

LANDMARK LEGAL PRODUCTS

Finding the right legal product

KYRLP_V54_FEB2022

Residential report summary

RESIDENTIAL				
PAGE(S)	CATEGORY	REPORT NAME	DESCRIPTION	AVAILABLE IN SCOTLAND? (Y/N)
01	Environmental	Homecheck Professional	Provides an overall risk assessment for contaminated land (including a manual review of high detailed historical maps when necessary) along with basic flood information and mapping, ground stability data and a radon alert	Y
		Envirosearch Residential	Provides an overall risk of contaminated land (including a manual review of high detailed historical maps when necessary) along with a flood screen and mapping, ground stability data, radon and environmental factors, such as HS2, Fracking, Wind farms data	N
02	Combined	RiskView Residential	An all-in-one report covering 12 key environmental risks with online interactive mapping that covers contaminated land (including a manual review of high detailed historical maps when necessary), flood, energy & infrastructure, ground hazards incl. coal field area alert and Planning applications Incl. large applications as polygons for the majority of UK. If your transaction is hit by delays you can re-order your RiskView for free to assess the very latest search data prior to completion	N
		SiteSolutions Residence	Manually reviewed contaminated land and flood risk analysis. Also includes subsidence based insurance claims in the area, the potential for ground instability and major energy & infrastructure projects	Y
03	Flood	Landmark Flood	A comprehensive desktop analysis of flood risk, taking into account flood defences and the availability of insurance. Examines river, coastal, surface, groundwater and comes complete with an online map viewer to examine risks further	Y
		FloodSolutions Consult Residential	A fully manually assessed, site specific flood report. Providing a clear summary of flood risk issues, likely flood depths and the overall impact at the property. Steps to mitigate the impact of a flood event are included, as well as access to our specialist flood consultants	Y
04	Ground Stability, Mining & Subsidence	Homecheck Mining and Subsidence	Identifies risks from current/historic mining and other potential ground stability issues, as well as subsidence insurance claims from the Coal Authority and Crawford and Company Ltd	Y
05	Coal Reports	Landmark Coal (Reguated)	A CIE Regulated assessment of coal risk that provides a detailed assessment regarding environmental or ground stability hazards resulting from past, current or future underground or opencast mining activities	Y
		Landmark CON29M	The CON29M Law Society-accredited coal report from Landmark provides property-specific information relating to past, current and future underground and surface coal mining activities, for properties or sites in England, Scotland and Wales	Y
06	Planning & Infrastructure	Landmark Planning	Provides information on planning applications in the vicinity, Land Use Designations, details of Local Authority planning policy as well as neighbourhood information	Y
		Energy & Infrastructure	An accurate search which provides details of a number of energy & infrastructure projects across the UK, including HS2, above and below ground rail lines inc. underground/metro networks, fracking, wind and solar farm data	Y

