



Commercial Property Search

Sitecheck Combined Report



Environmental



COMMERCIALDW



Official Local
Authority



Flood



Planning



Chancel



Mining



Subsidence



Landmark[®]
INFORMATION GROUP

Why you need a Sitecheck Combined report when you buy a commercial property:

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

Sitecheck Combined is an environmental and flood risk assessment for commercial properties **where no development or change of use is proposed**. As well as providing an indication as to whether a site could be contaminated it provides a comprehensive assessment of all major sources of flooding.

The report includes:

- A clear executive summary highlighting both contaminated land liability and flood risk
- A full range of key environmental datasets including the UK's most comprehensive landfill data
- The latest flood data from JBA Consulting, Ordnance Survey, the Environment Agency and the British Geological Survey – used by insurers and regulatory bodies
- Comprehensive natural hazards data including the most recent radon data
- Clear and concise mapping – aerial photography and location plans.

Every report comes with an expert professional opinion from Argyll Environmental, providing clear commercial guidance on:

- The potential impact on land and property value
- The likelihood that the property will be designated as contaminated land under Part 2A of the Environmental Protection Act 1990
- The overall risk of flooding at the site with and without flood defences
- Whether flooding is likely to affect insurance cost and availability.

Reports that are returned with a 'Further Action' status will be reviewed at no extra cost if the client is able to provide sufficient further information. If the additional information mitigates the cause of the original result, a new 'Passed' certificate will be issued.

Sitecheck Combined comes with £10 million professional indemnity cover for complete peace of mind.

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