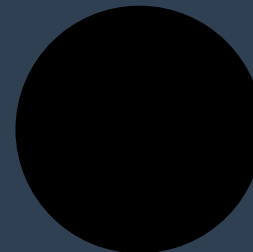
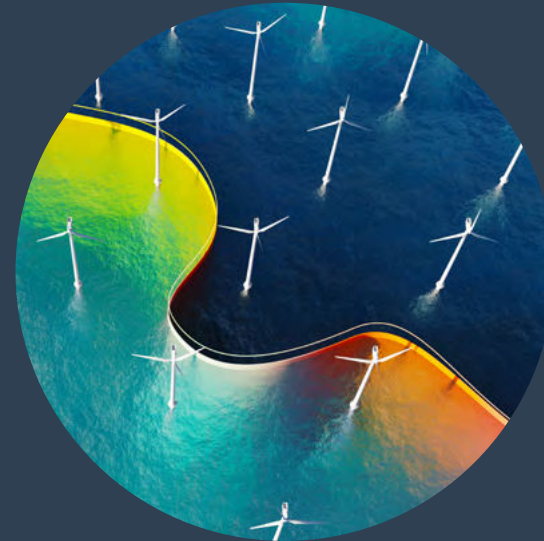


Landmark Residential Environmental Reports

Comprehensive due-diligence *made easy.*



RiskView Residential

There are two different ways we can examine each risk within this report. These are indicated on the cover page and on each risk summary page.

Professional Opinion

Contaminated Land & Flood Risk – This is the highest level of risk assessment, provided with a professional opinion and recommendations. If a potential contamination or flood risk is identified from the full data assessment it will be manually reviewed by our in-house consultants. This may lead to the risk outcome being downgraded to a lower level based on our expertise and methodology.

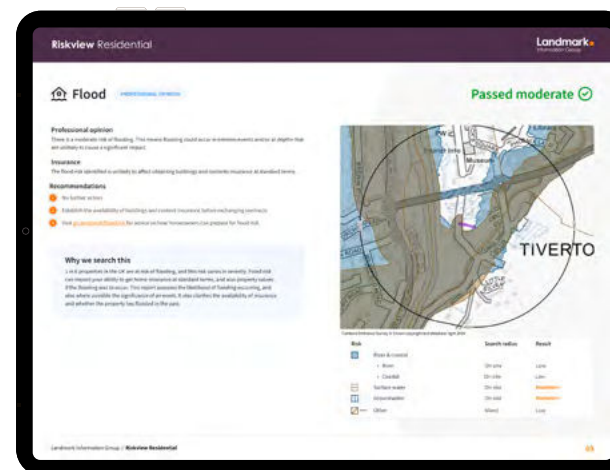
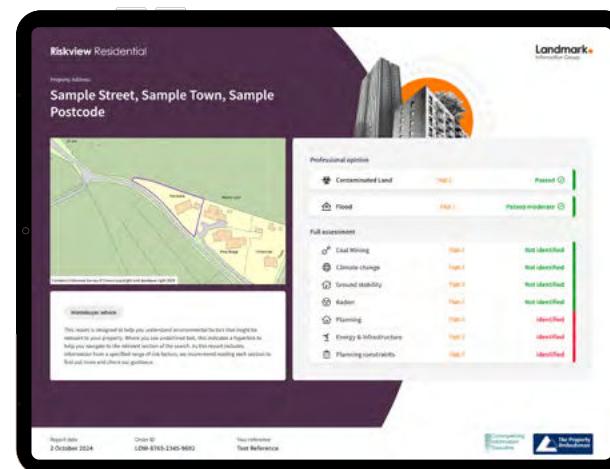
Full Assessment

Coal mining, Climate Change, Planning, Ground Stability, Radon, Energy & Infrastructure and Planning Constraints – Based on the data that is relevant to the property, Landmark's automated full assessment will identify any potential issues and provide an opinion and recommendations using sophisticated expertise and risk models. This removes the need to order a Landmark ancillary report as it is included as standard.

Coal – Using data from PinPoint Information, this report will assess whether the property is or isn't in an area at risk from coal mining. We will provide you with either a certificate of 'no further action' or include full search details regarding the identified risk.

Homebuyer's guidance

Throughout the report there is information for each risk type on why we search this data.



Landmark Coal CON29M

We examine the appropriate data to identify whether the property is the vicinity of an area at risk from coal mining activities.

