



3 Market Place
Marshfield
SN14 8NP
T 01225 891033
E enquiries@davismeade.co.uk

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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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

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

Phone **01225891033**

Email **enquiries@davismeade.co.uk**

Title Summary



Title number **GR226997**

UPRN No data available

Title class	Number of registered polygons
Absolute freehold title	1
Estate interest	Use class
Estate in land	Construction Site

Ownership

Title number **GR226997**

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.


[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	0.89 acres / 0.36 hectares
District	South Gloucestershire
Parish	Marshfield
County	South Gloucestershire
Local Authority	South Gloucestershire



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 **GR255683**
 Name **Private or Unknown**
 Category **No data available**
 Tenure **No data available**

Neighbouring title

Title Number **GR233797**
 Name **Private or Unknown**
 Category **No data available**
 Tenure **No data available**

Neighbouring title

Title Number **GR249390**
 Name **Private or Unknown**
 Category **No data available**
 Tenure **No data available**

Neighbouring title

Title Number **GR352674**
 Name **South Gloucestershire District Council**
 Category **Local Authority**
 Tenure **Freehold**

Neighbouring title

Title Number **GR352696**
 Name **South Gloucestershire District Council**
 Category **Local Authority**
 Tenure **Freehold**

Neighbouring title

Title Number **GR413285**
 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 **GR439855**
 Name **Doric Developments (Bath) Limited**
 Category **Company Owned**
 Tenure **Freehold**

Neighbouring title

Title Number **AV119346**
 Name **Private or Unknown**
 Category **No data available**
 Tenure **No data available**

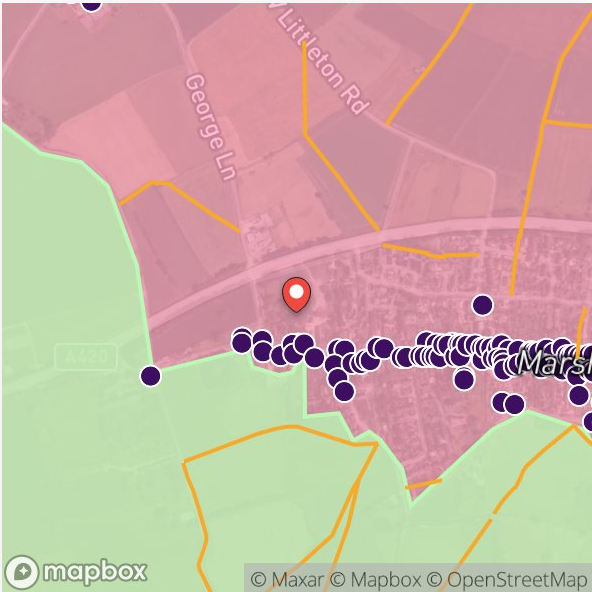
Neighbouring title

Title Number **AV196731**
 Name **Private or Unknown**
 Category **No data available**
 Tenure **No data available**

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	
Within 50 metres from this land		Medium risk
Listed Buildings	22 metres	
Between 50 and 2000 metres from this land		
Greenbelt	52 metres	
Public Rights of Way	104 metres	
Sites of Special Scientific Interest (SSSI)	0.599 km	
Ancient Woodland	1.859 km	
Over 2000 metres from this land		
Scheduled Monuments	3.12 km	
Local Nature Reserve	6.60 km	
Special Area of Conservation (SAC)	7.44 km	
National Nature Reserve	20.97 km	
Special Protected Area	23.33 km	
National Park	54.67 km	
To view all mapped data layers interactively view the report on tytl.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
- Public Rights of Way
- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protected Area

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	0.97 km
Current Flood Zone 3	0.97 km

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	0 metres
Med: 1-3.3% annual chance	0 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)	25.84 km
Long term (to 2105)	25.84 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:
3 - Low Pollution Levels.
Enjoy your usual outdoor activities

This is the same as the regional average of 3.



