



Environmental

Commercial Property Search Argyll SiteSolutions Combined



COMMERCIALDW



Why you need a SiteSolutions Combined report:

Is the property at risk of flooding?
Could the land be contaminated?



Official Local Authority



Flood

SiteSolutions Combined is a premium environmental report for high value or complex commercial transactions **including redevelopment deals**. The report provides an intelligent risk assessment and expert commentary along with a clear summary of the results.

SiteSolutions Combined indicates:

- If historic activities could result in liability for the property owner under the contaminated land regime
- If environmental permits are held for the property or 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
- The overall risk of flooding with and without flood defences
- If further investigation or mitigation work can be undertaken to reduce the risk of flooding
- If a full flood risk assessment is required for development under the National Planning Policy framework
- If the property is likely to be insurable at standard terms.

SiteSolutions Combined is an advanced search that uses many important datasets to inform the results. These include:

- A 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 data from the Environment Agency and Insurability Index from JBA Consulting – recommended by the Association of British Insurers as a reliable indication of insurability for small businesses
- Complete information on watercourses surrounding the property, including culverted rivers and streams
- Unique use of elevation data in order to calculate the height of the site above local water features.

A SiteSolutions Combined report goes beyond the basic requirements of the Law Society Warning Card to accurately pinpoint risk and liability. It also provides a comprehensive screening for all major sources of flooding.



Planning



Chancel



Mining



Subsidence

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