


# SITESOLUTIONS


## Commercial


The most advanced contaminated land risk screening report.





### What's included

 Front page risk summary and clear 'next steps'

 Consultant's manual review

 Contaminated land risk analysis

 Includes writers name and contact details

 Screening of natural and mining hazards

### Key features

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

### Risk assessment

- Intelligent risk assessment and commentary 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
- Direct access to the consultant for any follow up queries, contact details provided
- Expert manual review of high detailed historical maps
- Current operations section covers regulatory compliance
- Environmental Damage Regulations risk assessment developed by leading expert
- Additional Considerations section details other pertinent factors that may affect the site
- Considers current and proposed land use
- Includes a robust ECORISK Assessment which considers all the ecological receptors listed in the Statutory Guidance

### Designed for:

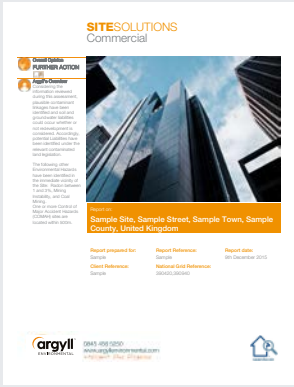
- High value transfers
- Suitable for any type of commercial property
- Redevelopment deals, heavy industrial/ high value property

### Use this report to understand:

- If historic activities could result in liability for the property owner under relevant contaminated land regime
- If remediation is likely to be required
- If environmental permits are held for the property or by neighbouring properties
- If current operations in the surrounding area could cause contamination of the property
- If ecological receptors could be affected by site operations
- The potential for liability under the Environmental Damage Regulations

### Why you need it:

An advanced search that goes beyond the basic requirements of the Law Society Warning Card to pinpoint risk and liability for complete assurance.



**£10m**

Professional Indemnity Cover of £10million\*



### Data includes

Full range of key environmental datasets including:

- 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

### Other

- Large aerial photograph
- Comprehensive terms and conditions
- Liability cover of £10m per report
- Two working days turnaround – expedited at no extra cost

### Additional services

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

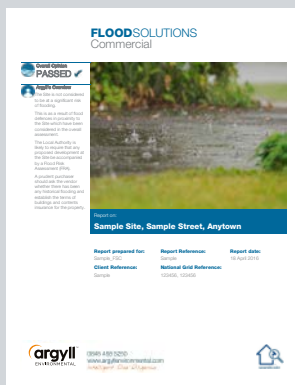
### Wide reliance

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

### These other reports may be relevant to your site:

#### Flood Solutions Commercial

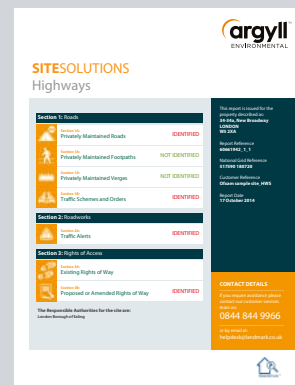
This report provides an accurate and affordable view of all types of major flooding.



**Included in the report:**  
A manual assessment with clear commentary and recommendations from one of Argyll's expert consultants.

#### Highways

This report provides insight into planned changes to roads and rights of way affecting commercial sites.



**Included in the report:**  
Road, footpath and verge adoption status. Traffic schemes and orders, scheduled roadworks and existing/proposed Rights of Way.