
Search Provider Report Text Document

Original Document Author: Mark Taylor
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01 Executive Summary

The purpose of this document is to provide a central location detailing what each Landmark & Argyll reports contain.

This information is designed to be used on search providers platforms. Each report is consistently explained using the following subheadings:

- Content
- Includes
- Other Considerations
- When to use
- Turnaround Time
- Price Bands
- Service

02 Residential Environmental Reports

Homecheck Residential

Content

Homecheck Residential provides a contaminated land liability risk assessment under Part 2A of the Environmental Protection Act (1990). Alongside this, the report provides a full assessment for ground stability and radon as well as an alert assessment, where relevant to the property, for flood risk, coal mining, planning and energy & infrastructure and which will prompt you to investigate further.

Includes

Professional Opinion:

- Contaminated land liability assessment for Part 2A of the Environmental Protection Act (1990) that meets the needs of the Law Society's Contaminated Land Practice Note. It also includes Landmark's innovative and ever expanding 'Risk Assessed Land Register' dataset to provide more passes early on.

Full Assessment:

- Ground Stability - Provides a full assessment of ground stability and subsidence data, negating the need for a follow-on report.
- Radon - An assessment of whether Radon could be an issue in the location

Alert Assessment:

- Flood Risk - A high-level summary of any flood hazards to prompt whether to investigate further.
- Coal Risk - A market-first, 'No search' certificate. Alongside and integral to the Coal Screening Data Layer is Landmark's certification as to the result's accuracy, where 'No' or 'Low' risk is identified. Landmark's certification is backed by a £1M indemnity policy.
- Planning – an alert assessment making you aware of potential changes to the surrounding environment that may impact intrinsic enjoyment of the property. In addition you will receive information on Planning constraints.
- Energy & Infrastructure – an assessment to determine if energy and infrastructure developments could impact the property, and to prompt further investigation.

Other Considerations

- Contaminated land, excess free remediation contribution of £100,000
- Free re-review service

When to use

For Residential transactions when requiring a Professional Opinion assessment of contaminated land as well as considerations of other environmental risks. This overview helps determine if more in-depth analysis is necessary and whether a supplementary report is needed.

Turnaround Time - 1-2 working days

Price Bands - Polygon up to 2ha

Service: Landmark Customer Services

Assessments powered by Argyll Environmental

Envirosearch Residential

Content

Envirosearch is Landmark's core environmental risk report. It provides a contaminated land liability risk assessment under Part 2A of the Environmental Protection Act (1990). Alongside this the report provides full assessments of data to confirm whether flood risk, energy & infrastructure projects, ground stability or radon could also be an issue at the property. This report now also comes equipped with the newly added climate change module. It also includes alert assessments to determine if coal mining and planning applications could affect the property.

Includes

Professional Opinion:

- Contaminated land liability assessment for Part 2A of the EPA providing a clear report conclusion of Passed or Further Action. Including Landmark's innovative and ever expanding 'Risk Assessed Land Register' dataset to provide more passes early on

Full Assessment:

- Flood Risk: An assessment of Landmark's comprehensive suite of flood data to identify whether flooding could affect the property.
- Climate change: a comprehensive assessment of key data sets to understand future risk from both physical & transition risk
- Ground Stability: Full assessment of our ground stability and subsidence data, negating the need for a follow-on report
- Radon: An assessment of whether Radon could be an issue in the location
- Energy & Infrastructure: Full assessment of our energy and infrastructure development data, negating the need for a follow-on report

Alert Assessment:

- Coal risk - A market-first, 'No search' certificate. Alongside and integral to the Coal Screening Data Layer is Landmark's certification as to the result's accuracy, where 'No' or 'Low' risk is identified. Landmark's certification is backed by a £1M indemnity policy.
- Planning – alert assessment making you aware of potential changes to the surrounding environment that may impact intrinsic enjoyment of the property. In addition you will receive information on planning constraints.

Other Considerations

- Contaminated land, excess free remediation contribution of £150,000
- Free re-review service

When to use

For Residential transactions when requiring a professional opinion on contaminated land as well as more detailed assessment and evaluation of other environmental risks, including the newly added climate change information. Perfect for when certainty is needed.

Turnaround Time - 1-2 working days

Price Bands - Polygon up to 2ha

Service: - Landmark Customer Services
Assessments powered by Argyll Environmental

RiskView Residential

Content

Riskview Residential is an All-In-One report that delivers its users with comprehensive environmental due diligence. It provides both a contaminated land liability risk assessment under Part 2A of the Environmental Protection Act (1990) as well as a flood risk assessment, which is reviewed by an Argyll Consultant if a high risk is identified. As it is all encompassing, it also provides a full review of ground stability, including coal, radon, energy and infrastructure projects and planning information.

