

Landmark Legal Products





# Finding the right legal product





COMMERCIAL			
PAGE(S)	CATEGORY	REPORT NAME	DESCRIPTION
01	Contaminated land	SiteSolutions Commercial	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
	Combined	Sitecheck Assess	A detailed contaminated land risk report with a professional opinion with flood screen
		Sitecheck Combined	Contaminated land and flood risk assessment including a manual review of high detailed historical maps and assessment of all the main sources of flooding
		SiteSolutions Combined	Combines a detailed contaminated land assessment with a full flood risk assessment both manually assessed by a consultant
02	Flood	Sitecheck Flood	The report helps you to understand the principal flood risks at your site with easy to read next steps available
		Flood Solutions Commercial	The most advanced commercial flood risk assessment report which meets the requirements of The Law Society Flood Risk Practice Note and gives you access to the consultant
03-04	Planning & Infrastructure	Sitecheck Planning	Details planning applications, land use designations and neighbourhood information in proximity to the site.
		Energy & Infrastructure	An accurate search which provides details of a number of Energy and Infrastructure projects across the UK
		SiteSolutions Highways	Details the adoption status of roads, footpaths and verges, road improvement schemes and rights of way surrounding a site
		Utilities	The report outlines below the surface features such as gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre optic cables
05-06	Specialist Reports	EstateSolutions Brief	Covers historic activities, environmental permits and hazards, radon, ground instability, coal mining, etc. Gives you access to the consultant who has written the report
		EstateSolutions Farm	Includes existence of environmental permits, water abstraction licences, rights of way, flooding and sensitive habitats. Gives you access to the consultant who has written the report
		SiteSolutions Consult	Premium desktop contaminated land risk assessment with regulatory consultation, and flood risk assessment
		SiteSolutions Inspect	Contaminated land and flood risk assessment that includes a site walkover, regulatory consultation, review of detailed data & mapping

RESIDENTIAL			
PAGE(S)	CATEGORY	REPORT NAME	DESCRIPTION
07	Combined	Homecheck Professional	Provides an overall risk of contaminated land along with basic flood information and mapping, ground stability data and a radon alert
		Envirosearch Residential	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
		SiteSolutions Residence	Manually reviewed contaminated land and flood risk report. Also includes subsidence based insurance claims in the area, the potential for ground instability and major Energy & Infrastructure projects
08	Flood	Homecheck Professional Flood	Designed to examine the overall risk of flooding, taking into account any flood defences present and how flood risk affects the availability of insurance for a site
		FloodSolutions Residence	A fully manual, easy to understand flood risk assessment including overall risk of flooding with and without defences. Also includes insurability of the site and any further investigation or mitigation requirements to reduce any identified risks
09	Ground Stability & Subsidence	HCP Ground Stability	Covers all types of mining and other ground stability issues. It highlights the potential risks and identifies any need to engage a surveyor or structural engineer on specific issues
		Subsidence Risk Rating	This is the first step to determine the level of risk of subsidence at a detailed, specific postcode level. It is the only risk assessment based on actual subsidence claims data
10	Planning & Infrastructure	Plansearch	Provides information on planning applications in the vicinity
		Plansearch Plus	Provides information on planning applications in the vicinity, Land use designations, details of Local Authority planning policy as well as neighbourhood information
		Energy & Infrastructure	An accurate search which provides details of a number of Energy and Infrastructure projects across the UK

