

The environmental search for residential conveyancers

Landmark Information Group is a Daily Mail and General Trust company, and is the UK's leading supplier of digital mapping and property and environmental risk information.

Landmark has an unrivalled source of large scale current and historic digital maps together with high quality environmental risk and planning information. The focus on quality data enables Landmark to provide solutions that are unrivalled and create peace of mind for our customers when using one of our products.

For further information please visit
www.landmarkinfo.co.uk
or contact one of our customer service advisors
on 0844 844 9966



Envirosearch – your experts on the ground

Envirosearch is the longest-established and most authoritative residential environmental report. Every report includes an expert rigorous assessment by a chartered surveyor and is peer reviewed to ensure consistency and quality of analysis.

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*

“...Solicitors should be aware of the requirements of Part IIA of the Environmental Protection Act 1990 but they themselves cannot provide their clients with conclusive answer... they should suggest to their client obtaining specialist advice... Solicitors should be aware that environmental liabilities may arise and consider what further enquiries and specialist assistance the client should be advised to obtain”

The Law Society Conveyancing Handbook
– Contaminated Land Warning Card

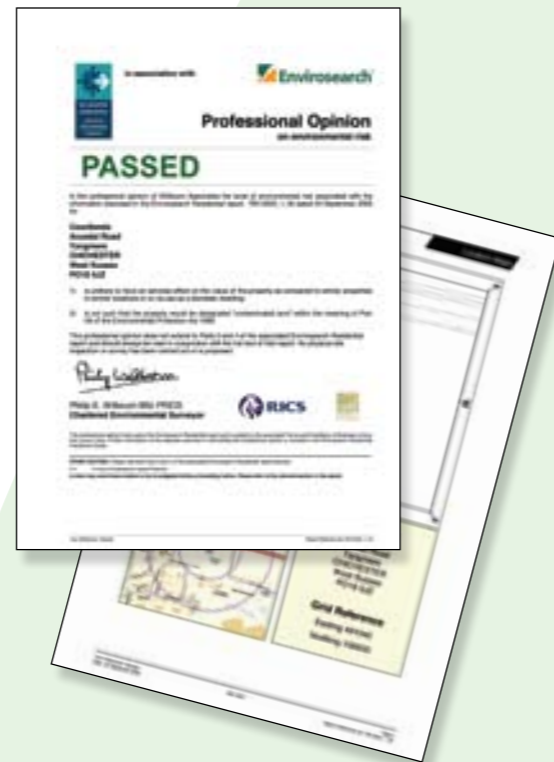
Why a Chartered Environmental Surveyor?

Envirosearch is the only environmental report to include the professional opinion of a Chartered Environmental Surveyor 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 IIA of the Environmental Protection Act

Specialist surveyors with expertise in Environmental Law can appraise the impacts on all forms of land and property. Wilbourn Associates 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.



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.

Environmental Legal Panel

For those reports where significant contamination issues are present and dedicated environmental legal advice is required, Landmark will, where appropriate, provide the client with access to a unique panel of leading legal professionals for a free of charge initial consultation. Where detailed further legal work is needed, the client will be required to enter into a fee paying relationship directly with the legal professional.



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

Get peace of mind with unique remediation contribution feature

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* when a Part IIA 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.

For more information please call 0844 844 9966, visit www.landmarkinfo.co.uk or email info@landmarkinfo.co.uk

Landmark has built a reputation for comprehensive high quality environmental information by working closely with trusted data sources including:

*Subject to terms and conditions.