



SearchesUK

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ProductCard

Envirosearch



Envirosearch is the longest-established and most authoritative residential environmental report. Every report includes an expert assessment by a specialist environmental consultancy.

More solicitors trust Landmark reports for environmental due diligence as we provide the most comprehensive, accurate and detailed information in the market, offering unique data sets including:

- **Complete countrywide coverage of Historical Energy Facility Data, including old oil and gas tanks**
- **Landmark Historical Land Use data**
- **Overhead Transmission Lines**
- **Comprehensive flood risk information**
- **Information on Mining and Radon**

Envirosearch is unique in considering the issues of contaminated land in relation to property value and use in order to provide a professional conclusion which removes the burden of interpretation. Landmark reports are also backed by comprehensive PI cover ensuring peace of mind for you and your client.

Meet the Warning Card requirements: Envirosearch is designed to satisfy the concerns raised by the Law Society Contaminated Land Warning Card. Landmark has spent 40 years researching Ordnance Survey historical maps producing the most complete record of site history information for mainland Britain.

Landmark have identified:

- **More than 2.5 million homes built on or next to past industrial sites that may have left contamination in the ground**
- **Some 1.5 million homes built on old 'landfill' sites**

Figures published by Landmark Information Group 2005

Key Features

Why a Specialist Environmental Consultancy? Envirosearch is the only environmental report to include the professional opinion of a specialist environmental consultancy that provides clear and positive guidance on land contamination regarding:

- The impact on the value of the property
- The impact on the use of the property as a domestic dwelling
- The likelihood that the property will be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act

Specialist surveyors with expertise in Environmental Law can appraise the impacts on all forms of land and property. Argyll Environmental Ltd provide advice on the environment, contaminated land and the resulting impacts upon all forms of Property, Land and Construction. Should a risk be detected, an additional surveyors report detailing the next steps will be produced within 48 hours, at no extra cost.



Conveyancing Searches



Indemnity Insurance Policies



Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks



- ▶ COPSO & IPSA members
- ▶ Professional indemnity insurance
- ▶ No call centres
- ▶ On-line Indemnity Insurance
- ▶ Personal AND Official Searches
- ▶ No mapping costs
- ▶ Fast turnaround
- ▶ AML ID checking service



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Free review of 'Further Action' reports - Where the client is able to provide Landmark with sufficient further information, the report will be re-reviewed at no extra cost. If the client provides information which mitigates the cause of the original result, a new 'Passed' result will be issued. This service will be available free of charge when the customer provides the required information. We can even procure the information on behalf of the client, but in these situations charges will apply.

Site History - Envirosearch provides essential site history and other environmental information for properties in mainland Great Britain. Produced by Landmark Information Group, Envirosearch will help any homebuyer to make an informed decision about purchasing a property and whether it will provide a suitable environment and investment for them and their family. Concise, relevant and accurate, Envirosearch provides information on:

- **Standard Environmental Enquiries** Search radius 500 metres
- **Past and Current Industrial Land Use** Search radius 250 metres

Mining and Radon - Envirosearch provides a property specific map showing site history to enable you to pinpoint potentially contaminative historical land use.

Exclusive Flood Data - With approximately 2.3 million homes at risk of flooding in the UK according to Defra, you cannot presume a client's property is safe. Envirosearch looks at unique flooding data matched to your client's exact property location and considers the following elements to indicate whether a property is likely to be subject to flooding in the future:

- Flood extents
- Flood defences
- **Exclusive** data on surface water (pluvial) flooding

Ensure Your Clients Are Protected

Quality environmental data is an essential part of residential conveyancing. That's why Envirosearch is the choice of thousands of solicitors nationwide.

Minimise your liabilities and protect:

- The **value** of your client's home
- The **saleability** of your client's home
- The **health** and well-being of your client's family.

In addition to this, every Envirosearch report now comes with a **unique remediation contribution feature** for homebuyers. The homeowner benefits from a financial contribution of up to £60,000 (subject to terms and conditions) when a Part 2A remediation notice is served by the local authority and where costs to remediate the site will be incurred by the homeowner. This will apply whether or not the report has passed or requires further action due to possible contamination. This means that for the vast majority of typical remediation projects, the homeowner has complete peace of mind into the future. It helps to overcome any concerns from the homebuyer about completing on a purchase on brownfield land and can be relied upon by lenders to smooth the path to completion.



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Lexcel & Legal Compliance Services



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COPSO
ASSOCIATE MEMBER



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