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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

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tytl

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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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	10.19 acres / 4.12 hectares
District	Bath and North East Somerset
Parish	Hinton Blewett
County	Bath and North East Somerset
Local Authority	Bath and North East Somerset



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 **ST246320**

Name **Widcombe Estate Ltd**

Category **Company Owned**

Tenure **Freehold**

Neighbouring title

Title Number **ST396306**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **ST401970**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **AV186761**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

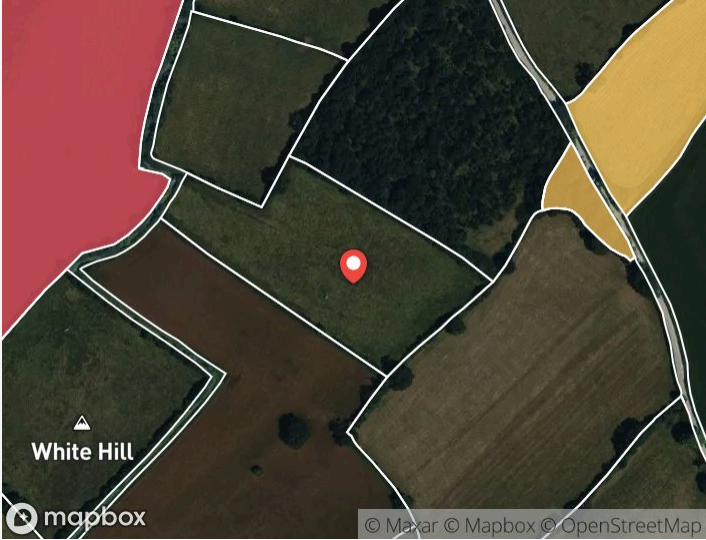
Neighbouring title

Title Number **ST400721**

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 **AV162388**

Name **Private or Unknown**

Category **No data available**

Tenure **No data available**

Neighbouring title

Title Number **AV185480**

Name **Private or Unknown**

Category **No data available**

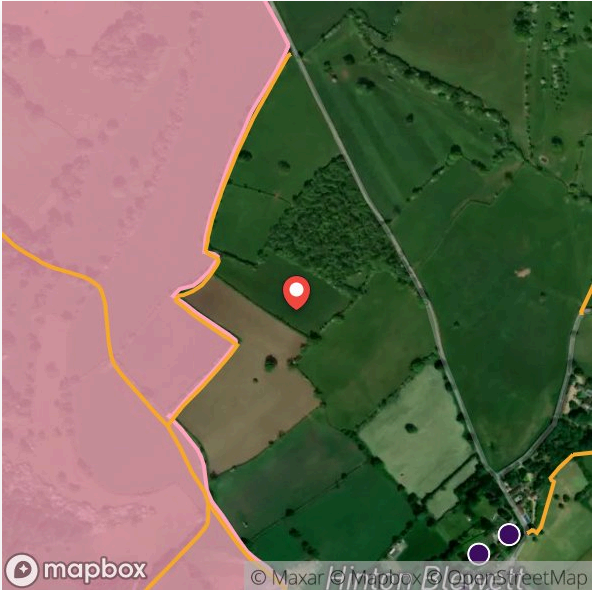
Tenure **No data available**

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
Public Rights of Way	2 metres
Between 50 and 2000 metres from this land	
Sites of Special Scientific Interest (SSSI)	432 metres
Listed Buildings	458 metres
Scheduled Monuments	1.08 km
Greenbelt	1.114 km
Special Protected Area	1.567 km
Ancient Woodland	1.66 km
Over 2000 metres from this land	
Local Nature Reserve	2.96 km
Special Area of Conservation (SAC)	4.58 km
National Nature Reserve	5.54 km
National Park	52.30 km

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



This picture represents a 500m radius around your location

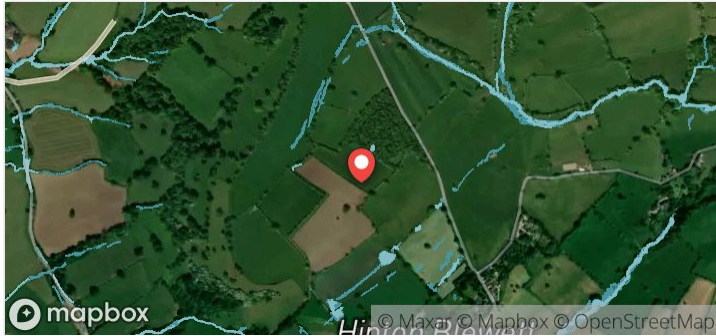
- Ancient Woodland
- Greenbelt
- Listed Buildings
- Local Nature Reserve
- National Nature Reserve
- National Park
- National Landscapes
- Public Rights of Way
- Scheduled Monuments
- Sites of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protected Area

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	0.52 km
Current Flood Zone 3	0.54 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	2 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)	22.83 km
Long term (to 2105)	22.83 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.**

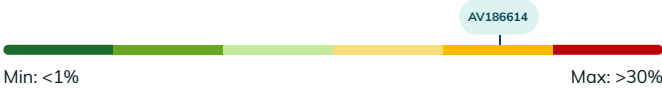


*Data is taken from the daily air quality index (DAQI) from the previous month. Find out more information on [Tytl](#)



Radon Gas Potential Risk

The area has a maximum Radon Gas Risk of **Level 5.**
This is above the national average of **Level 3.**

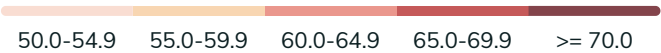


If you are concerned about high radon gas risk levels, you can order a home measurement pack from the [UK Health Agency](#).



