

Property constraints — BA1 1LZ

This is not a local authority search (LLC1 or CON29). It gathers open government data for one postcode point. Your conveyancer and lender still need the official search.

1. Location

Postcode	BA1 1LZ
Local authority	Bath and North East Somerset
Ward	Kingsmead

2. Designations at this point

Scheduled monument	The Roman Baths and site of Roman town, Bath — official document
World Heritage Site	City of Bath (since 1987) — official document
Conservation area	Bath (since 1968) — official document

3. Listed buildings within about 100 m (33)

6-9, ABBEY CHURCH YARD	Grade II · list entry 1393988
10, ABBEY CHURCH YARD	Grade II · list entry 1393997
11 AND 12, ABBEY CHURCH YARD	Grade II · list entry 1394003
13, ABBEY CHURCH YARD	Grade II · list entry 1394005
GENERAL WADE'S HOUSE	Grade I · list entry 1394012
GRAND PUMP ROOM	Grade I · list entry 1394019
MUSEUM SHOP, FORMERLY CONCERT ROOM	Grade II* · list entry 1394020
ROMAN BATHS MUSEUM	Grade I · list entry 1394021
1-8, BATH STREET	Grade I · list entry 1394178
ST CATHERINE'S HOSPITAL	Grade II · list entry 1394758
NOS. 1 AND 2 THE ROUNDHOUSE	Grade II · list entry 1395173
3, STALL STREET	Grade II · list entry 1395174

4. What this means

Scheduled monument	Works need scheduled monument consent from the Secretary of State. Ancient Monuments and Archaeological Areas Act 1979, s. 2
World Heritage Site	A strong material consideration in planning decisions. National Planning Policy Framework
Conservation area	Demolition and many external changes need planning permission; permitted development rights are narrower; trees are protected (6 weeks' notice to the council before work). Planning (Listed Buildings and Conservation Areas) Act 1990, ss. 69-74; Town and Country Planning Act 1990, s. 211

Explanations drafted with the help of artificial intelligence from the legislation cited; they are general and are not legal advice.

5. House prices in Bath and North East Somerset (2025)

All standard sales — median	£400,000 (2,845 sales)
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Detached	£595,000 (649 sales)
Semi-detached	£395,000 (730 sales)
Terraced	£375,000 (897 sales)
Flat	£275,000 (569 sales)

6. What the official search costs

Shropshire (April 2024)	£116.00
Ipswich (April 2025)	£186.50
Ealing (April 2026)	£198.60
Colchester (April 2026)	£235.90
Croydon	£323.06

LLC1 and CON29 residential fees including VAT, from council fee pages. Your conveyancer may add a fee. This report does not replace that search.

7. Before you exchange

1. Have your conveyancer order the official local authority search (LLC1 and CON29): your lender will require it.
2. Check whether past alterations had the consent they needed: in a conservation area or on a listed building, liability passes to the new owner.
3. Read the conservation area appraisal and any Article 4 direction before planning an extension, new windows or a change of use.
4. The check reads one point: ask the council to confirm when a boundary runs close to the property.
5. Order the title register: this report says nothing about owners, mortgages or covenants.

Sources

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