



# SearchesUK

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## Argyll SiteSolutions Combined

The Argyll SiteSolutions Combined report is a premium environmental search which combines a detailed contaminated land risk assessment with a flood risk assessment.

The main risks are clearly summarised which allows you to relay key parts of the document to your client quickly and easily. It is also more cost effective than purchasing two separate reports. The report is designed for high value or complex commercial transactions including redevelopment sites.

## Key Features

Use this report to understand:

### Contaminated Land

- If historic activities could result in liability for the property owner under the contaminated land regime
- If remediation is likely to be required
- If environmental permits are held for the property or by neighbouring properties
- If current operations in the surrounding area could cause contamination of the property
- If ecological receptors could be affected by site operations
- The potential for liability under the Environmental Damage Regulations

### Flood

- The overall risk of flooding with and without flood defences
- If further investigation or mitigation work can be undertaken to reduce the risk
- If a full Flood Risk Assessment is required for development under the National Planning Policy Framework (NPPF)
- If the property is likely to be insurable at standard terms

### Other Environmental Factors

- The risk of subsidence based on insurance claims in the postcode area
- The potential ground instability from natural or man-made sources
- If there is likely to be a risk from Radon gas and if there are masts or power lines close to the property



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## Ensure Your Clients Are Protected

### Risk Assessment

- Clear executive summary highlighting both contaminated land liability and flood risk
- Intelligent risk assessment and commentary by experts in the interpretation of environmental data. This skill can make the difference between Passed and Further Action results
- Expert manual review of high detailed historical maps
- Current operations section covers regulatory compliance
- Additional Considerations section details other pertinent factors that may affect the Site
- Includes a robust ECORISK Assessment which considers all the ecological receptors listed in the Statutory Guidance

### Full range of key environmental datasets including:

- Full range of key environmental datasets including the UK's most comprehensive landfill data
- Comprehensive natural hazards data including the most recent radon data
- Risk and likely depth of surface water flooding, a major cause of flooding in urban areas
- The latest National Flood Risk Assessment (NaFRA) data from the Environment Agency and Insurability Index from JBA Consulting - recommended by the Association of British Insurers as a reliable indication of insurability for small businesses
- Unique dam break data from JBA Consulting - identifies flood risk from failed local dams
- Complete information on surrounding watercourses, including culverted rivers and streams provided by the Environment Agency
- Unique use of elevation data in order to calculate the height of the Site above local water features



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