

Envirosearch Residential

Detailed Environmental Report

Envirosearch Residential provides a comprehensive review of potential environmental risks affecting a property, including contaminated land, flood, ground stability, and radon. Also, includes other factors such as HS2, fracking, solar and wind farms; ensuring appropriate due diligence for every transaction.



When do I need this?

Designed so your clients can digest and understand the guidance and next steps with ease; saving you time dealing with related questions.

When do I use this?

When requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability plus an identification of any further risks.

Use this report to understand:

Core environmental risks, plus:

- Radon
- HS2
- Fracking
- Wind & solar farms
- Overhead transmission lines
- Environmental constraints

Key features

- Easy to interpret report with a clear summary front page
- Professional opinion and recommendations text suitable to be copied into client reports
- Best available data from industry experts such as the Environment Agency, JBA Consulting & BGS alongside Landmark's unique and extensive data holding built up over many years by our in-house data and environmental experts
- **NEW** Increased remediation contribution. Envirosearch has an upgraded Contaminated Land **excess free remediation contribution of £150,000**, the highest in its class

What's included?



Contaminated Land
FULL ANALYSIS



Flood
DETAILED SCREEN



Energy & Infrastructure
DETAILED SCREEN



Ground Stability
DETAILED SCREEN

Plus the following features



Radon screen



Returned within 24 hours



Insurability statement



PI cover of £10million



Free 'Further Action' risk re-review service



£150,000 Contaminated Land excess free remediation contribution



Expert professional opinion included

Every Envirosearch Residential Environmental Report includes an accredited risk assessment from Argyll, Landmark's environmental consultancy, indicating the risk of the property being designated as contaminated land, as defined by Part 2A of the Environmental Protection Act 1990.

Free 'Further Action' report review

Where the client is able to provide Landmark with sufficient further information, the report will be re-reviewed at no extra cost. If the client provides information which mitigates the cause of the original result, a new 'Passed' result will be issued.

This service is available free of charge when the customer provides the required information. Alternatively, we can procure the information on behalf of the client; in these situations charges will apply.

Contaminated land insurance

Contaminated Land Insurance is available to purchase via Landmark Information Group. Please contact your Account Manager for more details..



Landmark is at the forefront of legal products and data supply to the UK's property market. Our pioneering tech, data, reports and expert team enable thousands of successful property transactions, every day.

Our environmental reports

Homecheck

When only requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **CORE SCREEN**
- Ground Stability **CORE SCREEN**
- NEW Remediation Contribution** **£100,000**

Envirosearch

Designed so your clients can digest and understand the guidance and next steps with ease; saving you time dealing with related questions.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **DETAILED SCREEN**
- Energy & Infrastructure **DETAILED SCREEN**
- Ground Stability **DETAILED SCREEN**
- Radon **FULL SCREEN**
- NEW Remediation Contribution** **£150k**

RiskView

An all-in-one report allows you to confidently offer a fixed-fee search pack every time; with the added bonus of our unique interactive map for the home buyer.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **FULL ANALYSIS**
- Energy & Infrastructure **FULL ANALYSIS**
- Ground Stability **FULL ANALYSIS**
- Radon **FULL SCREEN**
- Planning Info **BUNDLE AVAILABLE**
- All-in-One Report inc. **ONLINE VIEWER**
- NEW Remediation Contribution** **£250,000**

SiteSolutions

Order when requiring a comprehensive, expert manual analysis and professional opinion risk at high net worth/ large footprint properties.

Our expert consultants provide bespoke commentaries to simplify and explain identified risks and are available if there is anything you don't understand or questions you want to ask.



Landmark Planning

Comprehensive Planning Report with a clearer view

Landmark Planning provides you with unrivaled data accuracy, including large applications as polygons for the majority of the UK. Our unique polygon data provides an accurate representation of a developments potential impact for easy analysis and communication.



What's included:

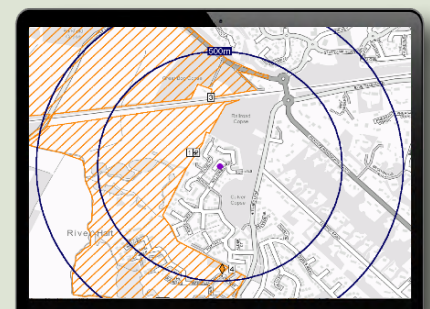
- Residential Planning Applications
- Non-residential Planning Applications
- Local Plans
- Land Use Designations
- Rights of Way
- Housing and Demographics
- Education
- Amenities
- 7 year history of planning applications
- **NEW** Polygon Data for Large Applications

New enhanced data

A key and unique feature within Landmark planning is how we display data on the majority of the UK's large planning applications as polygons.

Polygons provide a realistic understanding of the potential impact, both positive and negative, of a development, meaning a much clearer view of planning detail for both conveyancer and client.

The report also provides a fuller picture of the neighbourhood.



