

Sitecheck™ Combined Report

Commercial contaminated land and flood risk assessment with a professional opinion



Sitecheck™ Combined is an environmental and flood risk assessment for commercial properties where no development or change of use is proposed. As well as providing an indication as to whether a site could be contaminated, it provides a comprehensive assessment of all major sources of flooding.


Product Overview

This report is suitable for any party involved in the commercial property transaction, such as the Lawyer, Surveyor, Property Owner, Property Purchaser, Lender or Insurer.

What's included:

Key Flood Data

- Official Environment Agency data provides an assessment of the likelihood of flooding at a national scale
- Historic flood events – understanding past flooding events is a vital part of understanding current risk
- JBA Risk Managements view of surface water, or 'flash flooding', an increasing risk to UK property
- 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
- All supported by clear and concise mapping


Peace of mind Guarantee

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

£ Price
 £215.00 up to 15 hectares. Separate quotation available for larger sites

Product Features

- Clear executive summary highlighting both contaminated land liability and flood risk
- Full range of key environmental datasets including the UK's most comprehensive landfill data.
- The latest flood data from JBA Consulting, Ordnance Survey, the Environment Agency and RoFRS – used by insurers and regulatory bodies.
- Comprehensive natural hazards data including the most recent radon data

Expert professional opinion included

- Every report comes with expert professional opinion from Argyll Environmental, providing a clear commercial guidance on:
- 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 1990
 - The overall risk of flooding at the site with and without flood defences
 - Whether flooding is likely to affect insurance cost and availability

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 additional information mitigates the cause of the original result, a new 'Passed' certificate will be issued. This service is available free of charge when the customer provides the required information. We can even procure the information on your behalf, but in these cases additional charges may apply.