

Helping both conveyancer and homebuyer understand whether potential flood risk could impact a property.

The Landmark Flood report provides a comprehensive and clear analysis of flood risk at or nearby the chosen property through easy-to-understand data, visualisation and recommendations. Empowering conveyancer and homebuyer in taking the right next steps. Fully compliant with the Law Society Flood Practice Note

This Landmark Flood report is designed to provide a professional opinion on the potential effect of flooding at the property. Using key datasets to assess likelihood of flood and importantly, to clarify the availability of insurance and whether the property has flooded in the past. Consultants assess all high-risk sites to ensure a property specific assessment. This is key to make sure we only identify the risks that matter.

What is included in the report?

The report examines flood risk from:

- River
- Coastal
- Surface and Groundwater
- Watercourses
- Historic Flood Events
- Insurability
- Areas benefitting from defences

Key Features

- Clear front page, at a glance summary of risk results and OS Mastermap providing clarity on what may need attention
- Suitable for residential transactions
- Sophisticated risk model considers terrain height, nearby watercourses and flood defences, providing accurate risk results
- Visualises the data by mapping the risk, for further clarity of any potential impact and better decision making
- Professional opinion and recommendations text can be copied into client reports, assuring accuracy and saving time
- Hyperlinks allow quick access to further information


[Click for further details](#)


Source: <https://assets.publishing.service.gov.uk/media/657086ad74693000d488919/HECC-report-2023-chapter-3-flooding.pdf>


Why Landmark Flood Report?

We're acknowledged leaders in legal products and data used by the UK's property market. Our pioneering teams enable thousands of successful transactions, every day, supporting best practice due diligence for all property professionals.

Mentioning flood risk with your homebuyer is the minimum due diligence a conveyancer should expect to provide.* Here are some statistics as a reminder to the importance of understanding and where possible, mitigating any potential flood risk.

 Flood risk is currently measured to effect over 5.4million properties in the UK (UK government, January 2024)

 Research reveals three in five (59%) new build residents think their home is at risk from flooding (Aviva Research Jan 2024 www.aviva.com/newsroom/news-releases/2024/01/one-in-thirteen-new-homes-built-in-flood-zone)

 Homes built post-2008 are not covered by reinsurance scheme, Flood Re (www.floodre.co.uk)

*Law society flood practice note 2020.