Use this report to understand:

- Whether there are nearby residential planning applications that may impact the property. These are divided into:
 - Alterations and minor
 - New builds up to 50 dwellings
 - New builds over 50 dwellings
 - Unclassified
- What small, medium and large non-residential developments are proposed or are currently being carried out in the area
- What future uses of land are being proposed for the surrounding area
- Local authority policies and constraints
- Neighbourhood information including housing, demographics, schools, local amenities and rights of way

Key features

- Clear front page summary showing the type, vicinity and number of applications near the property
- Easily interpreted planning application information with maps
- Simple guidance to understanding the planning application and development process
- Large aerial photograph
- Turnaround time of one working day
- Comprehensive Landmark terms and conditions



When do I need this report?

Traditionally solicitors have carried out two types of enquiries to find out about planning issues:

- A local authority search, which provides information that is generally limited to the extent of the subject property
- A Property Information Form, which relies on the knowledge of the seller

The Landmark Planning report is designed to supplement the findings of the local authority search by also looking at development activity in the wider area.

Designed specifically for residential buyers and their solicitors, the Landmark Planning report will provide key information so that clients can make informed decisions on the impact, if any,

a development may have on the value or enjoyment of the property in the future.

Due diligence

As part of your due diligence, ordering a Landmark Planning report demonstrates you have undertaken all practicable steps to reasonably identify information that the client would want to know.

Wide reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.



Landmark is the UK's market leader in the provision of environmental search reports. With our best-in-class data and risk models supported by an experienced and knowledgeable team, Landmark reports ensure complete due diligence providing key results for clients to make informed decisions, and smoother, quicker conveyancing transactions. **Understanding the past, supporting the present, leading the future.**

These other residential reports may be relevant to your property site:

SiteSolutions

Energy & Infrastructure

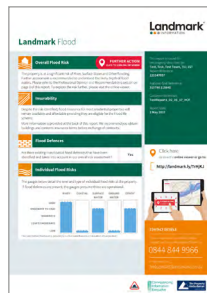
An accurate search which Provides details of a number of energy & infrastructure projects across the UK, including HS2, fracking and wind and solar farm data.



Landmark

Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance.



Landmark

Regulated Coal

A CIE Regulated assessment of coal risk including environmental or ground stability hazards, from current or future underground or opencast mining activities.



Homecheck Mining & Subsidence

A desktop report designed to highlight any potential mining and subsidence hazards at your property. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave. The report covers a wide range of hazards from man-made and natural sources and, uniquely, provides information on real cases insurance claims from subsidence.



What's included



Potential hazards from former mining operations



Potential hazards from former brine pumping and salt mining



Potential hazards from areas of former landfill and infilling



Potential hazards from natural sources



Insurance claims from subsidence



Subsidence insurance claims as a result of former coal mining

Key features

- A clear front page summary of identified hazards
- Uniquely reports on real case subsidence insurance claims at or close to the property which could be evidence of these hazards existing
- A detailed professional opinion and next steps (which can be copied into your client documentation) provided for each section, where a hazard has been identified

Designed for:

Residential property transactions

Use this report to understand:

- If there are man-made or natural hazards in the area that could cause damage to your property
- If we have identified any insurance claims from subsidence in your postcode
- If there have been any insurance claims in the immediate vicinity of your property that have been handled by the Coal Authority

Why you need it:

Subsidence (downward movement of the ground) and heave (upward movement of the ground) can be caused by man-made factors (e.g. mining and infilled ground) and natural factors (e.g. landslides and sink holes). Different parts of the country will be more prone to these hazards than others. This report will identify where hazards exist and provide additional information and guidance with clear next steps.



Subsidence can result in extensive damage to a property and should be considered when purchasing property. This report will allow you to effectively identify if hazards exist and provide information to allow further investigation of these hazards.



Ground stability hazards

The first section of the report identifies the main types of mining and subsidence hazards that could affect a property such as former mining, former brine extraction and salt mining, landfill/infilled land, and natural ground instability hazards.

Insurance claims

This section focuses on real case insurance claims. Successful insurance claims in the property postcode are identified, providing evidence that local subsidence hazards exist. We provide a rating based on the number of valid claims, if any, that have been identified in your postcode. Claims made to the Coal Authority associated with suspected damage to property from coal mining in the area are also included.

Expert recommendations and professional opinion

The Mining & Subsidence report provides clear identification of potential property hazards. Recommendations and next steps are provided to allow further investigation if required. All of this is written so that it can be copied into client reports.

Follow on services

If you do require any help with any of the recommendations in the report or if you would like us to purchase any follow-up report (e.g. a full regulated coal mining report) our customer service team would be happy to assist you. They can be contacted on **0844 844 9966** or by email at helpdesk@landmark.co.uk

These other residential reports may be relevant to your site:

Homecheck Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. It comes complete with an online map viewer to examine risks further and meets the needs of the Law Society Flood Risk Practice Note.



Included in the report:

Flood information covering risks from river, coastal, groundwater, surface water and other sources.

Plansearch Plus

Complete the planning picture with details of planning applications and potential developments nearby - keeping your client informed of any potential changes within the surrounding area.



Included in the report:

Planning applications, details of Local Authority planning policy (Local Development Plans) and neighbourhood information including: schools, population demographics, housing types and average prices and key local amenities.

If you require any assistance please contact our customer services team on **0844 844 9966** or by email at helpdesk@landmark.co.uk

 [landmark.co.uk](https://www.landmark.co.uk)