Includes

Professional Opinion

- Contaminated land liability assessment with 'Professional Opinion' for Part 2A of the EPA. Providing a clear report conclusion of Passed or Further Action to copy into the report on title. Includes Landmark's innovative and ever expanding 'Risk Assessed Land Register' dataset to provide more passes early on
- Flood Risk - A clear report conclusion of Passed, Passed Moderate or Further Action with a 'Professional Opinion' to copy into the report on title. Assessment includes all key sources of flooding, flood defences as well as proximity to and elevation above historic flood events and watercourses. The result is scrutinised by an Environmental Consultant if a high risk is identified

Full Assessment:

- Ground Stability: A detailed ground stability, subsidence and mining assessment to identify if a risk could exist, eliminating the need for a follow-on report.
- Climate change: a comprehensive assessment of key data sets to understand future risk from both physical & transition risk.
- Landmark's, market-first, coal alert providing certification as to the results accuracy, where 'no' or 'low' risk is identified (backed by an in perpetuity £1m indemnity policy) and a full Landmark Coal report where necessary.
- Radon: An assessment of whether Radon could be an issue in the location
- Energy & Infrastructure: A detailed review of a wide variety of energy or transport projects contained within our Energy & Infrastructure Report. Search radius up to 4km search radius
- Planning: A review of core planning application data for the property and in the immediate surrounding area including planning constraints and local authority planning strategies which may affect the new owner's ability to make certain changes to the property. Inc. large applications as polygons for the majority of the Great Britain.

Other Considerations

- Contaminated land, excess free remediation contribution of **£250,000** – the market's highest
- Free re-review service
- Flood Insurability Statement

When to use

For residential transactions where you require the most comprehensive due diligence and expert analysis on all key environmental risks including climate change. Delivering the highest level of accuracy and evaluation.

Turnaround Time - 1-2 working days

Price Bands - Polygon up to 2ha

Service: Landmark Customer Services

Assessments powered by Argyll Environmental

SiteSolutions Residence

Content

The Argyll SiteSolutions Residence report is a fully consultant led contaminated land and flood risk assessment. Every risk opinion is provided by an Environmental Consultant following a review of data and historic mapping. This approach ensures a reliable and accurate assessment of contaminated land and flood risk. The report also covers ground stability, mining, radon and energy & infrastructure projects.

Includes

Colour coded front-page summary with imbedded hyperlinks for fast and efficient report navigation and risk understanding

Contaminated Land

- Contaminated land liability assessment for Part 2A of the EPA backed by £10m PI
- Risk assessment for the potential presence of contamination on and off site.
- Detailed manual review of historic maps and environmental data for every report
- Fully interpretive report with clear and concise risk assessment and summary, flexible to whether development is proposed or not
- Expert assessment provided by Environmental Consultants

Flood Risk

- Detailed manual review of a comprehensive suite of flood risk data
- Discussion of risk provided by Environmental Consultants
- Clear and concise risk assessment and summary
- Recommendation and advice tailored to significance and mechanism of risk
- Insurance availability assessment
- Undefended and defended risk assessment provided
- Assessment of what action would be required if the Site were to be redeveloped under the National Planning Policy Framework (NPPF)

Other Considerations

- Ground Stability: A detailed ground stability, subsidence and mining screen including claims data to identify if a risk could exist
- Coalfield consultation area alert
- Radon: An assessment of whether Radon could be an issue in the location
- Energy & Infrastructure: A detailed review of a wide variety of energy or transport projects including above and below ground railways data. Search radius of 2km or 4km dependent upon the potential visual intrusiveness of a project, or property location (urban or rural)

Assessment

Manual contaminated land and flood risk assessment provided by environmental consultants that meets and exceeds the Law Society's Contaminated Land and Flood Risk Practice Notes.

When to use

A residential transaction when requiring either, a detailed contaminated land and flood risk assessment, or if you require comprehensive environmental due diligence. Suitable for a redevelopment of a single residential property.

Turnaround Time - 1 working day

Price Bands - 0-2ha, 2-5ha, 5-10ha If >10ha order SiteSolutions Farm

Service

Consultant at Argyll with contact details presented in the report.

03 Residential Ancillary reports

Landmark Flood

Content

Landmark Flood is a detailed flood risk assessment. The assessment is derived following a review of a comprehensive suite of flood data extending beyond the four main sources of flooding including historic flood events, the river network and the elevation and proximity of the Site in relation to these features. If a 'High Risk' is indicated by flood data, an Environmental Consultant at Argyll will review the risk to ensure the overall assessment is accurate.

Includes

Flood Risk

- Assessment includes all key sources of flooding as well as proximity to and elevation above historic flood* events and watercourses. Backed by £10m PI
- Market leading assessment as data is scrutinised by an Environmental Consultant if a high risk is identified
- Sophisticated flood risk model including undefended and defended risk
- A clear report conclusion of Passed or Further Action and a 'Professional Opinion' to copy into the report on title.
- Insurability statement

*Data from Environment Agency and Natural resources Wales only - not available in Scotland

Assessment

Flood risk assessment that meets the needs of the Law Society's Flood Risk Practice Notes. If high risk, an Argyll consultant will review the data.

When to use

Any residential transaction where flood risk requires proper investigation.

Turnaround Time

1-2 working days

Price Bands

Polygon up to 2ha

Service

Landmark Customer Services.

Assessments powered by Argyll Environmental.

SiteSolutions Energy & Infrastructure

Content

The Energy & Infrastructure report provides accurate and detailed information on a variety of new energy sources and major transport projects that could have an impact upon the value, or a purchaser's enjoyment of a property. Suitable for both residential and commercial transactions, the report intelligently searches out to varying distances dependent upon the project type so not to identify projects unnecessarily. The results of the search are provided on a very clear and easy to use front page with non-technical assessment at the front of the report.

