



## Price

Site Area (ha)	Price (exc VAT)
0 – 5	<b>£295</b>
5 – 10	<b>£415</b>
10 – 15	<b>£530</b>

Prices for larger sites on request.

## Additional Services

Consultancy services  
Insurance products  
and expertise  
Report cost is offset against

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### Wide Reliance

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

Terms & Conditions apply please see May 2011 Contract 3.2.

Prices are all excluding VAT and subject to change.  
This product sheet is intended to provide general information only.

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Argyll Environmental

*A premium environmental search which combines a detailed contaminated land risk assessment with a flood risk assessment.*

## Key Features

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

### Risk Assessment:

- Clear executive summary highlighting both contaminated land liability and flood risk
- Intelligent risk assessment and commentary by experts in the interpretation of environmental data. This skill can make the difference between Passed and Further Action results
- Expert manual review of high detailed historical maps
- Current operations section covers regulatory compliance
- Additional Considerations section details other pertinent factors that may affect the Site
- Includes a robust ECORISK Assessment which considers all the ecological receptors listed in the Statutory Guidance

### Data includes:

- Full range of key environmental datasets including the UK's most comprehensive landfill data
- Comprehensive natural hazards data including the most recent radon data
- Risk and likely depth of surface water flooding, a major cause of flooding in urban areas
- The latest National Flood Risk Assessment (NaFRA) data from the Environment Agency and Insurability Index from JBA Consulting - recommended by the Association of British Insurers as a reliable indication of insurability for small businesses
- Unique dam break data from JBA Consulting - identifies flood risk from failed local dams
- Complete information on surrounding watercourses, including culverted rivers and streams provided by the Environment Agency
- Unique use of elevation data in order to calculate the height of the Site above local water features

### Other:

- Flexible report template that can be amended to your specific requirement
- Comprehensive terms and conditions
- Two working days turnaround – expedited at no extra cost

## Designed for:

High value or complex commercial transactions including redevelopment deals.

## Use this report to understand:

### Contaminated Land

- If historic activities could result in liability for the property owner under the 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

### Flood

- The overall risk of flooding with and without flood defences
- If further investigation or mitigation work can be undertaken to reduce the risk
- If a full Flood Risk Assessment is required for development under the National Planning Policy Framework (NPPF)
- If the property is likely to be insurable at standard terms

## Why you need it:

An advanced search which goes beyond the basic requirements of the Law Society Warning Card to accurately pinpoint risk and liability. This report also provides a comprehensive screening for all major sources of flooding. It is more cost effective than purchasing two separate reports.

*We are not about data, we are about 'intelligent due diligence'. We understand the nuances of data and their interdependencies in a commercial context.*

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