

MCP SERVER

NO CODE

CLOUD HOSTED

# LandTech MCP

Analyze land ownership and zoning rules instantly.

LandTech MCP connects your AI agent to comprehensive geospatial intelligence for real estate. Research land ownership records, check zoning rules, track planning applications, and assess development risks using natural conversation. Find parcels by size or location, get detailed title information, and monitor construction activity from a single prompt.

**A+** Quality Score 100/100

geospatial-intelligence

land-search

property-development

planning-applications

ownership-records

site-assessment



# The infrastructure that powers AI agents in the real world.



Vinkius connects AI to the world's software through secure, enterprise-grade infrastructure — enabling real-world execution at scale, built on the Model Context Protocol (MCP).

# Your AI Connections Run Through Vinkius Cloud

The world's largest  
managed MCP catalog

Vinkius is the cloud infrastructure where AI agents connect to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

*The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.*

— Architecture principle

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## Four Pillars of the Vinkius Runtime

### 01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

### 03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

### 02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

### 04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

**AES-256**

Encryption at rest

**Ed25519**

PKI vault signatures

**24h TTL**

Ephemeral session keys

**V8 Isolate**

Sandboxed execution

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## One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

MCP ENDPOINT

`https://edge.vinkius.com/{token}/mcp`

Claude



Cursor



VS Code



Windsurf



Grok



Gemini

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## Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

**01 — Ed25519 PKI Vault**

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

**02 — V8 Isolate Sandboxing**

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

**03 — SSRF Guard**

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

**05 — Cryptographic Audit Trail**

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

**04 — DLP & PII Redaction**

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

**06 — Honeypot Trap System**

Phantom credentials are injected into isolated environments. If a honeypot is used outside Vinkius infrastructure, the server is quarantined instantly.

## Emergency Kill Switch

EU AI Act Art. 14(1)  
Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

**01 — Server deactivated**

The MCP server is immediately taken offline across the entire cluster.

**02 — All tokens revoked**

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

**03 — WebSocket connections killed**

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

## Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

**Control Plane**

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

**FinOps**

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

**Firewall & DLP**

PII redaction activity, sensitive data protection counters, and security event timeline.

**Agent Activity**

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

**Tool Health**

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

**Incident Log**

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

Get started at [cloud.vinkius.com](https://cloud.vinkius.com) — connect your AI agent in under 60 seconds.

# LandTech MCP

12 tools available

Cloud-hosted on Vinkius

This MCP lets you pull deep property data right into your workflow. Instead of clicking through dozens of municipal websites or juggling separate ownership databases, you talk to your AI agent. You can ask it to find land parcels that meet specific criteria—say, over two acres in an area zoned for mixed-use development. It'll handle the complex searches and zoning checks automatically. Need to know who owns a site? Use the ownership tools to pull title information immediately. Want to see if building there is risky? Check environmental constraints or flood risk data. You can monitor everything from historical planning applications to current construction pipelines, all without leaving your chat client. It's powerful stuff; it's exactly what Vinkius built this catalog for.

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## Core Capabilities

### 01 — Find available land parcels

Search large tracts of undeveloped or underutilized land based on specific geographic coordinates, minimum size requirements, and desired zoning type.

### 03 — Track municipal planning decisions

Access the latest zoning policies, track pending applications, and view historical planning permissions for a specific site.

### 05 — Benchmark property values

Pull data on similar recent sales in the region to get an accurate guide for comparable market pricing.

### 02 — Analyze property title history

Retrieve official ownership records and detailed title information for any given parcel to verify current legal status.

### 04 — Assess development risks

Check environmental factors like flood risk, conservation area status, or necessary biodiversity net gain requirements before starting a project.

# One Click on Vinkius — From Prompt to Execution

Available at [vinkius.com/mcp/landtech](https://vinkius.com/mcp/landtech) — connect your AI agent in three steps.

- 01** First, subscribe to this MCP and enter your LandTech API Key into Vinkius.
- 02** Next, prompt your AI agent with a specific request, such as 'Find brownfield sites near London zoned for retail'.
- 03** Your agent executes the necessary lookups using the tools, compiling ownership data, planning history, and site constraints into one clear response.

The bottom line is you get immediate, cross-referenced property intelligence without manual database querying.

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## Built For

This connector is essential for anyone whose job involves validating the feasibility of a physical site. It's for the developer who needs to know if a patch of land is legally viable, or the estate agent who can't afford to guess at market comps.

### Property Developer

Determines if a potential site meets zoning requirements and tracks the entire planning lifecycle from initial application to final build.

### Real Estate Agent

Pulls accurate comparable sales data and ownership records instantly, giving clients confidence in the property's value and history.

