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

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Designed for:
High value transfers. Suitable for any type of commercial property. Redevelopment deals, heavy industrial / high value property.

Use this report to understand:
• If there are any visual signs of contamination at the property
• If the property is included in the Local Authority’s contaminated land strategy
• If the Local Authority has carried out any contaminated land assessment or inspection of the property
• Additional bespoke questions are also asked of various regulators including the Environment Agency, Local Planning Authority and Petroleum Licensing depending upon the characteristics of the particular property
• If historic activities could result in liability for the property owner under relevant contaminated land legislation
• If remediation is likely to be required if a change of use or redevelopment is proposed
• 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 operations at the property
• The potential for liability under the Environmental Damage Regulations if industrial operations are carried

Key Features
Main risks clearly summarised allowing lawyers to cut and paste key information to their clients.

Risk Assessment
• Intelligent risk assessment, commentary and site-walkover by an experienced IEMA-accredited Consultant who understands the nuances of data and their interdependencies. This skill makes the difference between a Passed and Further Action result
• Contaminant linkage assessment in order to determine potential for environmental liability.
• Expert manual review of high detailed historical maps
• Environmental Damage Regulations risk assessment developed by renowned expert
• Includes ECORISK Assessment - the only fully Part 2A-compliant assessment
• Direct access to the consultant for any follow up queries, contact details provided
• Written review of all discussions and correspondence with the relevant Regulators

Data includes:
Full range of key environmental datasets including:
• Detailed information about telecommunication base stations and overhead transmission lines.
• The UK’s most comprehensive landfill data
• Comprehensive natural hazards data including the most recent radon data

Other:
• Flexible report template that can be amended to your specific requirement
• Comprehensive terms and conditions
• Liability cover of £10m per report. 5-10 working days, but depends on regulators response

This report is the most comprehensive commercial contaminated land desk-top report combined with a bespoke Regulatory perspective and a site inspection.

Additional Services
Tailored risk management solutions are provided with follow on consultancy
Insurance products and expertise
Report cost is offset against any further consultancy work

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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.

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