# Commercial – Contaminated Land & Combined Reports

	 <b>SITESOLUTIONS COMMERCIAL</b>	 <b>SITECHECK ASSESS</b>	 <b>SITECHECK COMBINED</b>	 <b>SITESOLUTIONS COMBINED</b>
<b>Product details</b>	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	A detailed contaminated land risk report with a professional opinion with flood screen	Contaminated land and flood risk assessment including a manual review of high detailed historical maps and assessment of all the main sources of flooding	Combines a detailed contaminated land assessment with a full flood risk assessment both manually assessed by a consultant
<b>Suitable for</b>	High value or complex commercial transactions including redevelopment deals	Standard commercial property transactions or portfolio screening where no development or change of use is proposed	Standard commercial property transactions where no development or change of use proposed	High value or complex commercial transactions including redevelopment deals
<b>Search radius from boundary</b>	500-1000m	250-500m	250-500m	500-1000m
<b>Maximum site size</b>	No maximum site size	150 hectares	150 hectares	No maximum site size
<b>Professional indemnity protection</b>	£10 million	£10 million	£10 million	£10 million
<b>Consultant's professional opinion</b>	Manual ✓	Part automated ✓	Part automated ✓	Manual ✓
<b>Delivery time</b>	2 days	1-2 days	1-2 days	2 days
<b>Insurance solution available</b>	✓	✓	✓	✓
<b>Considers redevelopment or change of use</b>	✓	✗	✗	✓
<b>Manual review of high detailed historic maps</b>	✓	As necessary - upon identification of high risk features	As necessary - upon identification of high risk features	✓
<b>Environmental damage regulations assessment</b>	✓	✗	✗	✓
<b>JBA surface water data includes depth data</b>	✗	✗	✓	✓
<b>EA river/coastal flooding and defence positions</b>	✗	✓	✓	✓
<b>EA risk of flooding from rivers and sea data (RoFRS)</b>	✗	✗	✓	✓
<b>BGS geological indicators of flooding</b>	✗	✗	✓	✓
<b>Historic flooding</b>	✗	✗	✓	✓
<b>Clear flood risk management options and indicative pricing</b>	✗	✗	✓	✓
<b>PRICE EXC. VAT</b>	<b>£245 up to 5 hectares</b> Further price bandings available	<b>£165 For sites up to 2 hectares</b> Further price bandings available	<b>£215 up to 15 hectares</b> Further price bandings available	<b>£295 up to 5 hectares</b> Further price bandings available

# Commercial – Flood Reports

	 SITECHECK FLOOD	 FLOODSOLUTIONS COMMERCIAL
<b>Product details</b>	Commercial flood risk assessment report	Detailed flood screening of commercial properties including consultant commentary
<b>Suitable for</b>	Commercial property transactions or multi site portfolio screening	Commercial property transactions
<b>Search radius/area</b>	500m	500m
<b>Maximum site size</b>	150 hectares	No maximum site size
<b>Professional indemnity protection</b>	£10 million	£10 million
<b>Professional risk assessment</b>	Automated ✓	Manual ✓
<b>Insurability assessment</b>	✓	✓
<b>Delivery time</b>	1 day	5 days (manual assessment)
<b>River and coastal flood</b>	EA	EA
<b>Surface water</b>	JBA	JBA
<b>BGS geological indicators of flooding</b>	✓	✓
<b>ESI groundwater</b>	✓	✓
<b>Historic flooding</b>	✓	✓
<b>JBA surface water data includes depth data</b>	✓	✓
<b>EA river/coastal flooding and defence positions</b>	✓	✓
<b>EA risk of flooding from rivers and sea data (RoFRS)</b>	✓	✓
<b>Detailed river network data</b>	✓	✓
<b>Dam break information</b>	✗	✓
<b>Sewer flood data</b>	✗	✓
<b>Clear flood risk management options and indicative pricing</b>	✓	✓
<b>PRICE EXC. VAT</b>	£95	£120 up to 2 hectares Further price bandings available

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**0844 844 9966**

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# Commercial – Planning & Infrastructure Reports

 <b>SITECHECK PLANNING</b>	
<b>Product details</b>	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
<b>Suitable for</b>	Commercial property transactions
<b>Maximum site size</b>	150 hectares
<b>Normal delivery time</b>	1 day
<b>Aerial photo</b>	✓
<b>Location map</b>	✓
<b>Summary table</b>	✓
<b>Planning applications</b>	✓
<b>Planning application radius</b>	300m from search centre in urban areas. 500m from search centre in rural areas
<b>Land use designations</b>	✓
<b>Mobile phone masts</b>	✓
<b>Rights of way</b>	✓
<b>Housing and neighbourhood information</b>	✓
<b>Education</b>	✓
<b>Amenities</b>	✓
<b>Amenities search radius</b>	1km from search centre in an urban area. 2 km from search centre in rural areas
<b>PRICE EXC. VAT</b>	<b>£115 up to 2 hectares</b> Further price bandings available



 <b>SITESOLUTIONS ENERGY &amp; INFRASTRUCTURE</b>	
<b>Product details</b>	An accurate search which provides details of a number of energy and infrastructure projects across the UK
<b>Suitable for</b>	Residential and commercial
<b>Maximum site size</b>	15 hectares (POA for larger sites)
<b>Normal delivery time</b>	1 day
<b>Front page summary</b>	✓
<b>Guidance and recommendations</b>	✓
<b>Clear mapping</b>	✓
<b>High Speed 2</b>	✓
<b>Crossrail</b>	✓
<b>Safeguarding limits (HS2 and Crossrail)</b>	✓
<b>Yorkshire &amp; Humber CCS pipeline</b>	✓
<b>Oil &amp; gas exploration licensed blocks</b>	✓
<b>Oil and gas drilling locations</b>	✓
<b>Current and planned solar farms</b>	✓
<b>Current and planned wind farms</b>	✓
<b>Other renewable power facilities</b>	✓
<b>PRICE EXC. VAT</b>	£25

