The report delivers specialist due diligence tailored for the transacting and financing of Agricultural Land and Farms. With agricultural land prices rising and land ever more scarce, it’s essential that you have a clear understanding of the potential environmental risks and opportunities offered.

**KEY FACTS**

<table>
<thead>
<tr>
<th>RRP</th>
<th>Up to 15ha £230* (ex. VAT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery Time</td>
<td>&lt;72hrs</td>
</tr>
<tr>
<td>Reliance</td>
<td>£10m*</td>
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</tbody>
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**LOCATION INTELLIGENCE**

To access Groundsure’s market leading environmental solutions, please call 01225 526 206, email contactus@wessexsearches.co.uk or visit www.wessexsearches.co.uk
Key features:
- 5 tier environmental risk assessment
- View on suitability as banking security from an environmental risk perspective
- Full contaminated land risk assessment and professional opinion covering essential Part 2A requirements
- Flood risk based on Environment Agency RoFRaS Flood data
- Historic rights of way based on a review of Ordnance Survey Historic Mapping
- High Speed (HS2) route – proximity to potential threat of build disruption or purchase risks
- Contamination risk based on past and current uses within the farmyard
- Agricultural Land Classification, indicating the potential productivity of the land
- Non-coal mining risks and related subsidence hazards
- Sites of ancient or protected woodland
- Assessment of Archaeological Sites of Interest

Advantages:
- Essential insight on relevant past and current use of the land and site layout
- Opinion on site suitability provides effective support for banking security and valuation purposes
- A more tailored wide-area polygon search than standard commercial searches

Benefits:
- A single view of all potential risks for rural land, ensuring clarity on the situation ahead of exchange.
- Comprehensive summary of site conditions offers holistic assessment
- Support from Groundsure IEMA qualified Environmental Consultants, with every further action additionally scrutinised in-depth to deliver a tailored opinion

Have you considered these other products to complete your due diligence?

**Planview**
Finding the right fit for your client’s business location

Benefits include:
- Highlights potential disruptive risks ahead of exchange to avoid cost and other operational impacts to your client’s business
- Easily identify the character of the area and whether it fits your client’s business
- Intelligence on forthcoming developments can offer significant commercial advantage

**Floodview**
Essential flood insight for commercial property

Benefits include:
- Identify those areas where insurability is likely to be a key issue affecting business continuity
- High degree of accuracy means previously assumed flood risk could be discounted
- Access to Groundsure consultants for further advice and support

**Utility**
The clear, connected choice for property transactions

Benefits include:
- The latest data minimizes delay, cost and possible litigation
- Better budgetary control - pay for only the utility suppliers that you need
- Clarity on costs enabling quicker disbursement calculations

Pricing:
- Sites greater than 15ha, price on application
- £10m Professional Indemnity Insurance (any one claim). Can be relied upon by all professional parties within a property transaction, first purchasers / tenants and their advisers. See section 4 and 7 of the Groundsure terms and Conditions.

Terms:
- Issued under Groundsure single set of terms & conditions.

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