


SITESOLUTIONS


Residence


A comprehensive and manually assessed report containing an assessment of contaminated land, flood and subsidence risk, along with Energy & Infrastructure alerts.





What's included


 Front page risk summary and clear 'next steps'

 Consultant's manual review

 Insurability statement

 Flood risk assessment

 Contaminated land risk analysis

 Key Energy & Infrastructure projects in the vicinity

Key features

Main risks clearly summarised, allowing lawyers to cut and paste key information for their clients.

Risk assessment

- Intelligent risk assessment by an experienced IEMA-accredited Consultant who understands the nuances of data and their interdependencies. This skill makes the difference between a Passed and Further Action result
- Based on polygon search, ensuring search is to the property boundary
- Direct access to the Consultant for any follow up queries and contact details provided

Designed for:

Large or high value residential properties.

Use this report to understand:

Contaminated land

- If historic activities could result in liability for the property owner under the contaminated land regime
- If current operations in the neighbourhood could cause contamination of the property

Flood

- The overall risk of flooding with and without flood defences
- If the site is likely to be insurable at standard terms
- What further investigation or mitigation work can be undertaken to reduce the risk

Energy & Infrastructure alerts

- Featuring the following alerts and distance from the property:
 - HS2
 - Crossrail
 - Energy exploration e.g fracking
 - Wind farms/turbines
 - Solar farms
 - Renewable power plants

Other environmental factors

- These include risks of subsidence, the potential for ground instability, presence of Radon gas or if there are masts or power lines close to the property.

Why you need it:

Protect your clients with a detailed screening for contaminated land for large and high value residential properties.



Free re-review



Professional Indemnity Cover of £10million*



Data includes:

- Detailed information about telecommunication base stations and overhead transmission lines
- The UK's most comprehensive landfill data
- Comprehensive natural hazards data including the most recent radon data and subsidence claims
- Risk and likely depth of surface water flooding, a major cause of flooding in urban areas – used by the Environment Agency and Local Authorities for emergency planning and development purposes
- Unique dam break data from JBA Risk Management – identifies flood risk from failed local dams and reservoirs

Other:

- Large aerial photograph
- Comprehensive terms and conditions
- Turnaround time of one working day

Additional services

- Follow on consultancy services
- Insurance products and expertise
- Report cost is offset against any further consultancy work

Wide reliance

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

These other residential reports may be relevant to your site:

Energy and Infrastructure

This report provides an accurate search for both residential and commercial properties for a number of selected Energy and Infrastructure projects across the UK.



Included in the report:
Wind farms, HS2, Crossrail, energy exploration eg fracking, solar farms and renewable power plants.

Plansearch Plus

Complete the planning picture with nearby developments and planning applications 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