

The environmental search for residential conveyancers



Envirosearch – your experts on the ground

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*

Why Argyll Environmental Limited?

Argyll is the leading provider of specialist risk management services and has extensive experience of reviewing environmental reports. Argyll is able to provide clear and positive guidance on land contamination including:

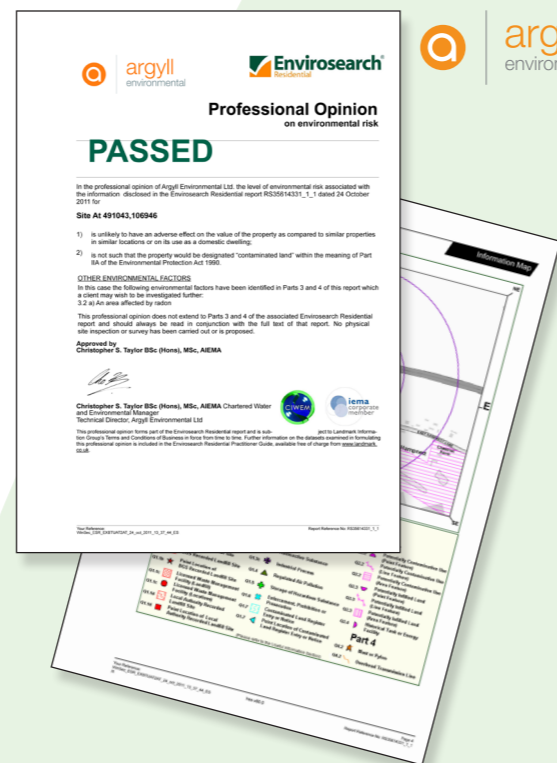
- The potential impact on land and property value.
- The likelihood that the property will be designated as 'contaminated land' under Part 2A of the Environmental Protection Act.

Argyll has expertise in soil and groundwater contamination, environmental law and insurance. They can appraise the potential impact of contamination on all forms of land and property and where necessary provide the expertise to deal with any issues identified.

If a risk is detected following an initial risk screening exercise, Argyll will issue a more detailed report detailing a range of steps which can be taken. This is produced within 48 hours and Argyll is on hand to assist with these if required.

“...Solicitors should be aware of the requirements of Part 2A 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”

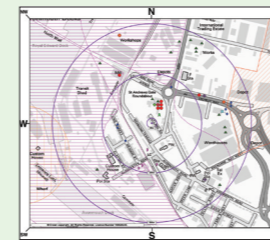
The Law Society Conveyancing Handbook
– Contaminated Land Warning Card



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.

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 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.

For further information please visit www.landmark.co.uk or contact one of our customer service advisors on 0844 944 9966.



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

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



*Subject to terms and conditions.



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.

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