

RiskView Residential

The all-in-one advanced environmental report, with planning applications and planning constraints data

RiskView is a comprehensive all-in-one environmental report combining the most accurate data with qualified expert advice and next steps recommendations.

With only relevant results included, alongside next steps recommendations from our environmental consultants, the report is concise and quick to use in both PDF format and through our unique interactive viewer. RiskView offers peace of mind and accessible data for homebuyers and complete due diligence from a single report for you.



When do I need this?

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

When do I use this?

When requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability and flood risk. Plus an analysis of any further risks including radon.

Key features

- Simplified environmental search pack provided in one report, plus planning and planning constraint data required to offer complete due diligence in a single report
- Professional Opinion and Recommendations text suitable to be copied into client reports
- **NEW** Increased remediation contribution. RiskView has an upgraded Contaminated Land **excess free remediation contribution of £250,000**, the highest in its class

What's included?



Contaminated Land
FULL ANALYSIS



Flood
FULL ANALYSIS



Energy & Infrastructure
FULL ANALYSIS



Ground Stability
FULL ANALYSIS



Planning Information
FULL ANALYSIS

Plus the following features



Radon screen



Returned within 24 hours



PI cover of £10million



Insurability statement



Free 'Further Action' risk re-review service



Landmark's unique risk assessed land register data

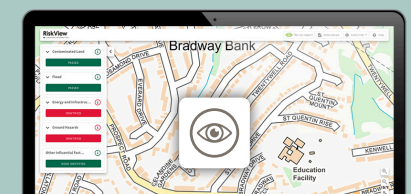


£250k Contaminated Land excess free remediation contribution



Built for the digital age

Home buyers connect with data using smart tools everyday so why should their property data be any different? Each RiskView report contains a link to our online viewer where they can access results on interactive maps.



Use this report to understand:

- **Contaminated land risk**

If the property or surrounding area is at risk of being identified by the Local Authority as contaminated land

- **Flood risk**

The risk of flooding at and around the property from surface, river, coastal, ground water and historic flood events

- **Energy & infrastructure**

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

- **Ground hazards**

Natural and man-made ground instability issues, supported by real case insurance claims information from subsidence

- **Planning and planning constraints**

Nearby planning applications and planning constraints which may affect the enjoyment of future marketability of a property

Expert recommendations and professional opinion

Every Riskview Residential report comes with recommendations and professional opinion from Landmark Information Group and environmental experts Argyll Environmental, providing clear and positive guidance, which can be copied into client reports saving you time.

Due diligence

- Assessment of environmental risk 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

Unique and updated environmental data

Landmark's historical land use data is used by over 350 Local Authorities, so you can be assured that you are benefiting from the same data that most LA's are using for their own Part 2A strategies.

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'.



Landmark is at the forefront of legal products and data supply to the UK's property market. Our pioneering tech, data, reports and expert team enable thousands of successful property transactions, every day.

Our environmental reports

Homecheck

When only requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **CORE SCREEN**
- Ground Stability **CORE SCREEN**
- NEW** Remediation Contribution **£100,000**

Envirosearch

Designed so your clients can digest and understand the guidance and next steps with ease; saving you time dealing with related questions.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **DETAILED SCREEN**
- Energy & Infrastructure **DETAILED SCREEN**
- Ground Stability **DETAILED SCREEN**
- Radon **FULL SCREEN**
- NEW** Remediation Contribution **£150,000**

RiskView

An all-in-one report allows you to confidently offer a fixed-fee search pack every time; with the added bonus of our unique interactive map for the home buyer.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **FULL ANALYSIS**
- Energy & Infrastructure **FULL ANALYSIS**
- Ground Stability **FULL ANALYSIS**
- Radon **FULL SCREEN**
- Planning Info **FULL ANALYSIS**
- All-in-One Report inc. **ONLINE VIEWER**
- NEW** Remediation Contribution **£250,000**

SiteSolutions

Order when requiring a comprehensive, expert manual analysis and professional opinion risk at high net worth/ large footprint properties.

Our expert consultants provide bespoke commentaries to simplify and explain identified risks and are available if there is anything you don't understand or questions you want to ask.



Landmark Planning

Comprehensive Planning Report with a clearer view

Landmark Planning provides you with unrivaled data accuracy, including large applications as polygons for large parts of the UK. Our unique polygon data provides an accurate representation of a development's potential impact for easy analysis and communication.



Use this report to understand:

- Whether there are nearby residential planning applications that may impact the property. These are divided into:
 - Alterations and minor
 - New builds up to 50 dwellings
 - New builds over 50 dwellings
 - Unclassified
- What small, medium and large non-residential developments are proposed or are currently being carried out in the area
- What future uses of land are being proposed for the surrounding area
- Local authority policies and constraints
- Neighbourhood information including housing, demographics, schools, local amenities and rights of way

Key features

- Clear front page summary showing the type, vicinity and number of applications near the property
- Easily interpreted planning application information with maps
- Simple guidance to understanding the planning application and development process
- Large aerial photograph
- Turnaround time of one working day
- Comprehensive Landmark terms and conditions

What's included:

- Residential Planning Applications
- Non-residential Planning Applications
- Local Plans
- Land Use Designations
- Rights of Way
- Housing and Demographics
- Education
- Amenities
- 7 year history of planning applications
- **NEW** Polygon Data for Large Applications

New enhanced data

A key and unique feature within Landmark planning is how we display data on the majority of the UK's large planning applications as polygons.

Polygons provide a realistic understanding of the potential impact, both positive and negative, of a development, meaning a much clearer view of planning detail for both conveyancer and client.

The report also provides a fuller picture of the neighbourhood.





When do I need this report?

Traditionally solicitors have carried out two types of enquiries to find out about planning issues:

- A local authority search, which provides information that is generally limited to the extent of the subject property
- A Property Information Form, which relies on the knowledge of the seller

The Landmark Planning report is designed to supplement the findings of the local authority search by also looking at development activity in the wider area.

Designed specifically for residential buyers and their solicitors, the Landmark Planning report will provide key information so that clients can make informed decisions on the impact, if any,

a development may have on the value or enjoyment of the property in the future.

Due diligence

As part of your due diligence, ordering a Landmark Planning report demonstrates you have undertaken all practicable steps to reasonably identify information that the client would want to know.

Wide reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.



Landmark is the UK's market leader in the provision of environmental search reports. With our best-in-class data and risk models supported by an experienced and knowledgeable team, Landmark reports ensure complete due diligence providing key results for clients to make informed decisions, and smoother, quicker conveyancing transactions. **Understanding the past, supporting the present, leading the future.**

These other residential reports may be relevant to your property site:

SiteSolutions

Energy & Infrastructure

An accurate search which Provides details of a number of energy & infrastructure projects across the UK, including HS2, fracking and wind and solar farm data.

Landmark

Flood

A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance.

Landmark

Regulated Coal

A CIE Regulated assessment of coal risk including environmental or ground stability hazards, from current or future underground or opencast mining activities.