Includes

- Energy & Infrastructure Projects
- HS2 track and infrastructure (searched to either 2km-4km)
- Crossrail 1 & 2 (searched to 2km)
- Energy exploration inc. licence blocks and wells (searched to 4km)
- Wind Farms and turbines (searched to 4km)
- Solar Farms (searched to 2km)
- Renewable Energy Plants including: Anaerobic Digestion; Biomass; Co-firing (biomass with fossil fuels); Heat Pumps; Hot Dry Rocks (HDR); Landfill Gas; Municipal Solid Waste Combustion; Sewage Sludge Digestion (searched to 4km)
- Above and below ground rail lines inc. underground/metro networks (searched to 2km)
- Southampton to London Pipeline Project

NB. The search radius of 250m, 2km or 4km is dependent upon the potential visual intrusiveness of a project, or property location (urban or rural).

Assessment

Clear front-page summary specifying what projects have been identified within the respective search radii

When to use

Any residential or commercial transaction.

Turnaround Time

1 working day

Price Bands

Single Banding: 0-150ha

Service

Landmark Customer Services.

Landmark Planning

Content

Landmark Planning provides unrivalled data accuracy through Planning Applications as Polygons, covering most of the UK. The polygons, provide a footprint for the development which is a much more accurate representation of a developments potential impact on an area. Less time is required analysing applications to understand their extent and impact.

Results of the report are clearly displayed on the easy to use, front page summary. The report looks out to varying distances based on development size so not to identify projects unnecessarily.

Landmark Planning also provides essential planning and development strategy information to homebuyers and current homeowners in mainland Great Britain. It supports the homebuyer in making an informed decision by supplying quality information for the property and surrounding area.

Includes

- Clear front-page summary identifying what applications have been identified
- Planning applications data looking within the last 7 years to inform of nearby current or future developments.
- Large Applications as Polygons for much of the UK for quicker interpretation
- **Daily updates** to the planning data to provide the most current view of planning across Great Britain
- Commercial and residential applications separated by development size
- Land use designations as set out in the Local Plan

Assessment

Clear front-page summary specifying what applications have been identified within the respective search radii.
Supported by mapping in the report

When to use

Any residential transaction

Turnaround Time

1 working day

Price Bands

Single Banding: polygon up to 2ha

Service

Landmark Customer Services.

04 Residential Coal Reports

Landmark Coal Residential

Content

The Landmark Coal residential report in collaboration with mining experts Pinpoint is a Regulated, CON29M compliant Coal Report.

The report provides property-specific information relating to past, current and future underground and surface coal mining activities, providing detailed response to all 11 key questions recommended by the Law Society Guidance Note (2018). The report includes unique analysis by Pinpoint to assess the 'Zone of influence' from underground workings that could have affected the property. Relevant for all mainland Great Britain.

When relevant, the report will also include a Mine Entry Interpretive Assessment and/or Subsidence Claim Interpretive Assessment.

The report includes a clear colour coded front-page action summary identify where a risk could exist. Detailed professional opinions are contained within the relevant sections of the report, in response to specific issues set out by the Law Society.

Includes

- Assessment complaint with Law Society Guidance Note (2018)
- Underground Coal Mining (past, present or future)
- Opencast Coal Mining (past, present or future)
- Unique technical risk model that scientifically assesses the zone of influence as required by the law society CON29M.
- Mine Entries (Interpretive Mine Entry Assessment when relevant)
- Mining Geology
- Mine Gas
- Mining Subsidence Claims (Interpretive Subsidence Claim Assessment when relevant)
- Surface Hazard Call Out Incidents
- Wider BGS Recorded Mineral Mining
- Provided with an Accuracy Certificate backed by £1m Indemnity

Assessment

Clear front-page summary as well as a detailed professional opinion when a risk has been identified in the data. Guaranteed quality assessment from industry expert at Pinpoint

When to use

A residential transaction when a property has been identified within an area where a coal mining report, compliant with the Law Society Guidance Note (2018) should be obtained

Turnaround Time - 1 hour

Price Bands - Single Banding: 0-2 ha

Service

Landmark Customer Services

Service is supported by coal mining experts Pinpoint

Landmark CON29M

Content

Landmarks CON29M Law Society-accredited coal report in collaboration with mining experts PinPoint, provides property-specific information relating to past, current and future underground and surface coal mining activities, for properties or sites in England, Scotland and Wales. The report includes unique analysis by Pinpoint to assess the 'Zone of influence' From underground workings that could have affected the property.

Analysis is clearly presented in a simple traffic light system, with a professional opinion included as standard, providing practical next steps.

Includes

- Underground Coal Mining (past, present or future)
- Opencast Coal Mining (past, present or future)
- Unique technical risk model that scientifically assesses the zone of influence as required by the law society CON29M.
- Mine Entries
- Mining Geology
- Mine Gas
- Mining Subsidence Claims
- Surface Hazard Call Out Incidents
- Provided with an Accuracy Certificate backed by £1m Indemnity

Assessment

Clear front-page summary as well as a detailed professional opinion when a risk has been identified in the data. Guaranteed quality assessment from industry expert at Pinpoint

When to use

A residential transaction when a property has been identified within an area where a coal mining report should be obtained, and you would like an official CON29M search

Turnaround Time

1 hour

Price Bands

Single Banding: 0-2ha*

*bespoke pricing available for larger sites

Service

Landmark Customer Services.

