









## Envirosearch® Residential Report

### Product Overview

Residential risk report covering environmental and flood issues, mining, ground stability, overhead transmission lines and environmental constraints.

#### What's included:

-  Consultant's Professional Opinion
-  EA Historic Landfill Data
-  Flood Information and Mapping
-  Ground Stability Data
-  Environmental Constraints
-  Overhead Transmission Lines
-  High Speed 2 Data
-  Risk Assessed Land Register

#### Other flood features

- Risk of Flooding from Rivers and Sea (RoFRS) – provides a broad-brush assessment of the likelihood of flooding at a national scale, based on assessments undertaken for 85 river catchments and coastal cells
- Historic flood event features – understanding past flooding events is useful as part of your assessment of current flood risk at a specific site
- JBA clear concise mapping and data

**£100k** Excess-free Remediation Contribution\*

**£10m** PI Cover of £10 million\*  
\*Subject to terms and conditions

**£** Price  
£49.00 exc VAT

# The environmental search for residential conveyancers with a professional opinion



Envirosearch® Residential report highlights the issues of contaminated land and provides a professional conclusion which removes the burden of interpretation. The report has been designed to satisfy the concerns raised by the Law Society Contaminated Land Warning Card.

*"Landmark's reports are produced from the best quality data. They give us peace of mind and assure us we have addressed important areas of risk for our clients."*

Bernard Shepherd,  
CBTC Solicitors

#### Latest environmental data enhancements

- **Ground Stability Data** – ESI Groundwater Flooding's collection of potential natural ground stability hazards in Great Britain
- **Extra Mining Data** – all known sites in Great Britain where mining, other than for coal, has occurred
- **Environmental Constraints Data** – regarding environmentally sensitive areas of local or national importance protected by EU law
- **Historic Landfill Data** – Environment Agency's comprehensive collection of past landfills

#### Expert professional opinion included

Every Envirosearch report comes with a professional opinion from Argyll Environmental, experts in specialist risk management services. Argyll Environmental is able to provide clear and positive guidance on land contamination:

- The potential impact on land and property value.
- The likelihood that the property will be designated as 'contaminated land' under Part 2A of the Environmental Protection Act.

#### 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 will be available free of charge when the customer provides the required information. We can even procure the information on behalf of the client, but in these situations charges will apply.

## Other products you may wish to consider:

### Subsidence: 1 in 5 homes at risk



The British Geological Survey estimates that 1 in 5 homes (6.5 million properties) are at risk of being affected by shrink/swell subsidence.

#### Subsidence Risk Services from Property Assure and Landmark

- The first report to use actual subsidence claims data
- The reports don't just flag up issues; they provide guidance and additional investigative services
- Objective and independent view of subsidence risk
- Certificate including full explanation of subsidence and its causes
- Technical Helpline support – our Building Surveyors are a call away to discuss any aspect of subsidence
- £2 million PI

#### Subsidence Risk Rating–Postcode




**Price**  
£15 exc VAT

For more information visit: [www.subsidence-support.co.uk](http://www.subsidence-support.co.uk)

## Detailed flood risk assessment



### Due diligence considerations

Recent widespread flash floods clearly demonstrate flood risk is no longer an issue just for those people living by a sea or river, and is not an isolated issue for homes built on new developments or for those whose homes have never been flooded before.

Homecheck Professional Flood Report assesses all types of flood risk, alerting solicitors to any potential problems at a stage when it is still possible to negotiate the price, research whether insurance cover will be available, and discuss flood resilience measures with their clients.

- Clear, upfront guidance
- Statement on whether the property is insurable at standard terms
- Expert risk assessment
- River, Coastal and Surface Water Flooding investigation
- Historical flood events researched
- Helpful recommendations and next step options

#### Homecheck Flood Report






**Price**  
£20 exc VAT

**Homecheck**  
Flood Report

**Flood Risk**  
FURTHER REVIEW RECOMMENDED

**Professional Opinion**  
Based on detailed analysis of historic data in the opinion of RPS Environmental Consultants there is the potential for significant ground contamination to exist beneath the property. See page 2 for further information.

**Overall Flood Risk:**  
MODERATE RISK IDENTIFIED

RISK LEVEL:	River	Coastal	Surface (Pluvial)	Ground Water	SubRA	Overall Risk
High	Low	Low	Low	Low	Low	Low
Moderate	Low	Low	Low	Low	Low	Low
Low to Moderate	Low	Low	Low	Low	Low	Low
Low	Low	Low	Low	Low	Low	Low

See Page 2 for further information

**Insurance Risk:**  
Is the site likely to be insurable at standard terms?  
**NO**

See Page 2 for further information

**Landmark**  
Insurance Group

This report is issued for the property described as:  
Courtlands,  
Alwood Road  
Tangmere  
Chichester  
West Sussex  
PO18 0JZ

Report Reference: 39490237\_1  
National Grid Reference: 491043E 106947N  
Customer Reference: Sample Report  
Report Date: 31 May 2012

Contact details:  
If you require any assistance please contact our customer services team on:  
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or email:  
E: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

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