Full Assessment

Underground Mining, Opencast Mining, Mining & other considerations –

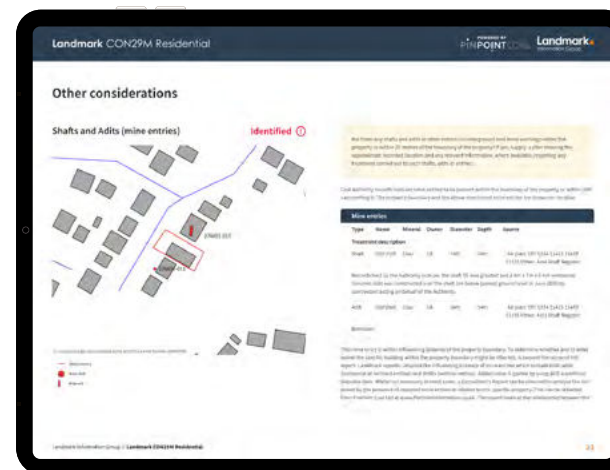
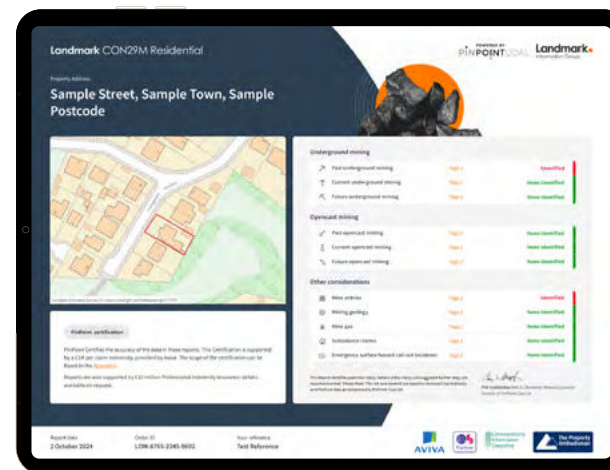
Based on the Licensed coal Authority & Pinpoint coal data that is relevant to the property, Landmark's automated full assessment will answer the required 11 CON29M questions (set out by the Law Society in 2018) and identify any risks within the area to provide an expert opinion and recommendations.

Additional appendices

Provides mine entries &/or subsidence claims interpretive assessments for further analysis of identified risks

Homebuyer's guidance

Throughout the report there is information in each section on why we search this data.



Landmark Chancel Residential

We examine the Pinpoint chancel repair liability data to identify whether the property is in a parish with continuing liability

Alert Assessment

Chancel liability – you will be provided with either a report and accuracy certificate where there is NO LIABILITY or a report for POTENTIAL LIABILITY with a link for clients to purchase insurance

Homebuyer's guidance

Throughout the report there is information in each section on why we search this data.



How to turn your Landmark Environmental report from a further action into a passed result ●

If you have received a Further Action result from your environmental report, the guide below will help explain what is needed in order get a Passed certificate using our free re-review service.

We would be happy to review pertinent information you already have, which may allow us to revise our risk assessment. It is important that you submit the right information at the outset as we won't be able to revise our risk assessment if the information is not sufficient.

Documents we can accept:

NHBC Buildmark Cover Note or Policy Certificate.

- Inspection must have been carried out after 1st of April 1999
- Address must match or resemble that of the property in the search
- Policy number must be clearly shown

Zurich/Premier/LABC Warranties.

- Must include both the final certificate and the schedule
- Schedule must show contaminated land is covered by the policy
- Address must match or resemble that of the property in the search

Planning Application Documents.

- Planning permission(s) for the site that include conditions associated with contaminated land
- Written confirmation from the local authority that any relevant conditions have been fully discharged

(Please note: The above must be provided together).

A comment on the Property's potential to be investigated under Part 2A of the Environmental Protection Act, 1990.

The comment needs to be dated within the last 3 years and include whether or not the property is likely to be investigated under this legislation, if so what priority it has been given, and a reason for this priority status. Please note that Local Authorities can take up to 20 working days to provide this information.

(Please note that any contact with the local authority may have an impact on any Contaminated Land Insurance that is either currently in place or that may be purchased at a later stage).

Information should be sent by email to helpdesk@landmark.co.uk

Please include the report reference number which can be found on the first page of the report.