Commercial report summary

COMMERCIAL				
PAGE(S)	CATEGORY	REPORT NAME	DESCRIPTION	AVAILABLE IN SCOTLAND? (Y/N)
07	Environmental	SiteSolutions Commercial	An advanced, manually assessed contaminated land report that goes beyond the basic requirements of the Law Society Practice Note to pinpoint risk and liability for complete assurance. Includes access to a consultant	Y
		Sitecheck Assess	A contaminated land risk analysis with a professional opinion, as well as a flood and energy & infrastructure screen	Y
	Combined	Sitecheck Combined	Contaminated land and flood risk analysis including a manual review of high detailed historical maps (when necessary) and assessment of all the main sources of flooding	Y
		SiteSolutions Combined	A premium, manually assessed contaminated land and flood risk assessment that goes beyond the basic requirements of the Law Society Practice Note to pinpoint risk and liability for complete assurance. Includes access to a consultant	Y
08	Flood	FloodSolutions Commercial	A comprehensive desktop analysis of flood risk including access to the consultant	Y
		FloodSolutions Consult Commercial	A fully manually assessed, site specific flood report. Providing a clear summary of flood risk issues, likely flood depths and the overall impact at the property. Steps to mitigate the impact of a flood event are included, as well as access to our specialist flood consultants	Y
09-10	Planning & Infrastructure	Sitecheck Planning	Details planning applications, Land Use Designations and neighbourhood information in proximity to the site.	Y
		Energy & Infrastructure	An accurate search which provides details of a number of Energy & Infrastructure projects across the UK	Y
		SiteSolutions Highways	Details the maintenance status of roads, footways and verges, road improvement schemes and rights of way pertinent a site. Includes access to a consultant	N
		Utilities	The report provides location plans for below ground equipment for electricity, gas, water and sewage and telecoms, from the utility companies	Y
11-12	Specialist Reports	SiteSolutions Farm	Includes existence of environmental permits, water abstraction licences, rights of way, flooding and sensitive habitats. Includes farm specific data/assessment and access to the consultant who has written the report	Y
		SiteSolutions Consult	Premium desktop contaminated land risk assessment which is produced using regulatory consultation. Includes access to a consultant	Y
		SiteSolutions Inspect	A preliminary risk assessment to identify contaminated land liabilities associated with a Site, which includes a site walkover, regulatory consultation and a review of detailed data and mapping. Includes access to a consultant	Y

	Landmark. Information HOMECHECK PROFESSIONAL ENVIRONMENTAL	Landmark. Information ENVIROSEARCH RESIDENTIAL
Product details	Provides an overall risk of contaminated land along with basic flood information and mapping, ground stability data and a radon alert	Provides an overall risk of contaminated land along with a flood screen and mapping, ground stability data, radon and environmental factors, such as HS2, fracking, wind farms data
Suitable for	Standard residential property transactions	Standard residential property transactions
Professional risk assessment	✓	✓
Professional indemnity protection	£10 million	£10 million
Free risk re-review service	✓	✓
Crossrail	✗	✗
Flood information	River, coastal & surface water, inc. mapping	River, coastal & surface water, inc. mapping, groundwater (not mapped) and historical flood events
Flood mapping	JBA river, tidal and surface water	JBA river, tidal and surface water • ROFRS – Risk of flooding from rivers & sea • EA historic flood events
EA historic landfill data	✓	✓
Energy & Infrastructure	✗	✓
Ground stability data	✓	✓
Overhead transmission lines	✗	✓
Environmental constraints	✓	✓
Search radius from boundary/point	250m / 500m for standard environmental queries	250m / 500m for standard environmental queries
Maximum site size	Point-based	Point-based
Consultant's professional opinion	✓	✓
Normal delivery time	1 day	1 day
Remediation contribution	Regardless of professional opinion outcome, we will offer a potential contribution of up to £100,000	Regardless of professional opinion outcome, we will offer a potential contribution of up to £150,000
Considers redevelopment or change of use	✗	✗
Manual review of high detailed historic maps	As necessary - upon identification of high risk features	As necessary - upon identification of high risk features
PRICE EXC. VAT	£44.75	£53.50

If you require any assistance please contact our customer services team on:

