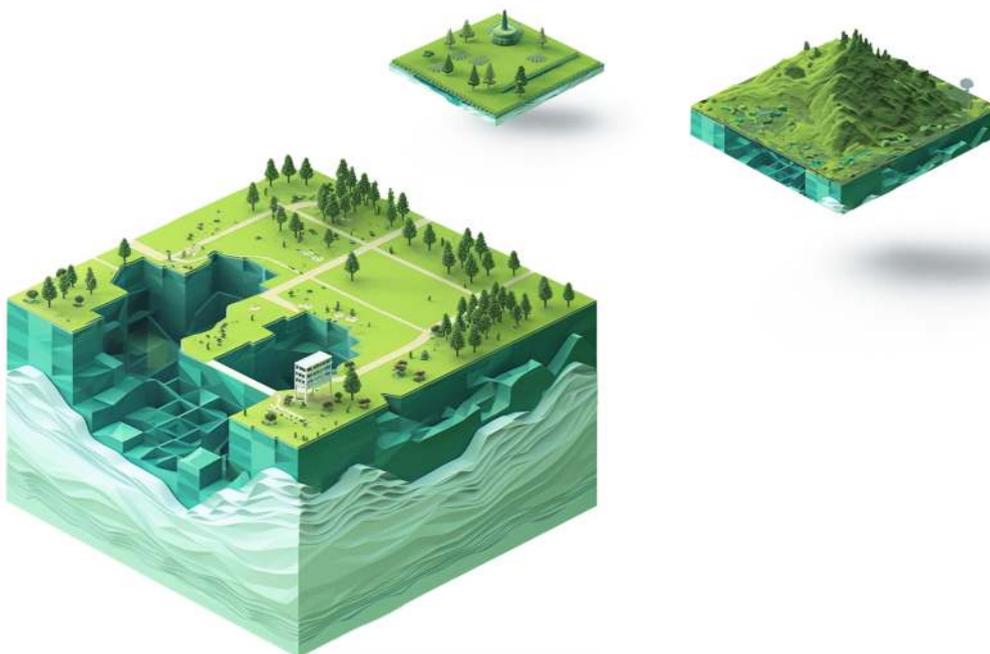


**ADDLAND**

# 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 at Gorse Lane

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

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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	AV205484
Title Class	Absolute freehold title
Estate interest	Estate in land
Area	2.77 acres / 1.12 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.

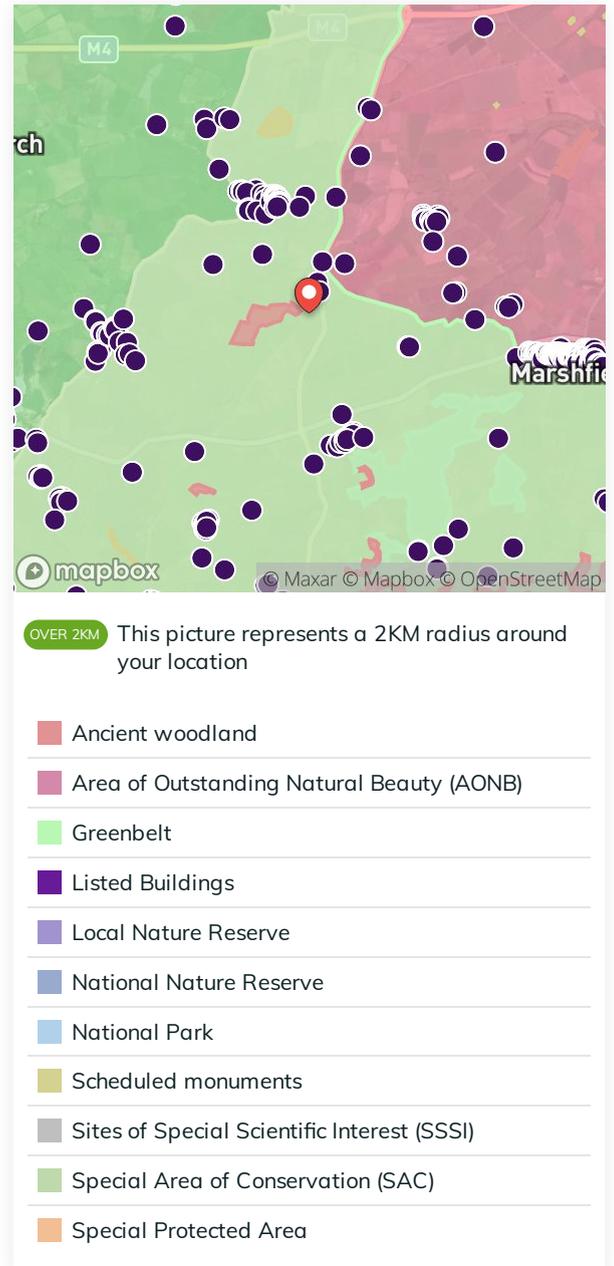
**Title Address** not available? Today there are more registered title numbers than there are postal addresses. Your report is based on the official boundaries of the title, so whilst sending a birthday card might be tricky, viewing hundreds of accurate data points and insights is still possible.