### Urban Planner

Monitors regional policies and environmental constraints across multiple sites to ensure project compliance before design work begins.

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## What Changes When You Connect

- 01** Stop guessing about feasibility. Instead of making assumptions, use the `get_site_constraints` tool to check flood risk or conservation area status before you commit resources.

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- 02** You can validate a site's legal standing immediately. The `get_ownership_title` tool pulls official ownership records, replacing weeks of manual title searches.
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- 03** Don't waste time on outdated market data. Use the `get_price_comparables` function to get real-time sales guidance and accurately price properties for listing.
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- 04** Need to know what's possible? Combine `search_land_parcels` with `get_planning_policy` in one prompt. You instantly narrow down development opportunities based on actual local rules.
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- 05** Track the full life cycle of a project. From initial zoning checks ( `get_planning_details` ) to monitoring construction activity, you see the entire timeline.
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## Real-World Applications

### Evaluating an old industrial site for conversion

A developer prompts the agent: 'Search land parcels near the river with brownfield zoning.' The MCP responds by listing viable sites, checking environmental constraints using `get_site_constraints`, and providing regional market data via `get_real_estate_market_data` to calculate potential ROI.

### Verifying zoning compliance for new housing

A planner needs to know if a proposed development is allowed. They ask the agent to check planning history and policy using `get_planning_details` and `list_local_authority_plans`. The result confirms if the desired use aligns with current municipal rules.

### Listing a unique historical property

An agent needs a full background report. They ask the agent for ownership details, which triggers `get_ownership_title`. The result instantly shows past owners and any associated legal constraints, improving the listing's credibility.

### Pitching a major mixed-use project

A developer asks for all relevant data on a target area. The MCP runs several checks, including `search_urban_planning` to show recent activity and `get_building_data` to assess existing structures, creating a comprehensive pitch deck summary.

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# Patterns to Avoid

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## Treating the agent like a general search engine

### ✗ AVOID

Asking the agent: 'Tell me about London real estate.'  
The response is useless because it lacks specific geographic or legal context.

### ✓ INSTEAD

Instead, ask for specifics. Use ``search_land_parcels`` to find parcels over 2 acres in Wandsworth with residential zoning. This forces a targeted data pull.

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## Forgetting the planning policy layer

### ✗ AVOID

A developer finds a large parcel via a simple search and assumes it's ready for building.

### ✓ INSTEAD

Always cross-reference potential sites. After finding a parcel, use ``get_planning_policy`` to confirm if that site is actually allowed under current local regulations.

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## Ignoring ownership history

### ✗ AVOID

An agent lists a property without knowing the full legal title chain.

### ✓ INSTEAD

Before listing or negotiating, run ``get_ownership_title`` to get the complete and verifiable ownership records. This protects both you and your client.

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## The Right Fit

Use this MCP if your job requires validating physical assets against complex legal and environmental rules. You need to know *if* a site can be developed, not just *where* it is located. If your goal is purely market trend analysis (e.g., 'What's the average price increase in Q3?'), you might only need `get_real_estate_market_data`. However, if that data needs to be tied back to a specific parcel's zoning or ownership status, this MCP is mandatory because it links those disparate datasets together. Don't use this if you just need simple mapping; you need the deep, structured intelligence provided by tools like `search_land_parcels` and `get_site_constraints`. If you are only checking for general building codes without parcel-level detail, a generic code library might suffice, but nothing beats the depth of LandTech.

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## The Headache of Property Due Diligence

Today, doing property due diligence means opening six different browser tabs: one for zoning maps, one for ownership records, one for planning applications, and three more for environmental reports. You're manually copy-pasting parcel IDs between these sites, cross-referencing dates, and hoping you didn't miss a crucial policy update that invalidated your entire project.

With this MCP, you just talk to your agent. Tell it the address or criteria, and it runs all those checks—ownership, zoning, flood risk, planning history—and spits out one consolidated report. It's not just summarizing data; it's synthesizing compliance.

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## LandTech MCP Provides Deep Geospatial Intelligence

The tedious process of manually searching for available land parcels, then checking zoning policies separately, and finally verifying the title status is gone. You feed it one prompt, and it handles `search_land_parceLs`, `get_planning_policy`, and `get_ownership_title` in sequence.

This means you move from hours of clicking through government portals to getting an actionable answer in seconds. It's a massive shift in speed and reliability.

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# LandTech: 12 Geospatial Intelligence Tools

These tools allow your AI agent to perform every necessary step of property due diligence, from checking title records to finding ideal development parcels.