0844 844 9966

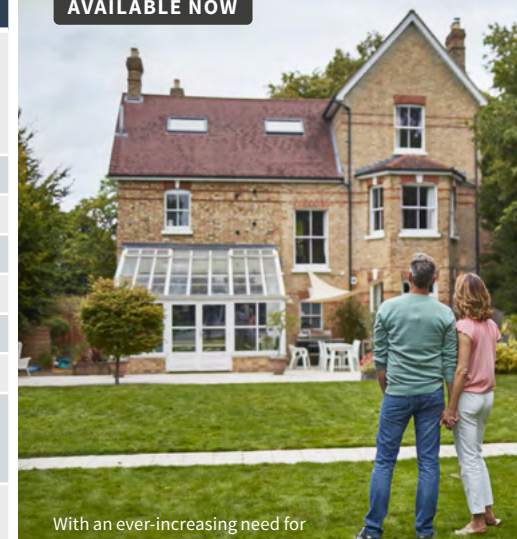
or by email at: helpdesk@landmark.co.uk

Residential – Combined Reports

	Landmark Information RISKVIEW RESIDENTIAL	Argyll Environmental SITESOLUTIONS RESIDENCE
Product details	An all-in-one report with online interactive mapping, providing a contaminated land, flood, Energy & Infrastructure (such as windfarms, HS2, above & below railways), ground hazards risk assessment and planning applications	A fully consultant led contaminated land and flood risk assessment. The report also covers ground stability, mining, radon and energy & infrastructure projects incl. above & below railways
Suitable for	Standard residential property transactions	Residential properties with high value or large footprint
Professional risk assessment	✓	✓
Professional indemnity protection	£10 million	£10 million
Free re-order service	✓	✗
Free risk re-review service	✓	✓
Crossrail	✓	✓
Flood information	River, coastal & surface water, groundwater and historical flood events	River, coastal, surface and ground water, inc. mapping and recommendations, guideline costs for resistance measures and insurability statement
Flood mapping	River, coastal, surface, groundwater and historic flood events mapped, along with flood defences via online viewer	Single source, multiple source and groundwater clearly marked on a single map
EA historic landfill data	✓	✓
Energy & Infrastructure	✓	✓
Ground stability data	✓	Data from man-made and natural sources and a post code risk assessment based on insurance claims data
Overhead transmission lines	✓	✓
Environmental constraints	✓	✓
Search radius from boundary/point	Report is onsite. Online mapping varies	250-500m
Maximum site size	2ha	Boundary search – maximum of 10ha
Consultant's professional opinion	✓	✓
Normal delivery time	1 day	1 day
Remediation contribution	Regardless of professional opinion outcome, we will offer a potential contribution of up to £250,000	N/A
Considers redevelopment or change of use	✗	✓
Manual review of high detailed historic maps	As necessary - upon identification of high risk features	✓
PRICE EXC. VAT	£85.50	£115 up to 2 hectares. Further price bandings available

RISKVIEW RESIDENTIAL + LANDMARK COAL BUNDLE

AVAILABLE NOW



With an ever-increasing need for property conveyancers to be both compliant as well as cost effective Landmark are pleased to offer a report bundle combining Landmark Coal with our market leading 'all-in-one' report, RiskView Residential.

This will allow you to support your clients with best in class data and assessments whilst providing complete environmental due diligence promptly, delivering an efficient speedier service.

ASK YOUR SEARCH PROVIDER FOR DETAILS.

If you require any assistance please contact our customer services team on:

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Residential – Flood Reports

	Landmark Information LANDMARK FLOOD	Argyll Environmental FLOODSOLUTIONS CONSULT RESIDENTIAL
Product details	Flood risk screen for residential properties	Detailed flood risk analysis, focusing on depths and impact of an identified flood risk
Suitable for	Standard residential property transactions	Properties where a flood risk has been identified
Search radius	Analysis on site (point sites will be buffered to 25m)	Detailed analysis of property risk
Maximum site size	2 hectares	2 hectares
Point or Polygon	Point/Polygon	Polygon
Professional indemnity protection	£10 million	£10 million
Delivery time	Up to 2 days	5 days
Manual assessment	Semi-automated (manual review of all high risk sites)	Fully manual assessment
Insurability assessment	✓	✓
Considers flooding from river, coastal, surface water and groundwater (includes historic flood events, height data and OS water features)	✓	✓
Property specific impact analysis	✗	✓
Property specific depth data	✗	✓
Clear recommendations	✓	✓
Clear flood risk management options and indicative pricing	✗	✓
PRICE EXC. VAT	£31.50	From £250 plus VAT

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Residential – Ground Stability & Subsidence Reports