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.




Eco Transport

	Waterways	322 metres
	HS2 (High Speed Rail)	127.04 km
	London Underground	113.21 km

Roads

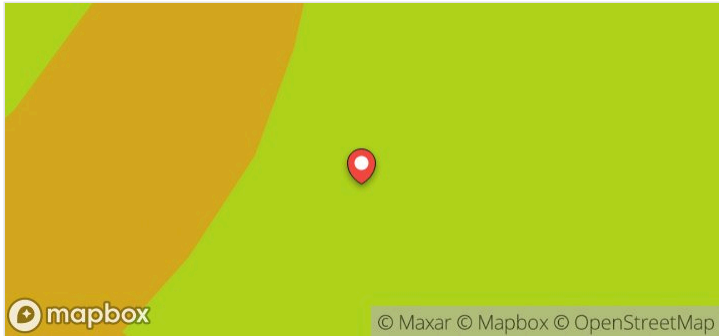
	Motorway	16.59 km
	A Roads	1.70 km
	B Roads	1.65 km
	Access and Minor Roads	102 metres
	Local Roads	0.72 km
	Restricted Roads	379 metres

 **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 **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 **NVZ Eutrophic SgZ Drinking water (Surface)**

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	36.64 km
 Power station	6.02 km
 Substation	4.85 km

Distance to National Grid Lines

 Overground cables	0 metres
 Underground cables	5.98 km
 Towers and Pylons	15.68 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 History

Review any current and historic planning applications for this title. You are able to explore each application in more detail by clicking on the application number and reviewing the full application on the local planning authority portal.

To view more planning applications for this title head to the research map on [Tytl](#) to use the full planning application data layer and filters.

Archived planning applications

Pre-App - EIA Screening Opinion		Undecided	Pre-App - EIA Screening Opinion		Undecided
Application number	Submission date		Application number	Submission date	
15/02926/SCREEN	26/06/2015		15/03683/SCREEN	13/08/2015	
Application Summary			Application Summary		
Request for screening opinion for single 225KW wind turbine.			Erection of a single 225KW wind turbine on land owned by Home Farm.		
Address			Address		
Parcel 9132, Back Lane, Hinton Blewett, Bristol,			Parcel 9132, Back Lane, Hinton Blewett, Bristol,		

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.

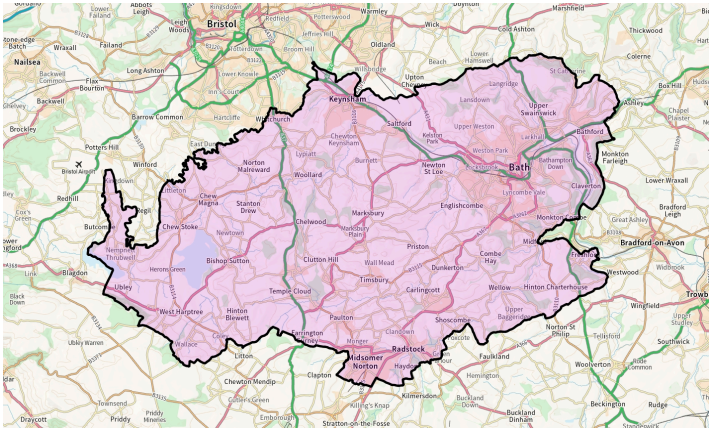
To view more planning applications in the area head to the research map on [Tytl](#) to use the full planning application data layer and filters.


Nearby planning applications

<h3>Full Application Approved</h3> <table border="1"> <thead> <tr> <th>Application number</th> <th>Decision date</th> <th>Submission date</th> </tr> </thead> <tbody> <tr> <td>17/05607/FUL</td> <td>15/01/2018</td> <td>16/11/2017</td> </tr> </tbody> </table> <p>Application Summary Erection of a single storey storage shed with a single stable</p> <p>Address Westend Farmhouse , Upper Road, Hinton Blewett, Bristol, BS39 5AR</p>	Application number	Decision date	Submission date	17/05607/FUL	15/01/2018	16/11/2017	<h3>Cert of Lawfulness (Proposed) 192 Approved</h3> <table border="1"> <thead> <tr> <th>Application number</th> <th>Decision date</th> <th>Submission date</th> </tr> </thead> <tbody> <tr> <td>07/03036/CLPU</td> <td>19/12/2007</td> <td>05/10/2007</td> </tr> </tbody> </table> <p>Application Summary Application for a Certificate of Lawful Development for Proposed Use of a mobile field shelter as a shed for a small tractor and associated attachments</p> <p>Address Westend Farm, Back Lane, Hinton Blewett, BS39 5AR</p>	Application number	Decision date	Submission date	07/03036/CLPU	19/12/2007	05/10/2007
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00/00276/REN	20/03/2000	09/02/2000											

Planning Constraints

Local Planning Authority (LPA)	<u>Bath and North East Somerset LPA</u>
LPA Size	86,764 acres / 35,112 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)



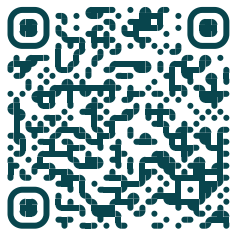
Investment & Values

HM Land Registry
Energy Performance Certificate Register (EPC)
National House Price Index (HPI)



Planning History

Local Planning Authorities (England and Wales)
Historic England



Scan the code to access the digital version of this report on [Tytl.com](https://tytl.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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