 <b>SITESOLUTIONS HIGHWAYS</b>	
<b>Product details</b>	Details the adoption status of roads, footpaths and verges, road improvement schemes and rights of way surrounding a site
<b>Suitable for</b>	Commercial
<b>Search radius from boundary</b>	500-1000m
<b>Maximum site size</b>	15 hectares
<b>Professional indemnity protection</b>	£10 million
<b>Delivery time</b>	5-8 days
<b>Front page summary</b>	✓
<b>Guidance and recommendations</b>	✓
<b>Clear mapping</b>	✓
<b>Road adoption status</b>	✓
<b>Footpath adoption status</b>	✓
<b>Verge adoption status</b>	✓
<b>Traffic schemes and orders</b>	✓
<b>Roadworks alert</b>	✓
<b>Existing rights of way</b>	✓
<b>Proposed or amended rights of way</b>	✓
<b>PRICE EXC. VAT</b>	£120

# Commercial – Planning & Infrastructure Reports

	 <b>UTILITIES REPORT STANDARD</b>	 <b>UTILITIES REPORT PREMIUM</b>	 <b>UTILITIES REPORT EXPRESS</b>
<b>Product details</b>	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	Report outlines below the surface features such as gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre optic cables
<b>Suitable for</b>	Commercial property transactions	Commercial property transactions	Commercial property transactions
<b>Normal delivery time</b>	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		
<b>Comprehensive 35- 45 utilities searched</b>	✓	✓	✓
<b>Location map</b>	✓	✓	✓
<b>Status report</b>	✓	✓	✓
<b>Affected responses and plans</b>	✓	✓	✓
<b>Not affected response confirmation</b>	✓	✓	✓
<b>PAS 128 survey level D compliant</b>	✓	✓	✓
<b>PRICE EXC. VAT</b>	<b>£350 for standard sites</b> POA for sites over 10ha and/or 1400m perimeter	<b>£450 for standard sites</b> POA for sites over 10ha and/or 1400m perimeter	<b>£550 for standard sites</b> POA for sites over 10ha and/or 1400m perimeter

# Commercial – Specialist Reports

	 <b>ESTATESOLUTIONS BRIEF</b>	 <b>ESTATESOLUTIONS FARM</b>
<b>Product details</b>	Covers historic activities, environmental permits and hazards, radon, ground instability, coal mining, etc. Gives you access to the consultant who has written the report	Includes existence of environmental permits, water abstraction licences, rights of way, flooding and sensitive habitats. Gives you access to the consultant who has written the report
<b>Suitable for</b>	Bespoke risk screening of agricultural land, estates, woodland and windfarms etc	Farmland transactions of any size
<b>Maximum site size</b>	No maximum site size	No maximum site size
<b>Professional indemnity protection</b>	£10 million	£10 million
<b>Normal delivery time</b>	1 day	1 day
<b>Search radius</b>	250-500m	250-500m
<b>Assessment of current and future land use</b>	✓	✓
<b>Manual review of high detailed historic maps</b>	As necessary - upon identification of high risk features	✓
<b>Insurance solution available</b>	✓	✓
<b>Review of farm specific issues</b>	✗	✓
<b>Consultation with local authorities</b>	Optional extra	Optional extra
<b>Site inspection</b>	Optional extra	Optional extra
<b>Intrusive sampling</b>	Optional extra	Optional extra
<b>JBA surface water data includes depth data</b>	✗	✓
<b>EA river/coastal flooding and defence positions</b>	✗	✓
<b>EA risk of flooding from rivers and sea data (RoFRS)</b>	✗	✓
<b>BGS geological indicators of flooding</b>	✗	✓
<b>Historic flooding</b>	✗	✓
<b>Clear flood risk management options and indicative pricing</b>	✗	✓
<b>PRICE EXC. VAT</b>	From £150	From £250


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# Commercial – Specialist Reports