	Landmark Information HOME CHECK MINING & SUBSIDENCE
Product details	A desktop report designed to highlight any potential mining and subsidence hazards at your property. The report covers a wide range of hazards from man-made and natural sources and, uniquely, provides information on real cases insurance claims from subsidence
Suitable for	Standard residential property transactions
Normal delivery	1 day
Search radius from boundary	Up to 250m
Professional opinion and next steps guidance	✓
Insurance claims data resulting from subsidence	✓
Insurance claims data resulting from historic coal mining	✓
Mining activity including coal mining	
Historic mining or quarry activity	✓
Brine and salt extraction	✓
Landfill and infilling	✓
Natural ground stability hazards	✓
PRICE EXC. VAT	£21

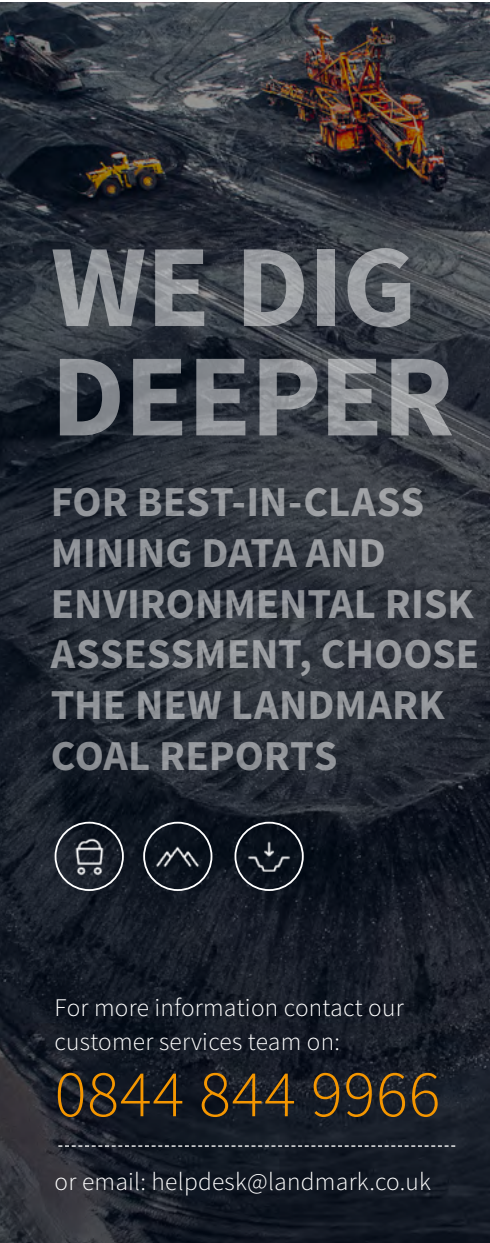
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	Landmark. Information LANDMARK COAL (REGULATED)	Landmark. Information LANDMARK CON29M
Product details	A CIE Regulated assessment of coal risk that provides a detailed assessment regarding environmental or ground stability hazards resulting from past, current or future underground or opencast mining activities	The CON29M Law Society-accredited coal report from Landmark provides property-specific information relating to past, current and future underground and surface coal mining activities, for properties or sites in England, Scotland and Wales
Suitable for	Standard residential property transactions	Standard residential property transactions
Normal delivery time	1 hour	24 hours
Answers and provides expert opinion on all 11 CON29M questions as set out by the Law Society	✓	✓
Professional Opinion & Next Steps	✓	✓
Fully Automated	✓	✓
Calculated Zone of influence & Mine entry analysis	✓ (Automated)	✓
Past, current & future coal mining risk	✓	✓
Mining abandonment plans	✓	✓
Mining Geology	✓	✓
Underground workings	✓	✓
Opencast mining	✓	✓
Subsidence claims	✓	✓
Surface hazards	✓	✓
Mine gas incidents	✓	✓
Brine risk insurance	✓	✓
Underground roadways	✓	✓
Additional appendices with interpretive answers where mine entries and/or subsidence claims are referred to in the report	✓	✓
PRICE EXC. VAT	£37	£37



WE DIG DEEPER

FOR BEST-IN-CLASS MINING DATA AND ENVIRONMENTAL RISK ASSESSMENT, CHOOSE THE NEW LANDMARK COAL REPORTS

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Residential – Planning & Infrastructure Reports

