

# RiskView Residential

An all-in-one environmental report, alongside a unique online viewer. Providing concise and easy to interpret Contaminated Land, Flood, Ground Hazards and Energy & Infrastructure risk data, as well as interactive maps and further information for the buyer.



## What's included

-  Front page risk summary and clear 'next steps'
-  Full desktop assessment of 4 environmental risks
-  Landmark's unique risk assessed land register data
-  Contaminated Land excess free remediation contribution
-  Landmark's unique interactive viewer
-  PI cover of £10 million\*

## Key features

- Simplified search pack with 4 environmental assessments provided in one report, allowing for a fixed-fee search pack for every client
- Easy to interpret report with a clear summary front page and only results requiring further action or investigation included
- Professional Opinion and Recommendations text suitable to be copied into client reports
- Online viewer providing interactive maps and clear interpretation of the data for the homebuyer

## Designed for:

Residential property transactions

## Use this report to understand:

### Contaminated land risk

If the property or surrounding area is at risk of being identified by the Local Authority as contaminated land

### Flood risk

The risk of flooding at and around the property from surface, river, coastal, ground water and historic flood events

### Energy & infrastructure

If there are any energy & infrastructure projects at or close to the property, such as wind & solar farms, HS2 and Crossrail

### Ground hazards

Natural and man-made ground instability issues, supported by real case insurance claims information from subsidence. This section also provides an indication of whether the property is in a radon affected area

## Why you need it:

An all-in-one report, allowing you to confidently offer a fixed-fee search pack to every client every time; with the added bonus of a digital viewer for the home buyer.



## Built for the digital age!

Simply click on the links in the report to open a unique interactive map and additional information; a perfect tool for the buyer to understand the data and any next steps.



## Key features

- Main risks clearly summarised, on the front page
- Clear recommendations and next steps, allowing lawyers and conveyancers to cut and paste key information for their clients
- Unique online viewer, providing interactive maps to review the data more clearly and access further information regarding the property
- Free re-review of any Further Action contaminated Land reports – simply send in relevant information and we will review
- Accurate flood risk result which considers the height of the property and includes a manual risk assessment where the data reveals a significant risk
- Ground instability and subsidence risk is uniquely accompanied by details of insurance claims from Crawford & Company

## Due diligence

- Assessment of 4 environmental risks providing due diligence, whilst saving time, money and delivering the very best, 'next generation' client care
- Meeting the requirements of the Law Society Contaminated Land and Flood Practice Notes

## 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'.

## Expert recommendations and professional opinion

Every Riskview Residential report comes with recommendations and professional opinion from Landmark Information Group and environmental experts Argyll Environmental, providing clear and positive guidance, which can be copied into client reports.

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

### 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.

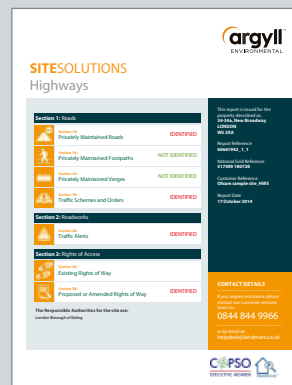


#### Included in the report:

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.

### 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.