	 <b>SITESOLUTIONS CONSULT</b>	 <b>SITESOLUTIONS INSPECT</b>
<b>Product details</b>	Premium desktop contaminated land risk assessment with regulatory consultation, and flood risk assessment	Contaminated land and flood risk assessment that includes a site walkover, regulatory consultation, review of detailed data and mapping
<b>Suitable for</b>	All commercial transactions	Any property where a site inspection by an environmental consultant
<b>Search radius from boundary</b>	500-1000m	500-1000m
<b>Maximum site size</b>	No maximum site size	No maximum site size
<b>Professional indemnity protection</b>	£10 million	£10 million
<b>Consultant's professional opinion</b>	✓	✓
<b>Delivery time</b>	4-10 days	4-15 days
<b>Insurance solution available</b>	✓	✓
<b>Assessment of current and future land use</b>	✓	✓
<b>Manual review of high detailed historic maps</b>	✓	✓
<b>Environmental damage regulations assessment</b>	✓	✓
<b>Consultation with local authorities</b>	✓	✓
<b>Site inspection</b>	Upgrade to phase I available	✓
<b>Intrusive sampling</b>	Upgrade to phase II available	Upgrade to phase II available
<b>JBA surface water data includes depth data</b>	✓	✓
<b>EA river/coastal flooding and defence positions</b>	✓	✓
<b>EA risk of flooding from rivers and sea data (RoFRS)</b>	✓	✓
<b>BGS geological indicators of flooding</b>	✓	✓
<b>Historic flooding</b>	✓	✓
<b>Clear flood risk management options and indicative pricing</b>	✓	✓
<b>PRICE EXC. VAT</b>	<b>£650 for sites up to 2 hectares</b> POA for larger sites	<b>£1500 for sites up to 2 hectares</b> Further price bandings available

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# Residential – Combined Reports

	 <b>HOMECHECK PROFESSIONAL ENVIRONMENTAL</b>	 <b>ENVIROSEARCH RESIDENTIAL</b>	 <b>SITESOLUTIONS RESIDENCE</b>
<b>Product details</b>	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	Manually reviewed contaminated land and flood risk report. Also includes subsidence based insurance claims in the area, the potential for ground instability and major Energy & Infrastructure projects
<b>Suitable for</b>	Standard residential property transactions	Standard residential property transactions	Residential properties with high value or large footprint
<b>Professional risk assessment</b>	✓	✓	✓
<b>Professional indemnity protection</b>	£10 million	£10 million	£10 million
<b>Free risk re-review service</b>	✓	✓	✓
<b>Crossrail</b>	✗	✗	✓
<b>Flood information</b>	River, coastal & surface water, inc. mapping	River, coastal & surface water, inc. mapping, groundwater (not mapped) and historical flood events	River, coastal, surface and ground water, inc. mapping and recommendations, guideline costs for resistance measures and insurability statement
<b>Flood mapping</b>	JBA river, tidal and surface water	JBA river, tidal and surface water • ROFRS - Risk of flooding from rivers & sea • EA historic flood events	Single source, multiple source and groundwater clearly marked on a single map
<b>EA historic landfill data</b>	✓	✓	✓
<b>Energy &amp; infrastructure</b>	✗	✓	✓
<b>Ground stability data</b>	✓	✓	✓ Data from man-made and natural sources and a post code risk assessment based on insurance claims data
<b>Overhead transmission lines</b>	✗	✓	✓
<b>Environmental constraints</b>	✗	✓	✓
<b>Search radius from boundary/point</b>	250m / 500m for standard environmental queries	250m / 500m for standard environmental queries	250-500m
<b>Maximum site size</b>	Point-based	Point-based	Boundary search – maximum of 10ha
<b>Consultant's professional opinion</b>	✓	✓	✓
<b>Normal delivery time</b>	1 day	1 day	1 day
<b>Remediation contribution</b>	Regardless of professional opinion outcome, we will offer a potential contribution of up to £60,000	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
<b>Considers redevelopment or change of use</b>	✗	✗	✓
<b>Manual review of high detailed historic maps</b>	As necessary - upon identification of high risk features	As necessary - upon identification of high risk features	✓
<b>PRICE EXC. VAT</b>	<b>£41.50</b>	<b>£49</b>	<b>£99 up to 2 hectares.</b> Further price bandings available

