







# Sitecheck Assess

A comprehensive contaminated land risk assessment, designed to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990. The report also includes a flood screen and identifies any energy & infrastructure projects (such as fracking & HS2).



## What's included

-  Front page risk summary and clear 'next steps'
-  Consultant's professional opinion
-  Current and historical land use
-  Flood screen
-  Energy & Infrastructure projects screen
-  Environmental constraints

## Key features

- Assessment of the potential for contaminated land liabilities under Part 2A of the EPA 1990
- Full range of key environmental datasets including the UK's most comprehensive landfill data
- Flood risk screening to highlight the need for a more detailed report
- Energy & Infrastructure projects screen to highlight the need for a more detailed report

## Designed for:

Any party involved in the commercial property transaction, such as the Lawyer, Surveyor, Property Owner, Property Purchaser, Lender or Insurer.

For redevelopment transactions, especially complex cases, we recommend Site Solutions Combined, which includes a complete manual review by a named consultant in every instance. See the product card for more details.

## Use this report to understand:

### • Contaminated Land Risk

If the property is at risk of being identified by the Local Authority as contaminated land (Under Part 2A of the Environmental Protection Act 1990).

### • Flood Risk Screen

if there is a risk of flooding at or close to the site. This screen will highlight if a more detailed report should be purchased to complete the due diligence.

### • Energy & Infrastructure Projects Screen

if there are any energy & infrastructure projects, such as fracking, HS2, at or close to the site. This screen will highlight if a more detailed report should be purchased to complete the due diligence.

### • Environmental Constraints

If there are other factors which may have an influence on the property or surrounding area, such as environmental constraints. These include things like national parks or conservation area.

## Why you need it:

To understand if there is a potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990 at the site.



**£10m**

Professional Indemnity Cover of £10million\*

\* Subject to terms and conditions



### Expert professional opinion included

Every report comes with expert professional opinion from Argyll Environmental, providing clear commercial guidance on the likelihood that the property will be designated as 'contaminated land' under Part 2A of the Environmental Protection Act 1990.

### 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
- Free re-review of any Further Action contaminated land reports simply send in relevant information and we will review

### 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 Sitecheck Assess report comes with recommendations and professional opinion from Landmark Information Group and our inhouse environmental experts Argyll Environmental, providing clear and positive guidance, which can easily be relayed to your clients.

We also have a highly skilled and experienced Customer Services team who are happy to assist you with any questions you might have about the report.

### Prefer an all-in-one report?

RiskView incorporates the data and assessment of 12 key environmental risks covering contaminated land, flood, ground hazards including radon and energy and infrastructure, highlighting risks and information that may impact the future enjoyment and saleability of the property.

**These other residential reports may be relevant to your site** (The Sitecheck Assess report will recommend, where required):

### Energy and Infrastructure

Obtain details of a number of selected Energy and Infrastructure projects across the UK and make sure you are fully informed about the potential impacts. Our report can help by informing if the site is likely to be impacted by development projects.



### Included in the report:

Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

### Landmark Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. It comes complete with an online map viewer to examine risks further and meets the needs of the Law Society Flood Risk Practice Note.



### Included in the report:

Flood information covering risks from river, coastal, groundwater, surface water and other sources.