Service is supported by coal mining experts Pinpoint

Landmark Climate Change Report - Residential

Content

An informative desktop report, designed to show the potential impact that climate change could have at a property when required to disclose. Landmark Climate Change report provides an overview of predicted future risk using a data baseline from UKCP18, the most authoritative UK climate projection data

Includes

- A polygon search functionality, which allows for finer granularity and precision in reporting. Suitable for every transaction.
- Presents short, medium, and long-term climate-based risks visually through maps & graphics.
- An intuitive format providing clear explanation as well as advice and recommendations
- It includes potential changes to physical risk that may impact the property. These physical risks are listed below. The report also reviews energy performance, which is a key transitional risk for property to adapt to as the UK transitions to a low-carbon economy.
- Each section includes recommendations and advice to help the property lawyer discharge their duty when disclosing on potential future climate risks.

Physical Risks:

- Flood - Overall risk includes river, coastal and surface water flooding.
- Ground Stability - Natural subsidence risk
- Heat Stress
- Coastal Erosion

Transitional Risk: Energy Performance -

- Current Property EPC rating: Confirms if the property has an EPC, its validity, rating and when it was last inspected.
- Potential rating: Confirms what the properties potential rating, and a modelled estimate of cost to achieve rating
- Multiple EPC's shown where relevant to the property

Other Considerations

Report introduces the topic of climate change and why it is important to help the property lawyer discharge their duty.

When to use

During a residential property transaction where the property lawyer has been instructed to disclose on potential future climate risks.

Turnaround Time - 1-2 working days

Price Bands - Single Banding: polygon up to 10ha

Service:

Landmark Customer Services

Assessments powered by Argyll Environmental

Landmark Chancel Residential

Content

The Landmark Residential Chancel Report has been developed to provide an accurate analysis of any potential Chancel liabilities. If a risk is identified or further analysis of the findings is required, the PinPoint data team works in partnership with specialist University academics to provide a definitive response.

Includes

- Combines data sourced from
- Historical parishes
- National archives
- Tithe district and enclosures records
- Provided with an Accuracy Certificate backed by £3m Aviva successor in title Indemnity

Assessment

Expert interpretation and analysis from geographic historians and academics from the University of Portsmouth.

When to use

A residential transaction when you need to identify whether a property is in a parish with continuing liability

Turnaround Time

1 working day

Price Bands

0-5acres & 5-20acres as a point search 20-50acres, 50-200acres polygon search

Service

Landmark Customer Services.

05 Commercial Environmental Reports

SiteCheck Assess

Content

Sitecheck Assess is Landmark's core commercial environmental risk report. It provides a contaminated land liability risk assessment under Part 2A of the Environmental Protection Act (1990). Alongside this the report provides full assessments of data to confirm whether flood risk, energy & infrastructure projects, ground stability, radon or planning constraints could also be an issue at the property. It also includes an alert assessment to determine if coal mining could affect the property.

Includes

Professional Opinion:

- Contaminated land liability assessment for Part 2A of the EPA providing a clear report conclusion of Passed or Further Action. Including Landmark's innovative and ever expanding 'Risk Assessed Land Register' dataset to provide more passes early on

Full Assessment:

- Flood Risk: An assessment of Landmark's comprehensive suite of flood data to identify whether flooding could affect the property.
- Ground Stability: Full assessment of our ground stability and subsidence data, to identify if a risk could exist.
- Radon: An assessment of whether Radon could be an issue in the location
- Energy & Infrastructure: Full assessment of our energy and infrastructure development data, negating the need for a follow-on report
- Planning constraints are highlighted

Alert Assessment:

- Coal risk - A market-first, 'No search' certificate. Alongside and integral to the Coal Screening Data Layer is Landmark's certification as to the result's accuracy, where 'No' or 'Low' risk is identified. Landmark's certification is backed by a £1M indemnity policy.

When to use

Use for commercial property transaction including purchase & leases. Where there is planned development or change of use, we recommend using SiteSolutions commercial or combined.

Turnaround Time

1-2 working days

Price Bands

0-10 hectares

10-25 hectares

Service

Landmark Customer Services

Assessments powered by Argyll Environmental

SiteCheck Combined

Content

The Sitecheck Combined provides both a contaminated land liability risk assessment under Part 2A of the Environmental Protection Act (1990) as well as a flood risk assessment, which is reviewed by an Argyll Consultant if a high risk is identified. As it is all encompassing, it also provides a full review of climate change, ground stability, radon, energy and infrastructure projects and planning constraints. It also includes an alert assessment to determine if coal mining could affect the property.