#	TOOL	DESCRIPTION
01	<code>get_api_status</code>	Checks the connection status of your LandTech account within the AI agent.
02	<code>get_price_comparables</code>	Finds and retrieves data on recent property sales that are similar to a target location or size.
03	<code>get_site_constraints</code>	Checks for environmental risks like flood zones, protected areas, or other development limitations at a site.
04	<code>get_real_estate_market_data</code>	Retrieves broad regional market insights and statistical data points to gauge local economic health.
05	<code>get_planning_details</code>	Gets specific, detailed information on a property's current or past planning applications.
06	<code>get_planning_policy</code>	Accesses the official local authority policy documents that govern development in an area.
07	<code>get_building_data</code>	Retrieves specific physical details about a property, such as its square footage or construction age.
08	<code>get_ownership_title</code>	Pulls the official title and history of ownership records for a designated parcel.
09	<code>list_local_authority_plans</code>	Lists the regional policies and guidelines set by local governing bodies.
10	<code>list_saved_sites</code>	Displays a list of property sites or portfolios you have previously saved within your LandTech account.
11	<code>search_land_parcel</code>	Searches for undeveloped land parcels based on defined location, size parameters, and zoning criteria.
12	<code>search_urban_planning</code>	Finds active or recently closed planning applications filed within a specific urban area.

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## See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

### **U** Search for development sites over 2 acres in London with residential zoning.



12 sites found (>2 acres, residential zoning, London). Top: 1) Wandsworth — 3.2 acres, £8.5M guide, owner: Development Trust Ltd. 2) Hackney — 2.8 acres, £12M, greenfield. 3) Lewisham — 2.1 acres, £6.2M, brownfield (former industrial). Flood risk: Low (10 sites), Medium (2). Planning history: 8 sites with prior applications.

### **U** Show ownership details and planning history for the Wandsworth site.



Wandsworth site (3.2 acres): Owner: Development Trust Ltd (since 2019). Title: FH. Previous: Southbank Properties (2015-2019). Planning: 2 applications. 1) 2022 — 'Mixed-use development, 120 units + retail' — Approved . 2) 2020 — 'Residential 80 units' — Withdrawn. Constraints: Conservation area buffer (partial), Tree Preservation Order (2 trees). Flood risk: Low. Transport: Zone 3.

### **U** List recent planning applications in Hackney and show environmental constraints.



Hackney planning (last 90 days): 14 applications. Approved: 8. Pending: 4. Refused: 2. Major: 'King's Row — 200 units' (pending, 2.8 acres). Environmental: Air quality: Moderate. Noise: AQMA zone. Green space: 15% requirement. Heritage: 3 listed buildings nearby. Biodiversity: Net gain required.

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# Frequently Asked Questions

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## 01 How does LandTech MCP handle zoning rules?

It checks current local planning policies using `get\_planning\_policy` and lists available land parcels based on specific zoning criteria, giving you a clear view of what's permissible.

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## 02 Can I check if a site is safe for development with LandTech MCP?

Yes. The `get\_site\_constraints` tool checks multiple risks, including flood zones and environmental protection status, so you know exactly what hurdles exist before building.

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## 03 What kind of ownership information does get\_ownership\_title provide?

This tool retrieves the official title history and current legal owner for a parcel, verifying who holds the deed and when key transfers occurred.

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## 04 Does LandTech MCP help me find investment opportunities?

You can use `get\_price\_comparables` alongside `search\_land\_parcels`. This lets you identify under-priced or highly desirable land based on recent sales data.

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## 05 Is LandTech MCP better than just searching Google for planning applications?

Yes, because it's structured. Instead of general web search results, the `search\_urban\_planning` tool pulls verified records directly from official municipal databases.

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# Go Live in 60 Seconds

Get your connection token from [cloud.vinkius.com](https://cloud.vinkius.com), then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

```
https://edge.vinkius.com/[TOKEN]/mcp
```

CLIENT

WHERE TO CONFIGURE



Claude AI

Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint



Cursor

Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint



VS Code

Ctrl/Cmd+Shift+P → "MCP: Add Server" → add `"landtech": { "url": "..." }`



Windsurf

MCP Settings → `mcp_settings.json` → Add endpoint URL



ChatGPT

Settings → Tools & plugins → Add MCP server → Paste endpoint



Gemini

Extensions → Add MCP Server → Paste endpoint URL

ASK AN AI  
ABOUT THIS

Let your preferred AI  
explain this MCP server



Ask ChatGPT



Ask Claude



Ask Perplexity



Ask Gemini



Ask Grok



READY TO CONNECT

# LandTech is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and start building. No SDK. No deployment. Just results.

[Start at cloud.vinkius.com](https://cloud.vinkius.com) →

[vinkius.com](https://vinkius.com) · [support@vinkius.com](mailto:support@vinkius.com)

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