## 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	
Area of Outstanding Natural Beauty (AONB)	<b>0 metres</b>
Greenbelt	<b>0 metres</b>
Between 50 and 2000 metres from this land	
Listed Buildings	<b>56 metres</b>
Ancient woodland	<b>77 metres</b>
Sites of Special Scientific Interest (SSSI)	<b>1,975 metres</b>
Over 2000 metres from this land	
Scheduled monuments	<b>2,049 metres</b>
Local Nature Reserve	<b>3,759 metres</b>
Special Area of Conservation (SAC)	<b>9,156 metres</b>
National Nature Reserve	<b>18,055 metres</b>
Special Protected Area	<b>21,324 metres</b>
National Park	<b>51,837 metres</b>

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



### 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 **1,767 metres**

Current Flood Zone 3 **1,767 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) **23,185 metres**

Medium term (50 years) **23,183 metres**

Long term (+100 years) **23,181 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.

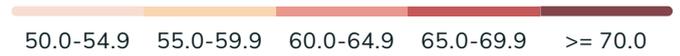


### Roads

	Motorway	3,258 metres
	A Roads	44 metres
	B Roads	3,501 metres
	Access and Minor Roads	4 metres
	Local Roads	1,765 metres
	Restricted Roads	424 metres

### Noise Pollution - Roads

Based on the proximity to noise zones, the estimated road noise pollution risk is: **55 - 65 decibels (dB)**



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

### Eco Transport

	Waterways	757 metres
	HS2 (High Speed Rail)	104,723 metres
	London Underground	96,593 metres



### Public Rights of Way

	Public Rights of Way	217 metres
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Find out more information on [Addland](#)

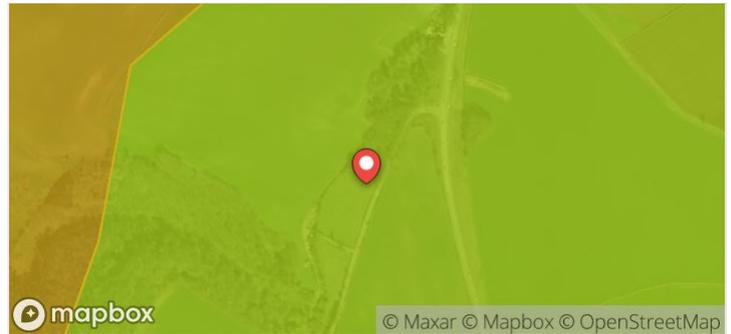
## Addland data tips

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](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 **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**

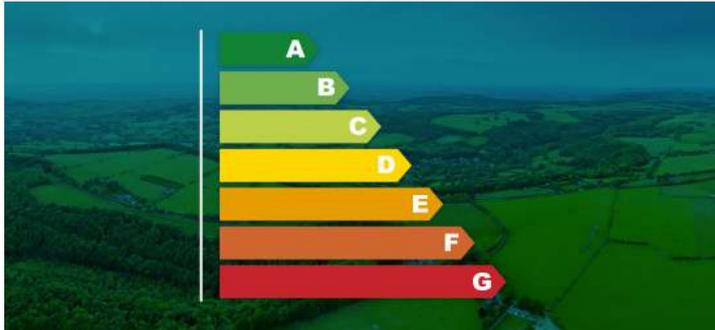
Find out more information on [Addland](#)

### 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

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                      **2,641 metres**
-  Underground cables                      **13,469 metres**
-  Towers and Pylons                      **2,641 metres**