Includes

Professional Opinion

- Contaminated land liability assessment with 'Professional Opinion' for Part 2A of the EPA. Providing a clear report conclusion of Passed or Further Action to copy into the report on title. Includes Landmark's innovative and ever expanding 'Risk Assessed Land Register' dataset to provide more passes early on
- Flood Risk - A clear report conclusion of Passed, Passed Moderate or Further Action with a 'Professional Opinion' to copy into the report on title. Assessment includes all key sources of flooding, flood defences as well as proximity to and elevation above historic flood events and watercourses. The result is scrutinised by an Environmental Consultant if a high risk is identified

Full Assessment:

- Climate change: a comprehensive assessment of key data sets to understand future risk from both physical & transition risk.
- Ground Stability: A detailed ground stability, subsidence and mining assessment to identify if a risk could exist.
- Radon: An assessment of whether Radon could be an issue in the location
- Energy & Infrastructure: A detailed review of a wide variety of energy or transport projects. Search radius up to 4km search radius
- Planning constraints are highlighted

Alert Assessment:

- Coal risk - A market-first, 'No search' certificate. Alongside and integral to the Coal Screening Data Layer is Landmark's certification as to the result's accuracy, where 'No' or 'Low' risk is identified. Landmark's certification is backed by a £1M indemnity policy.

When to use

Use for commercial property transaction including purchase & leases. Where there is planned development or change of use, we recommend using SiteSolutions commercial or combined.

Turnaround Time

1-2 working days

Price Bands

0-25 hectares

25-50 hectares

Service

Landmark Customer Services

Assessments powered by Argyll Environmental

SiteSolutions Commercial

Content

SiteSolutions Commercial is the only standalone commercial contaminated land risk assessment which is always provided by an Environmental Consultant. The Consultant will scrutinise all the historical maps and data to provide a robust and accurate assessment. The report provides both a liability assessment under Part 2A of the Environmental Protection Act and a risk assessment looking at the potential presence of contamination on and off site.

Includes

Contaminated Land

- Detailed manual review of historic maps and environmental data by an Environmental Consultant for every report
- Contaminated land liability assessment for Part 2A of the EPA backed by £10m PI
- Risk assessment for the potential presence of contamination on and off site
- Suitable for development as liability assessment includes the planning regime
- Executive summary providing top level assessment as well as fully written site analysis by the Consultant
- Recommendations flexible to the transaction

Other Considerations

- Ground Stability: A detailed ground stability, subsidence and mining screen to identify if a risk could exist
- Radon: An assessment of whether Radon could be an issue in the location
- Environmental Compliance: Confirm if an Environmental Permit is held at the Site
- COMAH: Confirm if a COMAH site is within 500m
- Property Considerations: discussing issues such as asbestos, EPC, Interceptors and tanks

Assessment

Manual contaminated land and flood risk assessment provided by environmental consultants that meets and exceeds the Law Society's Contaminated Land and Flood Risk Practice Notes.

When to use

A commercial transaction when an expert risk assessment is required beyond the requirements of the Law Society Practice Note. Recommended: Acquisitions, Investments & Development/Change of Use.

Turnaround Time

2 working days

Price Bands

0-5ha, 5-10ha, 10-15ha 15-20ha, 20-25ha, 25-30ha, 30-35ha, 35ha-40ha, 40-45ha, 45-50ha.
Prices increase at 5ha bandings.

Service

Consultant at Argyll with contact details presented in the report.

SiteSolutions Combined

Content

The Argyll SiteSolutions Combined report is the only fully consultant led contaminated land and flood risk environmental report for commercial transactions. Every risk opinion is provided by an Environmental Consultant following a review of data and historic mapping.

This approach ensures a reliable and accurate assessment of contaminated land and flood risk where data only informs the decision and never makes it. It is suitable for any transaction including acquisition, investment, and development.

The report also covers ground stability, radon, mining and environmental compliance.

Includes

- A colour coded front-page summary with imbedded hyperlinks for fast and efficient report navigation and risk understanding

Contaminated Land

- Detailed manual review of historic maps and environmental data by an environmental consultant for every report
- Contaminated land liability assessment for Part 2A of the Environmental Protection Act backed by £10m PI
- Risk assessment for the potential presence of contamination on and off site
- Suitable for development as liability assessment includes the planning regime
- Executive summary providing top level assessment as well as fully written site analysis by the Consultant
- Recommendations flexible to the transaction

Flood Risk

- Detailed manual review of a comprehensive suite of flood risk data
- Consultants discussion of risk written by an environmental consultant
- Clear and concise risk assessment and summary
- Recommendation and advice tailored to significance and mechanism of risk
- Insurance availability assessment
- Undefended and defended risk assessment provided
- Assessment of what action would be required under the National Planning Policy Framework (NPPF)

Other Considerations

- Ground Stability: A detailed ground stability, subsidence and mining screen to identify if a risk could exist
- Radon: An assessment of whether Radon could be an issue in the location
- Environmental Compliance: Confirms if an Environmental Permit is held at the Site
- COMAH: Confirm if a COMAH site is within 500m

Assessment

Manual contaminated land and flood risk assessment provided by environmental consultants that meets and exceeds the Law Society's Contaminated Land and Flood Risk Practice Notes.

When to use

A commercial transaction when requiring either a detailed contaminated land and flood risk assessment, or if you require comprehensive environmental due diligence. Recommended: Acquisitions, Investments & Development/Change of Use.

Turnaround Time - 2 working days

Price Bands -0-5ha, 5-10ha, 10-15ha 15-20ha, 20-25ha, 25-30ha, 30-35ha, 35ha-40ha, 40-45ha, 45-50ha. Prices increase at 5ha bandings.