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



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](#).



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 [Tytl](#)

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	4.34 km
	A Roads	21 metres
	B Roads	4.86 km
	Access and Minor Roads	41 metres
	Local Roads	7 metres
	Restricted Roads	71 metres

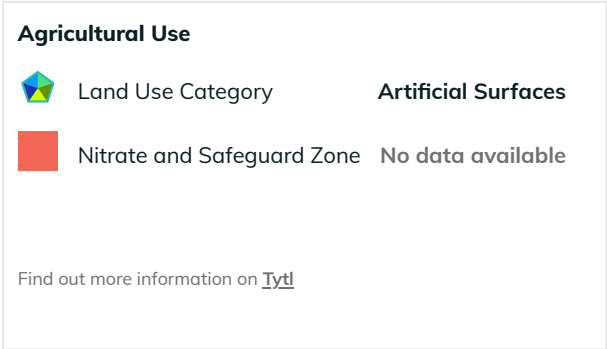
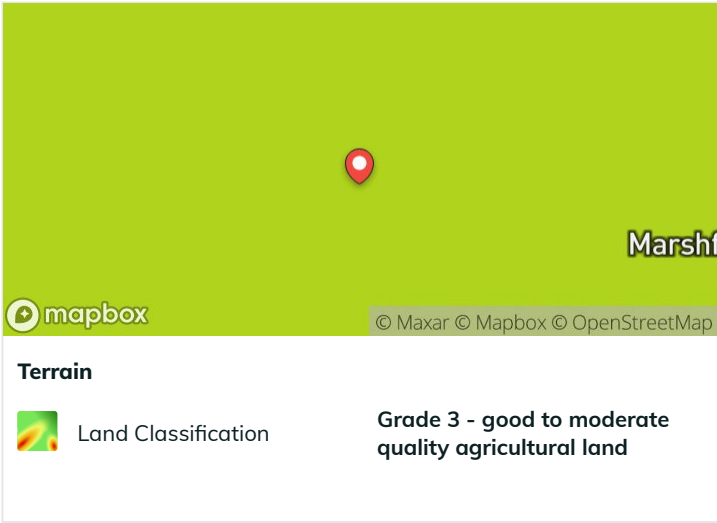
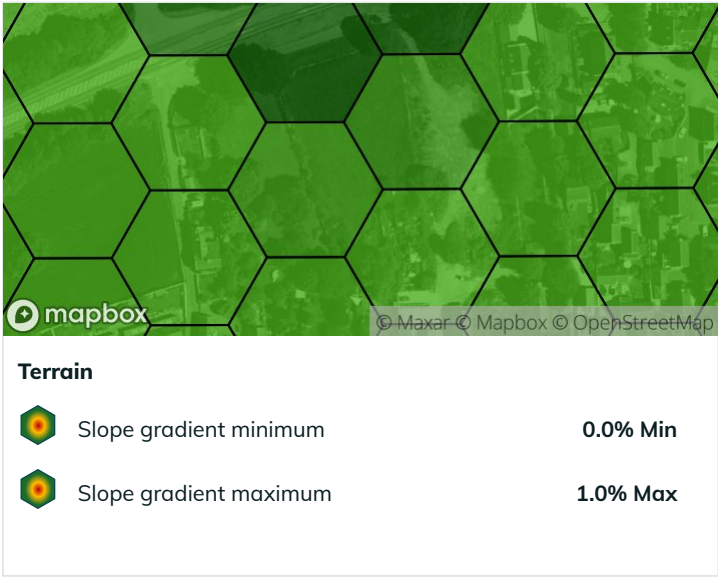
Transport		
	Almshouses	87 metres
	South Wraxall Turn	7.69 km
	Bath Spa	9.70 km
	Oldland (Avon Valley Railway)	10.05 km
	Netham Lock Ferry Terminal	15.90 km

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.