# Residential – Flood Reports



	 <b>HOMECHECK PROFESSIONAL FLOOD</b>	 <b>FLOODSOLUTIONS RESIDENCE</b>
Product details	Flood risk assessment for residential properties	Flood risk screening of residential properties
Suitable for	Standard residential property transactions	Residential properties with high value or large footprint
Search radius/area	250m	250m
Maximum site size	2 hectares	2 hectares
Professional indemnity protection	£10 million	£10 million
Professional risk assessment	Automated ✓	Manual ✓
Insurability assessment	✓	✓
Delivery time	1 day	1 day
River and coastal flood	JBA & EA	EA
Surface water	JBA	JBA
BGS geological indicators of flooding	✓	✓
ESI groundwater	✓	✓
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)	✓	✓
Detailed river network data	✗	✗
Dam break information	✗	✓
Sewer flood data	✗	✗
Clear flood risk management options and indicative pricing	✓	✓
PRICE EXC. VAT	£20	£30

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# Residential – Ground Stability & Subsidence Reports



	 <b>Homecheck®</b> <small>Part of Landmark Information Group</small> <b>HOMECHECK PROFESSIONAL GROUND STABILITY</b>	 <b>Landmark®</b> <small>Information Group</small> <b>SUBSIDENCE RISK RATING</b>
<b>Product details</b>	Covers all types of mining and other ground stability issues. It highlights the potential risks and identifies any need to engage a surveyor or structural engineer on specific issues	This is the first step to determine the level of risk of subsidence at a detailed, specific postcode level. It is the only risk assessment based on actual subsidence claims data
<b>Suitable for</b>	Standard residential property transactions	A first step to determine the level of subsidence risk
<b>Normal delivery</b>	1 day	1 day
<b>Search radius from boundary</b>	Up to 250m	Postcode specific
<b>Risk assessment</b>	Overall assessment <b>✗</b>	<b>✓</b>
<b>Insurance claims data</b>	<b>✗</b>	<b>✓</b>
<b>Mining activity including coal mining</b>	<b>✓</b>	<b>✗</b>
<b>Historic mining or quarry activity</b>	<b>✓</b>	<b>✗</b>
<b>Brine and salt extraction</b>	<b>✓</b>	<b>✗</b>
<b>Man made stability hazards</b>	<b>✓</b>	<b>✗</b>
<b>Natural ground stability hazards</b>	<b>✓</b>	<b>✗</b>
<b>PRICE EXC. VAT</b>	<b>£20</b>	<b>£15</b>

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# Residential – Planning & Infrastructure Reports

	 <b>PLANSEARCH</b>	 <b>PLANSEARCH PLUS</b>
<b>Product details</b>	Provides information on planning applications in the vicinity	Provides information on planning applications in the vicinity, details of local authority planning policy as well as neighbourhood information
<b>Suitable for</b>	Residential property transactions	Residential property transactions
<b>Maximum site size</b>	Point search only	Point search only
<b>Normal delivery time</b>	1 day	1 day
<b>Aerial photo</b>	✓	✓
<b>Location map</b>	✗	✗
<b>Summary table</b>	✗	✗
<b>Planning applications</b>	✓	✓
<b>Planning application radius</b>	Intelligent search buffers that increase in proportion to application size (to a maximum of 750m)	Intelligent search buffers that increase in proportion to application size (to a maximum of 750m)
<b>Land use designations</b>	✓	✓
<b>Mobile phone masts</b>	✗	✓
<b>Rights of way</b>	✗	✓
<b>Housing and neighbourhood Information</b>	✗	✓
<b>Education</b>	✗	✓
<b>Amenities</b>	✗	✓
<b>Amenities search radius</b>	N/A	2km from search centre in an urban area. 4 km from search centre in rural areas
<b>PRICE EXC. VAT</b>	£24	£31

	 <b>SITESOLUTIONS ENERGY &amp; INFRASTRUCTURE</b>
<b>Product details</b>	An accurate search which provides details of a number of energy and infrastructure projects across the UK
<b>Suitable for</b>	Residential and commercial
<b>Maximum site size</b>	15 hectares (POA for larger sites)
<b>Normal delivery time</b>	1 day
<b>Front page summary</b>	✓
<b>Guidance and recommendations</b>	✓
<b>Clear mapping</b>	✓
<b>High Speed 2</b>	✓
<b>Crossrail</b>	✓
<b>Safeguarding limits (HS2 and Crossrail)</b>	✓
<b>Yorkshire &amp; Humber CCS pipeline</b>	✓
<b>Oil &amp; gas exploration licensed blocks</b>	✓
<b>Oil and gas drilling locations</b>	✓
<b>Current and planned solar farms</b>	✓
<b>Current and planned wind farms</b>	✓
<b>Other renewable power facilities</b>	✓
<b>PRICE EXC. VAT</b>	£25