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).

**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

**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

**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.

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

**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.
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’.

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

**Sitecheck Flood**

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

**Included in the report:**
Examines river, coastal, surface, groundwater and other sources of flood risk. Uniquely includes a manual review where the data reveals a significant risk of flooding and also considers the height of the property in relation to possible flood events, resulting in a highly accurate risk result.

**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.

If you require any assistance please contact our customer services team on 0844 844 9966 or by email at helpdesk@landmark.co.uk

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