	Landmark. Information LANDMARK PLANNING
Product details	Provides information on planning applications in the vicinity with the majority of large applications displayed as polygons plus details of local authority planning policy as well as neighbourhood information
Suitable for	Residential property transactions
Maximum site size	Point or polygon (up to 2 hectares)
Normal delivery time	1 day
Aerial photo	✓
Location map	✗
Summary table	✗
Planning applications	✓
Planning application radius	Intelligent search buffers that increase in proportion to application size (to a maximum of 750m)
Land use designations	✓
Rights of way	✓
Housing and neighbourhood Information	✓
Education	✓
Amenities	✓
Amenities search radius	2km from search centre in an urban area. 4 km from search centre in rural areas
PRICE EXC. VAT	£36.75

	Argyll. Environmental SITESOLUTIONS ENERGY & INFRASTRUCTURE
Product details	Provides an accurate and detailed information on a variety of infrastructure and transport projects incl. above & below railways
Suitable for	Residential and commercial
Maximum site size	150 hectares (POA for larger sites)
Normal delivery time	1 day
Front page summary	✓
Guidance and recommendations	✓
Clear mapping	✓
High Speed 2	✓
Crossrail	✓
Safeguarding limits (HS2 and Crossrail)	✓
Above and below ground rail lines	✓
Oil & gas exploration licensed blocks	✓
Oil and gas drilling locations	✓
Current and planned solar farms	✓
Current and planned wind farms	✓
Other renewable power facilities	✓
PRICE EXC. VAT	£31.50

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Commercial – Contaminated Land & Combined Reports

	Landmark Information SITECHECK ASSESS	Argyll Environmental SITESOLUTIONS COMMERCIAL	Landmark Information SITECHECK COMBINED	Argyll Environmental SITESOLUTIONS COMBINED
Product details	A detailed contaminated land risk report with a professional opinion. Also includes a flood and Energy & Infrastructure projects screen	An advanced contaminated land report that goes beyond the basic requirements of the Law Society Practice Note to pinpoint risk and liability for complete assurance	Contaminated land and flood risk assessment including a manual review of high detailed historical maps and assessment of all the main sources of flooding	A premium contaminated land and flood risk assessment that goes beyond the basic requirements of the Law Society Practice Note to pinpoint risk and liability for complete assurance
Suitable for	Not recommended for use on development sites as the report does not consider change of land use. Where redevelopment is proposed, a Site Solutions Combined would be recommended as this can be tailored accordingly	Suitable for any type of commercial property, high value transfer or redevelopment deal inc. heavy industrial/high value property	Standard commercial property transactions. May be used for redevelopment sites, however, for such transactions, especially complex cases, we recommend Site Solutions Combined, which includes a complete manual review	High value or complex commercial transactions including redevelopment deals
Search radius from boundary	250-500m	500-1000m	250-500m	500-1000m
Maximum site size	25 hectares	No maximum site size	40 hectares	No maximum site size
Professional indemnity protection	£10 million	£10 million	£10 million	£10 million
Consultant's professional opinion	Part automated ✓	Manual ✓	Part automated ✓	Manual ✓
Delivery time	1-2 days	2 days	1-2 days	2 days
Insurance solution available	✓	✓	✓	✓
Considers redevelopment or change of use	May be used, however we recommend SiteSolutions Combined, which includes a complete manual review	✓	May be used, however we recommend SiteSolutions Combined, which includes a complete manual review	✓
Manual review of high detailed historic maps	As necessary - upon identification of high risk features	✓	As necessary - upon identification of high risk features	✓
Environmental damage regulations assessment	✗	✓	✗	✗
JBA surface water data includes depth data	As part of flood screen	✗	✓	✓
EA river/coastal flooding and defence positions	As part of flood screen	✗	✓	✓
EA risk of flooding from rivers and sea data (RoFRS)	As part of flood screen	✗	✓	✓
BGS geological indicators of flooding	✗	✗	✓	✗
Historic flooding	As part of flood screen	✗	✓	✓
Clear flood risk management options and indicative pricing	✗	✗	✓	✓
PRICE EXC. VAT	£186.50 For sites up to 2 hectares Further price bandings available	£280 up to 5 hectares Further price bandings available	£257.25 up to 15 hectares Further price bandings available	£345 up to 5 hectares Further price bandings available

