of existing single-storey side extension with new two-storey side extension. Refurbishment of and extension to existing 'out-building'. Replacement of existing windows and external doors throughout).

Address

5 Tucking Mill Cottages, Tucking Mill Lane, Monkton Combe, Bath, Bath And North East Somerset, BA2 7DB

Full Application

Approved

Application number	Decision date	Submission date
<u>17/02480/FUL</u>	01/09/2017	24/05/2017

Application Summary

Erection of glazed roof veranda to the rear of the cottage and erection of a green house and potting shed building withing the garden.

Address

Tucking Mill Cottage, Tucking Mill Lane, Midford, Bath, Bath And North East Somerset, BA2 7DB

Listed Building Consent (Alts/exts)

Approved

Application number	Decision date	Submission date
<u>17/02481/LBA</u>	01/09/2017	24/05/2017

Application Summary

External alterations to facilitate erection of glazed roof veranda to the rear of the cottage.

Address

Tucking Mill Cottage, Tucking Mill Lane, Midford, Bath, Bath And North East Somerset, BA2 7DB

Agricultural & Forestry - Detailed matters

Approved

Application number	Decision date	Submission date
<u>W/13/00337/AGD</u>	08/03/2013	

Application Summary

Proposed steel frame extension for the additional storage of hay, straw and farm machinery

Address

Cleve Farm, Midford Lane, Limpley Stoke, Wiltshire, BA2 7DF

Full planning permission

Approved

Application number	Decision date	Submission date
<u>W/00/00126/FUL</u>	28/02/2000	

Application Summary

Erection of double garage and store on site of existing garage and store.

Address

Woodend, 51 Midford Lane, Midford, Bath, BA2 7DF

Full planning permission

Approved

Application number	Decision date	Submission date
<u>W/02/00447/FUL</u>	30/04/2002	

Application Summary

Single storey porch extension

Address

Woodend, 51 Midford Lane, Midford, Bath, BA2 7DF

Agricultural & Forestry - Detailed matters

Approved

Application number	Decision date	Submission date
<u>W/12/00235/AGD</u>	14/03/2012	

Application Summary

Replacement shed to store hay and straw

Address

Cleve Farm, Midford Lane, Limpley Stoke, Wiltshire, BA2 7DF

Full planning permission

Approved

Application number	Decision date	Submission date
<u>W/90/00425/FUL</u>	24/04/1990	

Application Summary

Extension and plastic dome pool cover

Address

Cleeve Rocks, 46 Midford Lane, Midford, Bath, BA2 7DF

Agricultural & Forestry - Detailed matters

Approved

Application number	Decision date	Submission date
<u>W/96/09008/AGD</u>	22/04/1996	

Application Summary

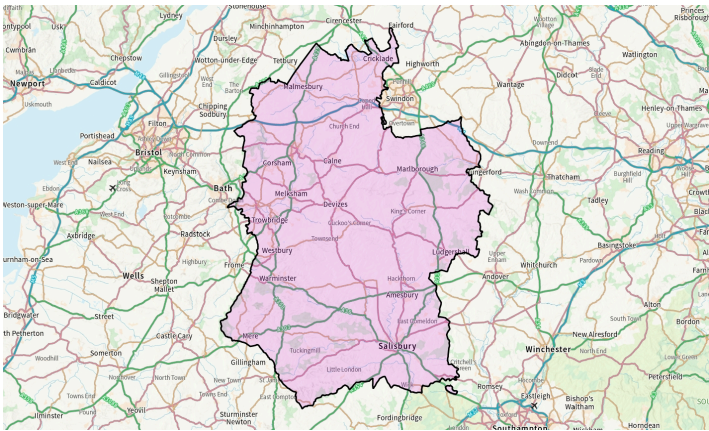
Hay barn

Address

48 Midford Lane, Midford, Bath, BA2 7DF

Planning Constraints

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



Tytl 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 & Environment

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 History

Local Planning Authorities (England and Wales)
Historic England

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

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