Service Consultant at Argyll with contact details presented in the report.

06 Commercial Ancillary Reports

Landmark Climate Change Report -Commercial

Content

An informative desktop report, designed to show the potential impact that climate change could have at a property when required to disclose. The Landmark Climate Change report provides an overview of predicted future risk using a data baseline from UKCP18, the most authoritative UK climate projection data

Includes

- A polygon search functionality, which allows for finer granularity and precision in reporting. Suitable for every transaction including developments, plot sales and complex industrial multiple property sites and extending even to agricultural land, which is unique to Landmark.
- Presents short, medium, and long-term climate-based risks visually with an intuitive format providing clear explanation as well as advice and recommendations
- It includes potential changes to physical risk that may impact the property. These physical risks are listed below. The report also reviews energy performance, which is a key transitional risk for property to adapt to as the UK transitions to a low-carbon economy.
- Each section includes recommendations and advice to help the property lawyer discharge their duty when disclosing on potential future climate risks.

Physical Risks:

- Flood - Overall risk includes river, coastal and surface water flooding.
- Ground Stability - Natural subsidence risk
- Heat Stress
- Coastal Erosion

Transitional Risk: Energy Performance -

- Current Property EPC rating: Confirms if the property has an EPC, its validity, rating and when it was last inspected.

Other Considerations

Report introduces the topic of climate change and why it is important to help the property lawyer discharge their duty.

When to use

During a residential property transaction where the property lawyer has been instructed to disclose on potential future climate risks.

Turnaround Time - 1-2 working days

Price Bands – single banding up to 500ha

Service

Landmark Customer Services

Assessments powered by Argyll Environmental

Flood Solutions Commercial

Content

FloodSolutions Commercial is the only standalone commercial flood report where the assessment is always provided by an Environmental Consultant. The Consultant will scrutinise all the data to provide a robust and accurate assessment suitable for any transaction type.

Includes

Flood Risk

- Detailed manual review of a comprehensive suite of flood risk data
- Assessment includes all key sources of flooding as well as proximity to and elevation above historic flood events and watercourses. Backed by £10m PI
- Discussion of risk provided by an Environmental Consultant
- Clear and concise risk assessment and summary
- Recommendation and advice tailored to significance and mechanism of risk
- Insurance availability assessment
- Undefended and defended risk assessment provided
- Assessment of what action would be required under the National Planning Policy Framework (NPPF)

Assessment

Flood risk assessment that meets and exceeds the requirements of the Law Society's Flood Risk Practice Note.

When to use

Any commercial transaction where a flood risk assessment is required.

Turnaround Time

2 working days

Price Bands

0-2ha, 2-5ha, 5-10ha, 10-15ha, 15-20ha, 20-25ha, 25-50ha, 50-100ha. Enquire for larger Sites.

Service

Consultant at Argyll with contact details presented in the report.

SiteCheck Planning

Content

The Sitecheck Planning report provides details of what planning applications have already been submitted for approval in the area plus a view of the Local Development Plans that indicate the Local Authority's strategic vision for future development. This provides a fuller picture of how things may change within the area.

Landmark Planning provides unrivalled data accuracy through Planning Applications as Polygons, covering most of the UK. The polygons, provide a footprint for the development which is a much more accurate representation of a developments potential impact on an area.

Includes

- Planning applications within 800m search radius
- Large Applications as Polygons for much of the UK for quicker interpretation
- Daily updates to the planning data to provide the most current view of planning across Great Britain
- Applications separated by size and end use type
- Unique interpretation of Local Development Plans and Local Development Framework (LDF), giving an insight into the local authority's vision for future development in the area
- A link to the full application on the Local Authority website, can be found in the Data Section.

Assessment

Each project or development is checked against the site boundary. If something is found on-site or nearby, we will display "Identified" on the front page. If we don't find anything we will display "Not identified". Only issues relevant to the site will be described in this report. There will be maps and data for each individual development or project that has been identified, and based on the data that is relevant to your site, recommendations will be provided.

When to use

Any commercial transaction where development plans and applications require analysis

Turnaround Time

1 working day

Price Bands

0-25 hectares, 25-50 hectares

50-100 hectares, 100-150 hectares

Service

Landmark Customer Services.

SiteSolutions Highways

Content

The SiteSolutions Highways Report provides key information on the adoption status of roads, paths and verges in a consistent, easy to use report at a fixed cost. The report answers the key questions posed by the London Property Support Lawyers Group (LPSLG) and the Association of Property Support Lawyers (APSL).

Includes

- Road, footpath and verge maintenance status
- Traffic schemes and orders
- Scheduled roadworks
- Existing public rights of way and proposed amendments
- All information provided and easy to use mapping
- Backed by £10m PI

Assessment

Clear front-page summary as well as mapping within the report

When to use

Any commercial or residential transaction

Turnaround Time

Majority of searches are returned within 10 working days. Conditions apply

Price Bands

Up to 15ha

Service

Landmark Customer Services.

Landmark Utilities Report

Content

The Landmark Utilities report provides a very comprehensive search of what utility providers have underground assets at or in the immediate vicinity of a property or site. The report collates information on gas & oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewerage and fibre-optic cables all in one report, preventing the time-consuming process of obtaining the information through separate enquiries.

