



## Residential Property Search

# Landmark

## RiskView Residential



Environmental



CON29DW



Official Local Authority



Flood



Planning



Chancel



Mining



Subsidence



### Why you need a RiskView report:

Have you got all the potential risks covered?

Contaminated land, flood, ground hazards and energy & infrastructure risks all assessed in one report.

RiskView Residential is a report that has been designed to simplify the task of ordering searches when dealing with property transactions. RiskView is currently the only product of its kind that will fully consider all of the following risks:

- **Contaminated Land** – provides advice on the risks associated with the property being determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990
- **Flood** – includes flood risk analysis, a statement regarding insurability and critical guidance for property owners and buyers
- **Ground Hazards** – provides a screening for radon risk and potential ground instability, identifying the likely hood of subsidence risk due to natural hazards or previous mineral extraction in the area. As well as identifying any potential natural and man-made instability issues in the area, the enhanced ground hazards section will identify insurance claims arising from subsidence damage caused to nearby properties.

- **Energy & Infrastructure** – highlights any energy and infrastructure projects that are likely to affect the enjoyment or value of the property, including drilling locations, licenses for oil and gas exploration, renewable power plants, wind generation, solar sites and land impacted by the HS2 rail link.

Each risk is considered in turn and the results are returned in a single easy-to-read report.

RiskView Residential helps you provide customers with a fixed price service, safe in the knowledge you have considered all of the above risks. The report comes with a clear summary front page which only displays results requiring further action or investigation. This significantly cuts down on the size of the report saving you time and is all backed up with "next steps" guidance from expert environmental consultants Argyll Environmental.

RiskView comes with the added benefit of an online viewing platform allowing your clients to explore the local area and understand the data and any next steps.

Where the report highlights a further action result for contaminated land, the report recipient may be eligible for remediation contribution of up to £100,000 if served with a remediation notice by the local authority.

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