We are not about data, we are about ‘intelligent due diligence’. We understand the nuances of data and their interdependencies in a commercial context.

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

**Why you need it:**
An advanced search which goes beyond the basic requirements of the Law Society Warning Card to accurately pinpoint risk and liability. This report also provides a comprehensive screening for all major sources of flooding. It is more cost effective than purchasing two separate reports.

**Key Features**
- Main risks clearly summarised, allowing lawyers to cut and paste key information for their clients.
- 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
- Data includes:
  - 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 Insurabilty 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

**Other:**
- Flexible report template that can be amended to your specific requirement
- Comprehensive terms and conditions
- Two working days turnaround – expedited at no extra cost

**Price**

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>Price (exc VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 5</td>
<td>£295</td>
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<tr>
<td>5 – 10</td>
<td>£415</td>
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<tr>
<td>10 – 15</td>
<td>£530</td>
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Prices for larger sites on request.

**Additional Services**
Consultancy services
Insurance products and expertise
Report cost is offset against

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

Terms & Conditions apply please see May 2011 Contract 3.2.

Prices are all excluding VAT and subject to change.
This product sheet is intended to provide general information only.

Version v2.0, 1 May 2013

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**SiteSolutions Combined**

A premium environmental search which combines a detailed contaminated land risk assessment with a flood risk assessment.

Call 01225 526206 or email contactus@wessexsearches.co.uk
www.wessexsearches.co.uk