

# RiskView Commercial

Simplify your due diligence with an all-in-one environmental report covering Contaminated Land, Flood, Ground Hazards and Energy & Infrastructure. Expert opinion and next steps guidance is backed up by full findings available online via our unique interactive viewer.



## What's included

-  Front page risk summary and clear 'next steps'
-  Full desktop assessment of 4 environmental risks
-  Landmark's unique risk assessed land register data
-  Concise report shows pertinent features only
-  Landmark's unique interactive viewer
-  £10m PI cover of £10 million\*

## Key features

- Simplified environmental report with 4 assessments provided 'in one', allowing for a fixed-fee search pack for every client
- Report includes easy to interpret front page summary and only results requiring further action or investigation are included
- Professional opinion and recommendations text suitable to be copied into client reports
- Online viewer provides interactive maps for you to explore and understand full range of data
- Free re-review of any Further Action contaminated land reports

## Designed for:

Any parties involved in a commercial property transaction. The report may be used for redevelopment sites, however, for such transactions – especially complex cases – we recommend Site Solutions Combined, which includes a complete manual review by a named consultant in every instance. See Site Solutions Combined product card for further details.

## 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

The risk of flooding at and around the property from rivers, sea, surface or ground water. **Analyses historical flood events, nearby water courses and the site's elevation in relation to these features**

### • Energy & Infrastructure

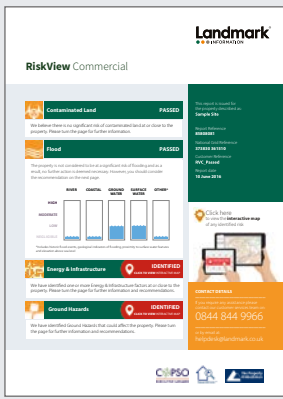
If there are any energy & infrastructure projects at or close to the property, such as HS2, Crossrail, wind & solar farms, and fracking

### • Ground Hazards

Natural and mining ground instability issues and an indication of whether the property is in a radon affected area

## Why you need it:

An all-in-one report, allowing you to confidently offer a fixed-fee search pack to every client every time; with the added bonus of a digital viewer.



## Built for the digital age!

Simply click on the links in the report to open a unique interactive map and additional information; a perfect tool for the buyer to understand the data and any next steps.



## 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
- Online viewer, provides interactive maps to explore and understand the full range of data
- Free re-review of any Further Action contaminated land reports – simply send in relevant information and we will review

## Due Diligence

- Assessment of 4 environmental risks providing due diligence, whilst saving time, money and delivering the very best, 'next generation' client care
- Meeting the requirements of the Law Society Contaminated Land and Flood Practice Notes
- Access to our expert environmental consultants at Argyll Environmental for any follow-up work specified in the recommendations

## 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'.

## Expert Recommendations and Professional Opinion

Every RiskView Commercial report comes with recommendations and professional opinion from Landmark Information Group and environmental experts Argyll Environmental, providing clear and positive guidance, which can easily be relayed to your clients.

We also have a highly skilled and experienced Customer Services team who are happy to assist you with any questions you might have about the report.

## Simplify your search packs!

RiskView Commercial is the 'All in one' environmental report that's **simple, helpful and accessible**.

## These other reports may be relevant to your site:

### SiteCheck Planning

Complete the planning picture with nearby developments and planning applications keeping your client informed of any potential changes within the surrounding area.

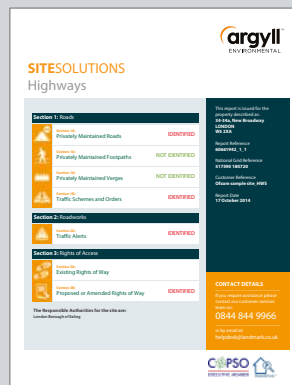


### Included in the report:

Planning applications, details of Local Authority planning policy (Local Development Plans) and neighbourhood information including: schools, population demographics, housing types and average prices and key local amenities.

### SiteSolutions Highways

Gain an insight into planned changes to roads and rights of way affecting commercial sites with the SiteSolutions Highways.



### Included in the report:

Adoption status of roads, footpaths and verges, road improvement schemes and orders, forthcoming roadworks as well as the identification of rights of way and potential proposed amendments surrounding a commercial site.