Includes

- Comprehensive search of 35-45 utilities for each site
- Status report confirming utility service responses
- Clear and easy to use report confirming which utilities effect the site, separated between 'affected' and 'unaffected'
- Robust quality assurance with every plan checked for quality
- Plans and responses from utility companies provided
- £10m PI
- Available with visual results summary compiled on a single layered PDF (DUOP). Only available with standard service

Assessment

Clear front-page summary as well as responses form utility provider in report

When to use

For development transactions or comprehensive commercial due diligence

Turnaround Time

- Standard service (20 working days)
- Premium service (10 working days)
- Express service (5 working days)

Please note that the premium and express service will not be full reports and will collate the responses that have been received at that time.

Price Bands

Up to 10ha and/or 1400m perimeter

Service

Landmark Customer Services

Landmark Utilities Digital Overview Plan (DUOP)

Content

Landmarks Digital Utilities Overview Plan (DUOP) product is our bolt on service to the Landmark Utilities report. It provides a clear visual representation of all the data found, but in a map format layered over the top of your chosen site.

Includes

- Enhanced PDF that summarises all affected assets
- Ability to toggle the data on and off

Assessment

Enhanced summary of responses from your Landmark Utilities Report.

When to use

To support your existing Landmark Utilities Report.

Turnaround Time

- Standard service (20 working days)
- Premium & Express service (10 working days)

Please note that the premium and express service will not be full reports and will collate the responses that have been received at that time.

Price Bands

Up to 10ha and/or 1400m perimeter

Service

Landmark Customer Services

Landmark Chancel Commercial

Content

The Landmark commercial Chancel Report has been developed to provide an accurate analysis of any potential Chancel liabilities. If a risk is identified or further analysis of the findings is required, the PinPoint data team works in partnership with specialist University academics to provide a definitive response.

Includes

- Combines data sourced from
- Historical parishes
- National archives
- Tithe district and enclosures records
- Provided with an Accuracy Certificate backed by £3m Aviva successor in title Indemnity

Assessment

Expert interpretation and analysis from geographic historians and academics from the University of Portsmouth.

When to use

A residential transaction when you need to identify whether a property is in a parish with continuing liability

Turnaround Time

1 working day

Price Bands

3-5acres point search 5-20 acres, 20-50acres, 50-200acres polygon search

Service

07 Commercial Coal Reports

Landmark Coal Commercial

Content

The Landmark Commercial Coal report in collaboration with mining experts Pinpoint is a Regulated, CON29M compliant Coal Report.

The report provides property-specific information relating to past, current and future underground and surface coal mining activities, providing detailed response to all 11 key questions recommended by the Law Society Guidance Note (2018). It also answers the 3 additional questions on working rights.

The report includes unique analysis by Pinpoint to assess the 'Zone of influence' from underground workings that could have affected the property. Relevant for all mainland UK.

The report includes a clear colour coded front-page action summary identify where a risk could exist. Detailed professional opinions are contained within the relevant sections of the report, in response to specific issues set out by the Law Society.

Includes

- Assessment complaint with Law Society Guidance Note (2018)
- Underground Coal Mining (past, present or future)
- Opencast Coal Mining (past, present or future)
- Unique technical risk model that scientifically assesses the zone of influence as required by the law society CON29M.
- Mine Entries
- Mining Geology
- Mine Gas
- Mining Subsidence Claims
- Surface Hazard Call Out Incidents
- Wider BGS Recorded Mineral Mining
- Provided with an Accuracy Certificate backed by £1m Aviva Indemnity

Assessment

Clear front-page summary as well as a detailed professional opinion when a risk has been identified in the data. Guaranteed quality assessment from industry expert at Pinpoint.

When to use

A commercial transaction when a property has been identified within an area where a coal mining report, compliant with the Law Society Guidance Note (2018) should be obtained

Turnaround Time

1 Hour

Price Bands: 0-15ha, 15-50ha, 50-100ha, 100-150ha,150-200ha,200-250ha, 250-300ha,300-350ha,350-400ha, 400-450ha,450-500ha.

Service Landmark Customer Services

Service is supported by coal mining experts Pinpoint

Landmark Commercial CON29M

Content

Landmarks Official CON29M Law Society-accredited coal report in collaboration with mining experts PinPoint, provides property-specific information relating to past, current and future underground and surface coal mining activities, for properties or sites in England, Scotland and Wales. The report includes unique analysis by Pinpoint to assess the 'Zone of influence' From underground workings that could have affected the property.

Answers all 11 key questions recommended by the Law Society Guidance Note (2018). Plus the 3 additional questions on working rights.

Analysis is clearly presented in a simple traffic light system, with a professional opinion included as standard, providing practical next steps.

Includes

- Underground Coal Mining (past, present or future)
- Opencast Coal Mining (past, present or future)
- Unique technical risk model that scientifically assesses the zone of influence as required by the law society CON29M.
- Mine Entries
- Mining Geology
- Mine Gas
- Mining Subsidence Claims
- Surface Hazard Call Out Incidents
- Provided with an Accuracy Certificate backed by £1m Aviva Indemnity

Assessment

Clear front-page summary as well as a detailed professional opinion when a risk has been identified in the data. Guaranteed quality assessment from industry expert at Pinpoint.