### Distance to power stations

-  Nuclear station                      **23,910 metres**
-  Power station                      **3,226 metres**
-  Substation                      **4,077 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 Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">PK00/3217/F</a> Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF 30/11/2000 ✓ Approved Erection of replacement detached garage and 1....	Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">PK00/3219/LB</a> Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF 30/11/2000 ✓ Approved Erection of replacement detached garage and 1....
Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">P21/01052/F</a> Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF 25/02/2021 ✓ Approved Erection of 1no. marquee for a temporary period...	Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">PK14/0246/LB</a> Tollgate Oldfield Gate House Gloucester Road Dyrham Chippenham South Gloucestershire SN14 8LF 21/01/2014 ⌚ Withdrawn Demolition of existing conservatory, internal and...
Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">PK14/0245/F</a> Tollgate Oldfield Gate House Gloucester Road Dyrham Chippenham South Gloucestershire SN14 8LF 21/01/2014 ⌚ Withdrawn Demolition of existing conservatory and erection...	Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">P22/06094/TRE</a> Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF 24/10/2022 ✓ Approved Works to 1no. Beech tree to reduce in height by...
Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">DOC23/00057</a> Oldfield Gate House, Tollgate Tea Shop Gloucester Road Dyrham South Gloucestershire SN14 8LF 09/02/2023 ✓ Approved Discharge of condition 2 (external details)...	Application type Application number Address Submission date Status Application summary	◆ Historic applications <a href="#">P22/03384/F</a> Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF 20/06/2022 ✓ Approved Demolition of existing conservatory. Alterations t...

Application type	◆ Current applications
Application number	<a href="#">COM/17/0385/OD/5</a>
Address	Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF
Submission date	18/03/2020
Status	⌚ Undecided
Application summary	Appeal against: Without planning permission...

Application type	◆ Historic applications
Application number	<a href="#">PK04/0704/LB</a>
Address	Oldfield Gatehouse Dyrham South Gloucestershire SN14 8LF
Submission date	19/02/2004
Status	✔ Approved
Application summary	Amendment to previously approved scheme...

Application type	◆ Historic applications
Application number	<a href="#">DOC20/00093</a>
Address	Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF
Submission date	05/03/2020
Status	✔ Approved
Application summary	Discharge of conditions 1 (Stone Panel) and 2...

Application type	◆ Historic applications
Application number	<a href="#">PK18/5131/F</a>
Address	Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham Chippenham South Gloucestershire SN14 8LF
Submission date	12/11/2018
Status	✔ Approved
Application summary	Erection of single storey rear extension...

Application type	◆ Historic applications
Application number	<a href="#">P22/03381/LB</a>
Address	Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF
Submission date	20/06/2022
Status	✔ Approved
Application summary	Internal and external works to include demolition...

Application type	◆ Historic applications
Application number	<a href="#">DOC23/00049</a>
Address	Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham South Gloucestershire SN14 8LF
Submission date	09/02/2023
Status	✔ Approved
Application summary	Discharge of condition 2 (Construction traffic...

Application type	◆ Historic applications
Application number	<a href="#">PK18/5137/LB</a>
Address	Tollgate Tea Shop Oldfield Gate House Gloucester Road Dyrham Chippenham South Gloucestershire SN14 8LF
Submission date	12/11/2018
Status	✔ Approved
Application summary	Application to retain the works carried out for...

Application type	◆ Current applications
Application number	<a href="#">P91/2784/L</a>
Address	Tollgate Tea Rooms Dyrham
Submission date	04/12/1991
Status	✔ Approved
Application summary	Erection of conservatory for use as extension to...

Application type	◆ Current applications
Application number	<a href="#">P91/2783</a>
Address	Tollgate Tea Rooms Dyrham
Submission date	04/12/1991
Status	✔ Approved
Application summary	Erection of conservatory for use as extension to...

Application type	◆ Current applications
Application number	<a href="#">P92/1862/A</a>
Address	Land Opposite Turnpike Tearooms Dyrham
Submission date	26/05/1992
Status	✘ Rejected
Application summary	Display of freestanding advance direction sign...

## Planning Constraints

Local Planning Authority (LPA)	<u><a href="#">South Gloucestershire LPA</a></u>
LPA Size	132,636 acres / 53,676 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)

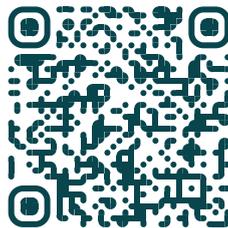


### Planning History

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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