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	26.20 km
	Power station	5.74 km
	Substation	7.01 km



Distance to National Grid Lines

	Overground cables	229 metres
	Underground cables	5.88 km
	Towers and Pylons	3.50 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

Works to Trees

Undecided

Application number

[P26/01911/TRE](#)

Submission date

24/08/2026

Application Summary

Works to 1no. Yew to crown reduction of approx 1-1.5 metres and to leave a finished height of 6 metres and a radial spread of 5 metres covered by Tree Preservation Order SGTPO 17/06 dated 21 November 2006.

Address

Harefurlong 31 Back Lane Marshfield South Gloucestershire SN14 8NQ

Trees in Conservation Area

Undecided

Application number

[P26/01570/TCA](#)

Submission date

13/07/2026

Application Summary

Works to fell 1no Pine Tree, 1no Leylandii Tree and 1no Lawson cypress Sycamore Tree. Works to 1no Sycamore Tree to pollard back to previous pruning points all within Marshfield Conservation Area.

Address

Tanners Court Tanners Lane Marshfield South Gloucestershire

Full Planning

Undecided

Application number

[P25/02536/F](#)

Submission date

04/11/2025

Application Summary

Conversion of outbuilding to form 1no. self Build dwelling (Class C3) with associated works.

Address

Apple Tree Barn 37 Back Lane Marshfield South Gloucestershire SN14 8NQ

Full Planning

Undecided

Application number

[P25/00357/F](#)

Submission date

11/02/2025

Application Summary

Erection of 1no. replacement dwelling and associated works.

Address

2B Sheepfair Lane Marshfield South Gloucestershire SN14 8NA

Trees in Conservation Area

Approved

Application number

[P26/01569/TCA](#)

Decision date

25/08/2026

Submission date

13/07/2026

Application Summary

Works to 1no. Beech, to reduced by approximately 3 metres to leave at a finished height of approximately 3 metres. Works to fell 1no. Holly.

Address

Fairfield House Back Lane Marshfield South Gloucestershire SN14 8NQ

Trees in Conservation Area

Approved

Application number

[P26/01345/TCA](#)

Decision date

28/07/2026

Submission date

15/06/2026

Application Summary

Works to crown reduce 1no Jacquemontii birch Tree by 2m in height, crown lift by 2m and crown thin by 20% all within Marshfield conservation area.

Address

95 High Street Marshfield South Gloucestershire SN14 8LT

Householder

Approved

Application number	Decision date	Submission date
<u>P26/00882/HH</u>	17/06/2026	13/04/2026

Application Summary

Installation of solar film PV panels on south facing roof.

Address

Tin Barn High Street Marshfield South Gloucestershire SN14 8LU

Trees in Conservation Area

Approved

Application number	Decision date	Submission date
<u>P26/00843/TCA</u>	21/05/2026	09/04/2026

Application Summary

Works to fell 2.no Ash Trees and 1.no Acer Tree. Works to crown reduce 1.no Beech Tree by 2m and works to crown reduce 1.no Holly Tree by 1m. Trees situated within the Marshfield conservation area.

Address

112A High Street Marshfield South Gloucestershire SN14 8LS

Removal Var Con Sec73

Approved

Application number	Decision date	Submission date
<u>P26/00608/RVC</u>	27/04/2026	13/03/2026

Application Summary

Variation of condition 4 attached to permission P25/02942/HH to amend the wording of the condition. Demolition of existing garage/workshop. Erection of single storey side and rear wrap around extension to form additional living accommodation. Erection of front porch. Removal of front low stone wall and installation of new driveway with access, parking and associated works.

Address

The Paddocks 3 Robbins Close Marshfield South Gloucestershire SN14 8NE

Trees in Conservation Area

Approved

Application number	Decision date	Submission date
<u>P26/00492/TCA</u>	14/04/2026	03/03/2026

Application Summary

Works to fell 1.no Oak Tree (T1). Tree situated within Marshfield Conservation Area.