	Argyll Environmental FLOODSOLUTIONS COMMERCIAL	Argyll Environmental FLOODSOLUTIONS CONSULT COMMERCIAL
Product details	Comprehensive flood risk analysis for commercial properties including consultant commentary	Detailed flood risk analysis, focusing on depths and impact of an identified flood risk
Suitable for	Commercial property transactions	Properties where a flood risk has been identified
Search radius/area	500m	Detailed analysis of property risk
Maximum site size	No maximum site size	No maximum site size
Professional indemnity protection	£10 million	£10 million
Professional risk assessment	Manual ✓	Fully manual assessment
Insurability assessment	✓	✓
Delivery time	2 days	5 days
River and coastal flood	EA	EA
Surface water	JBA	JBA
Ground water	✓	✓
Historic flooding	✓	✓
JBA surface water data includes depth data	✓	✓
EA river/coastal flooding and defence positions	✓	✓
EA risk of flooding from rivers and sea data (RoFRS)	✓	✓
Clear flood risk management options and indicative pricing	✓	✓
PRICE EXC. VAT	£145 up to 2 hectares Further price bandings available	From £450 plus VAT Further price bandings available

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	Landmark Information SITECHECK PLANNING
Product details	Commercial planning report covering planning applications and decision notices, local facilities, mobile phone masts, crime rates and number of theft insurance claims in the area
Suitable for	Commercial property transactions
Maximum site size	150 hectares
Normal delivery time	1 day
Aerial photo	✓
Location map	✓
Summary table	✓
Planning applications	✓
Planning application radius	300m from search centre in urban areas. 500m from search centre in rural areas
Land use designations	✓
Rights of way	✓
Housing and neighbourhood information	✓
Education	✓
Amenities	✓
Amenities search radius	1km from search centre in an urban area. 2 km from search centre in rural areas
PRICE EXC. VAT	£131.25 up to 2 hectares Further price bandings available

	Argyll Environmental SITESOLUTIONS ENERGY & INFRASTRUCTURE
Product details	Provides an accurate and detailed information on a variety of infrastructure and transport projects incl. above & below railways
Suitable for	Residential and commercial
Maximum site size	150 hectares (POA for larger sites)
Normal delivery time	1 day
Front page summary	✓
Guidance and recommendations	✓
Clear mapping	✓
High Speed 2	✓
Crossrail	✓
Safeguarding limits (HS2 and Crossrail)	✓
Oil & gas exploration licensed blocks	✓
Oil and gas drilling locations	✓
Current and planned solar farms	✓
Current and planned wind farms	✓
Other renewable power facilities	✓
PRICE EXC. VAT	£31.50

	Argyll Environmental SITESOLUTIONS HIGHWAYS
Product details	Details the maintenance status of roads, footways and verges, road improvement schemes and rights of way pertinent to a site
Suitable for	Commercial
Search radius from boundary	500-1000m
Maximum site size	15 hectares
Professional indemnity protection	£10 million
Delivery time	From 5-8 days
Front page summary	✓
Guidance and recommendations	✓
Clear mapping	✓
Road maintenance status	✓
Footway adoption status	✓
Verge adoption status	✓
Traffic schemes and orders	✓
Roadworks alert	✓
Existing rights of way	✓
Proposed or amended rights of way	✓
PRICE EXC. VAT	£147

