

Sitecheck Combined

A comprehensive contaminated land assessment and flood risk analysis for standard commercial property transactions or portfolio screening. Designed to highlight any potential risk of contaminated land, as defined under Part 2A of the Environmental Protection Act 1990 and meet the needs of the Law Society Flood Risk Practice note.



What's included

-  Consultant's professional opinion and next steps recommendations,
-  Clear front page risk result
-  Current and historical land use
-  Flood information and mapping covering risks from various sources
-  Flood insurability statement
-  Radon and Environmental Constraints screen
-  PI Cover of £10 million

Key features

- Assessment of the potential for contaminated land liabilities under Part 2A of the EPA 1990
- Manual review of risky sites
- Examination of river, coastal, surface water, groundwater and other sources of flood risk
- Flood analysis that considers the height of the land to more accurately determine the specific risk to a property
- Full range of key environmental datasets including the UK's most comprehensive landfill data. Trusted and reliable flood data from industry experts such as JBA consulting, Environment Agency, and Geosmart
- Easy to interpret report with a clear summary on the front page and professional opinion and recommendations text suitable to be copied into client reports
- Free re-review of any Further Action contaminated land reports – simply send in relevant information for us to review

Designed for:

Any party involved in the commercial property transaction, such as the Lawyer, Surveyor, Property Owner, Property Purchaser, Lender or Insurer.

This report may be used for redevelopment sites, however for such transactions - especially complex cases - we recommend SiteSolutions Combined, which includes a complete manual review by a named consultant in every instance. See SiteSolutions Combined Product Card for further details.

Use this report to understand:

Contaminated Land Risk

- If the property is at risk of being identified by the Local Authority as Contaminated Land under Part 2A of the Environmental Protection Act 1990

Flood Risk

- The principle flood risks at your site, considering river, coastal, surface water, groundwater and other flood risks such as historic flood events and nearby water features
- Whether the overall flood risk at the site could have an impact on your ability to obtain flood risk insurance without having to pay high premiums

Why you need it:

The report includes an assessment of the impact of land contamination on the property, as required by the Law Society Practice Note. Also includes a comprehensive flood analysis.



£10m Professional Indemnity Cover of £10million*

* Subject to terms and conditions



Expert recommendations and professional opinion

Every Sitecheck Combined report comes with recommendations and professional opinion from Landmark Information Group and in-house environmental experts Argyll Environmental – providing clear and positive guidance, which can easily be relayed to your clients. A full manual review of risky sites is conducted.

Access to our expert environmental consultants for any follow-up work specified in the recommendations is available. We also have a highly skilled and experienced Customer Services team who are happy to assist you with any questions you might have about the report.

Due diligence

The report meets the requirements of the Law Society Contaminated Land and Flood Practice Notes. Clear commercial guidance is provided by our consultants on the following:

- The likelihood that the property will be designated as ‘contaminated land’ under Part 2A of the Environmental Protection Act 1990
- The overall risk of flooding at the site with and without flood defences and guidance on flood resistance and resilience measures
- Whether flooding is likely to affect the availability and affordability of insurance for the property.

Unique and updated environmental data

Includes Landmark Information Group’s unique risk assessed land register data, which continues to capture details of properties deemed as unlikely to be designated as contaminated land – greatly improving the efficiency of transactions and negating the need for ‘Further Action’.

These other reports may be relevant to your site:

Sitecheck Planning

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.

SiteSolutions Highways

Gain an insight into planned changes to roads and rights of way affecting commercial sites with the SiteSolutions Highways.



Included in the report:

Adoption status of roads, footpaths and verges, road improvement schemes and orders, forthcoming roadworks as well as the identification of rights of way and potential proposed amendments surrounding a commercial site.