When to use

A commercial transaction when a property has been identified within an area where a coal mining report should be obtained, and you would like an official CON29M search

Turnaround Time

1 Hour

Price Bands 0-15ha: 15-50ha, 50-100ha, 100-150ha,150-200ha,200-250ha, 250-300ha,300-350ha,350-400ha, 400-450ha,450-500ha.

Service

Landmark Customer Services

Argyll Consultancy Services (Further Action Reporting

SiteSolutions Consult

Content

The SiteSolutions Consult is a contaminated land assessment that combines a manual and detailed desktop assessment with regulatory enquires. The addition of regulatory enquiries provides additional site-specific information in relation to the Local Authorities Contaminated Land strategy and where relevant, planning and environment permitting information.

Includes

Contaminated Land

- Detailed review of historic maps and environmental data
- Obtaining key information via enquiries to Environmental Health and Planning Department
- Consultant professional opinion of potential Part 2A liabilities
- Clear and concise risk summary
- Expert assessment by an Environmental Consultant

Assessment

Revised contaminated land assessment following desktop assessment based upon information obtained from Local Authority

When to use

When a residential desktop report has identified a contaminated land risk requiring 'Further Action'

Turnaround Time

10-15 working days (can take up to 20 dependent upon Local Authority response times)

Price Bands -By property or POA

Service-Environmental Consultant at Argyll

SiteSolutions Consult Commercial

Content

The Site Solutions Consult is a contaminated land assessment that combines a manual and detailed desktop assessment with regulatory enquires. The addition of regulatory enquiries provides additional site-specific information in relation to the Local Authorities Part 2A strategy and where relevant, planning and environment permitting information.

Includes

Contaminated Land

Detailed review of historic maps and environmental data

Obtaining key information via enquiries to Environmental Health, Planning Department, Petroleum Licensing and/or the Environment Agency

Consultant professional opinion of potential Part 2A liabilities

Clear and concise risk summary

Expert assessment by an Environmental Consultant

Assessment

Revised contaminated land assessment following desktop assessment based upon information obtained from Local Authority

When to use

When a commercial desktop report has identified a contaminated land risk requiring further action

Turnaround Time -10-15 working days (can be more dependent upon LA response times)

Price Bands By property or POA

Service -Environmental Consultant at Argyll

SiteSolutions Inspect

Content

The Site Solutions Inspect provides a comprehensive contaminated land assessment that includes an Environmental Audit of the property. The Inspect provides a professional interpretation of potential contamination risks and Part 2A liability. Understanding the risk of operations and any environmental compliance requirements of a site can be key especially for industrial land uses as if not upheld, there could be enforcements.

Includes

Contaminated Land

- Detailed review of historic maps and environmental data
- Obtaining key information from either Environmental Health, Planning Department, Petroleum Licensing and/or the Environment Agency
- Consultant professional opinion of potential Part 2A liabilities
- Environmental Audit carried by an IEMA accredited Environmental Consultant to review operational management and where relevant, compliance with an environmental permit.
- Clear and concise risk summary
- Expert assessment by IEMA accredited professionals

Assessment

Fully interpretive report with non-technical executive summary of risk, Part 2A liability assessment, review of site management and bespoke recommendations where applicable.

When to use

Industrial land uses (including garages/petrol stations, transport depots) and sites with Environmental Permits.

Turnaround Time

10-15 working days (can take up to 20, dependent upon Local Authority response times). Site visit will need to be arranged.

Price Bands

By property or POA

Service

Environmental Consultant at Argyll

Flood Solutions Consult Residential

Content

The Flood Solutions Consult report is used to provide a more detailed analysis of risk than a standard desktop. Beyond flood risk extents, the report looks at the significance of a flood event by assessing the anticipated flood depths across the Site.

Includes

Flood Risk

- A fully manually assessed, site specific flood report provided by an Environmental Consultant
- Clear professional opinion, including a summary of all sources of flood risk, maximum flood water depth and property impact
- Analysis of the most suitable means of mitigating risk and protecting the property.
- Review of flood risk on access and escape
- Contact with an Environmental Consultant at Argyll Environmental

Assessment

Flood risk assessment based upon the expected depths of flooding at the property

When to use

When a residential desktop report has identified a flood risk requiring 'Further Action'

Turnaround Time

5 working days

Price Bands

By property or POA

Service

Environmental Consultant at Argyll

Flood Solutions Consult Commercial

Content

The Flood Solutions Consult report is used to provide a more detailed analysis of risk than a standard desktop. Beyond flood risk extents, the report looks at the significance of a flood event by assessing the anticipated flood depths across the Site.

Includes

Flood Risk

- A fully manually assessed, site specific flood report provided by an environmental consultant
- The report will also focus on the impact to the Site's operational areas as well as access in and out.
- Clear professional opinion, including a summary of all sources of flood risk, maximum flood water depth and property impact
- Analysis of the most suitable means of mitigating risk and protecting the property.
- Review of flood risk on access and escape
- Contact with an Environmental Consultant at Argyll Environmental

Assessment

Flood risk assessment based upon the expected depths of flooding at the property

When to use

When a commercial desktop report has identified a flood risk requiring further action

Turnaround Times 5 working days - By property or POA

Service

Environmental Consultant at Argyll