Address

128 High Street Marshfield South Gloucestershire SN14 8LU

Discharge of Conditions

Approved

Application number	Decision date	Submission date
<u>DOC26/00025</u>	11/02/2026	29/01/2026

Application Summary

Dischage of condition 11 (Verification Report) attached to permission P22/05909/F - Demolition of existing outbuilding; conversion and extension of existing building to form 2 no. dwellings with a detached garage; erection of 7no. new dwellings with associated access and landscaping works.

Address

Land At And North Of 136 High Street Marshfield South Gloucestershire SN14 8LU

Householder

Approved

Application number	Decision date	Submission date
<u>P26/00183/HH</u>	17/07/2026	28/01/2026

Application Summary

Erection of two storey side and single storey rear extension to form additional living accommodation.

Address

16 Hibbs Close Marshfield South Gloucestershire SN14 8LN

Householder

Approved

Application number	Decision date	Submission date
<u>P25/02942/HH</u>	13/02/2026	19/12/2025

Application Summary

Demolition of existing garage/workshop. Erection of single storey side and rear wrap around extension to form additional living accommodation. Erection of front porch. Removal of front low stone wall and installation of new driveway with access, parking and associated works.

Address

The Paddocks 3 Robbins Close Marshfield South Gloucestershire SN14 8NE

Non Material Amendment

Approved

Application number	Decision date	Submission date
<u>P25/02864/NMA</u>	07/01/2026	10/12/2025

Application Summary

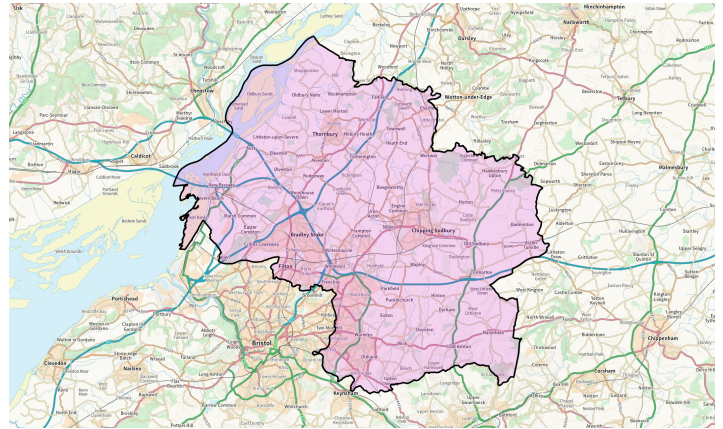
Non-material amendment to planning permission P22/05909/F to reduce the entrance timber adjacent to front door, glazing bar adjusted, rooflight added to Bedroom 1, velux removed and dormer width increased for Bedroom 4, window privacy screening added to kitchen & Bedroom 1 (matching other units) and rooflight removed, and, rear wall to garage/carport lowered in height.

Address

136 High Street Marshfield SN14 8LU

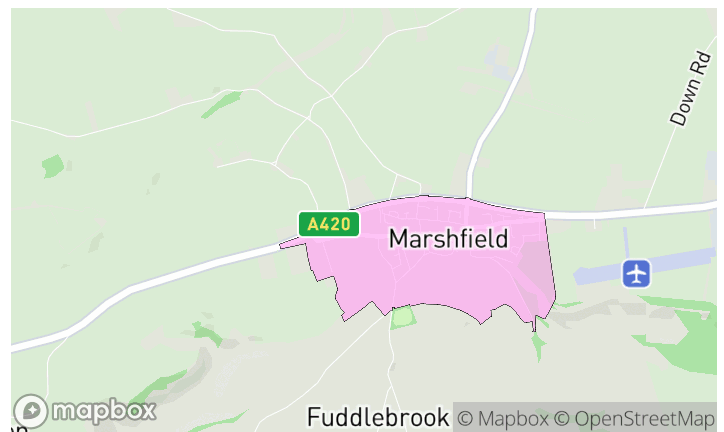
Planning Constraints

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



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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