	Landmark Information UTILITIES REPORT STANDARD	Landmark Information UTILITIES REPORT STANDARD WITH OVERVIEW PLAN	Landmark Information UTILITIES REPORT PREMIUM	Landmark Information UTILITIES REPORT EXPRESS
Product details	Report provides location plans for below the surface features such as gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre optic cables	Report outlines below the surface features such as gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre optic cables. Accompanied by an Overview Plan displaying the location of all affected Utilities on an interactive PDF for easy analysis	Report outlines below the surface features such as gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre optic cables	Report outlines below the surface features such as gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre optic cables
Suitable for	Commercial property transactions		Commercial property transactions	Commercial property transactions
Normal delivery time	First batch after 20 working days		First batch after 10 working days	First batch after 5 working days
	NB. We endeavour to obtain as much of the information as possible within the timescale of this report. Unfortunately, there are occasions when the response times of the utility companies means we do not get 100% of the information within the chosen timescale. In these scenarios we will send all the information that is available in a first batch. As soon as we receive any of the remaining information, this will then be sent in additional batches until all the data is returned			
Interactive overview plan	✗	✓	✗	✗
Comprehensive 35- 45 utilities searched	✓	✓	✓	✓
Location map	✓	✓	✓	✓
Status report	✓	✓	✓	✓
Affected responses and plans	✓	✓	✓	✓
Not affected response confirmation	✓	✓	✓	✓
PAS 128 survey level D compliant	✓	✓	✓	✓
PRICE EXC. VAT	£375 for standard sites POA for sites over 10ha and/or 1400m perimeter	£560 for standard sites POA for sites over 10ha and/or 1400m perimeter	£475 for standard sites POA for sites over 10ha and/or 1400m perimeter	£575 for standard sites POA for sites over 10ha and/or 1400m perimeter

	SITESOLUTIONS FARM
Product details	Includes contaminated land and flood risk consultants written assessment. Also features key information on nearby energy projects and major infrastructure such as HS2 and other railways
Suitable for	Farmland transactions of any size
Maximum site size	No maximum site size
Professional indemnity protection	£10 million
Normal delivery time	2 days
Search radius	250-500m
Assessment of current and future land use	✓
Manual review of high detailed historic maps	✓
Insurance solution available	✓
Review of farm specific issues	✓
Consultation with local authorities	Upgrade to phase I available
Site inspection	Upgrade to phase I available
Intrusive sampling	Upgrade to phase II available
JBA surface water data includes depth data	✓
EA river/coastal flooding and defence positions	✓
EA risk of flooding from rivers and sea data (RoFRS)	✓
BGS geological indicators of flooding	✓
Historic flooding	✓
Clear flood risk management options and indicative pricing	✓
New Energy sources -wind, solar, renewable Infrastructure projects (HS2, Crossrail, Railways)	✓
PRICE EXC. VAT	From £295

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	Argyll Environmental SITESOLUTIONS CONSULT	Argyll Environmental SITESOLUTIONS INSPECT
Product details	Premium desktop contaminated land risk assessment with regulatory consultation	Contaminated land assessment that includes a site walkover, regulatory consultation, review of detailed data and mapping
Suitable for	All commercial transactions	Any property where a site inspection by an environmental consultant
Search radius from boundary	500-1000m	500-1000m
Maximum site size	No maximum site size	No maximum site size
Professional indemnity protection	£10 million	£10 million
Consultant's professional opinion	✓	✓
Delivery time	4-25 days	4-25 days
Insurance solution available	✓	✓
Assessment of current and future land use	✗	✓
Manual review of high detailed historic maps	✓	✓
Environmental damage regulations assessment	✓	✓
Consultation with local authorities	✓	✓
Site inspection	Upgrade to phase I available	✓
Intrusive sampling	Upgrade to phase II available	Upgrade to phase II available
JBA surface water data includes depth data	✗	Available on request
EA river/coastal flooding and defence positions	✗	Available on request
EA risk of flooding from rivers and sea data (RoFRS)	✗	Available on request
BGS geological indicators of flooding	✗	Available on request
Historic flooding	✗	Available on request
Clear flood risk management options and indicative pricing	✗	Available on request
PRICE EXC. VAT	£450 for commercial sites & £250 for residential sites POA for larger sites	£950 for sites up to 2 hectares Further price bandings available based on size and complexity of site

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