

The environmental search for residential conveyancers in Scotland

Landmark now has a dedicated Scottish office based in Glasgow which is managed by staff with vast experience in environmental risk and conveyancing:

**Landmark Information Group
Legal & Financial (Scotland)
69 Buchanan Street
Glasgow
G1 3HL**

Landmark Information Group is a Daily Mail and General Trust company and is the UK's leading supplier of digital mapping and property and environmental risk information.

For further information please visit www.landmarkinfo.co.uk or contact our Glasgow office on 0141 314 3680.



Envirosearch Scotland – your experts on the ground

Do you know what lies beneath your client's new home? Risks from contamination can go back over 100 years or more and negligence towards environmental risk cannot only result in potential significant payouts, but also impact the integrity and reputation of a solicitor. Make sure you have the right information to hand. Envirosearch, the longest established and most authoritative residential environmental report in England, is now available in Scotland for only £38 +VAT. Identify potential environmental risks before exchange and ensure both you and your client are protected.

More solicitors trust Landmark Information Group reports for environmental due diligence as we provide the most comprehensive, accurate and detailed information in the market, offering unique data sets including:

- **Countrywide coverage of historical energy facility data, including information on old oil and gas tanks**
- **Landmark historical land use data**
- **Overhead transmission lines**
- **Flood risk information**
- **Information on mining and ground stability**

Envirosearch Scotland is unique in considering the issues of contaminated land in relation to property value and use in order to provide a professional conclusion which removes the burden of interpretation. Landmark reports are also backed by comprehensive PI cover ensuring peace of mind for you and your client.

Meet the requirements of the Law Society and the CML

Envirosearch Scotland is designed to satisfy the concerns raised by the Law Society of Scotland in its advice issued to Solicitors in April 2003. It also complies with the Council of Mortgage Lenders requirements to carry out all “necessary and appropriate searches”.

Landmark has spent over a decade researching Ordnance Survey historical maps producing the most complete record of site history information for mainland Britain. Landmark have identified:

- **Over 40% of homes in the Glasgow area lie within 100 metres of potentially contaminated land.**
- **Nearly 40% homes in the Edinburgh area lie within 100 metres of potentially contaminated Land**

Source: The Landmark Data Index – based on Potentially Contaminative Industrial Uses (Past Land Use – all classes) 2008.

Why a Chartered Environmental Surveyor?

Envirosearch is the only environmental report to include the independent professional opinion of a Chartered Environmental Surveyor that provides clear and positive guidance on land contamination regarding:

- The impact on the value of the property
- The impact on the use of the property as a domestic dwelling
- The likelihood that the property will be designated as “contaminated land”

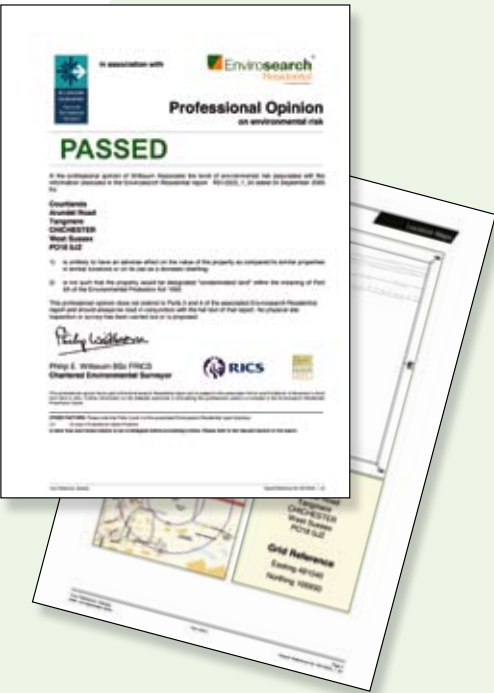
Specialist surveyors with expertise in Environmental Law can appraise the impacts on all forms of land and property. Wilbourn Associates provide advice on the environment, contaminated land and the resulting impacts upon all forms of Property, Land and Construction. Should a risk be detected, a surveyors report detailing the next steps will be produced within 48 hours, at no extra cost.

Simple to order

Reports can be ordered online, by post or fax, or through your usual search provider. In most cases, a plan is unnecessary if the postcode can be provided. For more information, please contact a member of Customer Services team on 0844 844 9966.

Efficient delivery

If the search is clear it will usually return on the same or the next working day. If it is passed to the Chartered Environmental Surveyors for manual assessment it will usually return within two working days.



Free review of 'Further Action' reports

Where the client is able to provide Landmark with sufficient further information, the report will be re-reviewed at no extra cost. If the client provides information which mitigates the cause of the original result, a new 'Passed' result will be issued. This service will be available free of charge when the customer provides the required information. We can even procure the information on behalf of the client, but in these situations charges will apply.

Environmental Legal Panel

For those reports where significant contamination issues are present and dedicated environmental legal advice is required, Landmark will, where appropriate, provide the client with access to a unique panel of leading legal professionals for a free of charge initial consultation. Where detailed further legal work is needed, the client will be required to enter into a fee paying relationship directly with the legal professional.

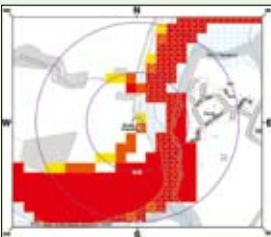


Site history

Envirosearch Scotland provides essential site history and other environmental information for properties in mainland Great Britain. Produced by Landmark, Envirosearch Scotland will help any homebuyer to make an informed decision about purchasing a property and whether it will provide a suitable environment and investment for them and their family. Concise, relevant and accurate, Envirosearch Scotland provides information on:

- **Standard Environmental Enquiries**
Search radius 500 metres
- **Past and Current Industrial Land Use**
Search radius 250 metres
- **Mining and Ground Stability**

Envirosearch Scotland provides a property specific map showing site history to enable you to pinpoint potentially contaminative historical land use.



Crucial flood data

Extreme flooding events have become the norm not the exception in recent years

and you cannot presume a client's property is safe. Envirosearch Scotland includes the latest flooding data matched to your client's exact property location and considers SEPA flood extents to indicate whether a property is likely to be subject to flooding in the future.

Get peace of mind with unique remediation contribution feature

Quality environmental data is an essential part of residential conveyancing. That's why Envirosearch is the choice of thousands of solicitors across the UK.

Minimise your liabilities by ordering Envirosearch Scotland and protect:

- The **value** of your client's home
- The **saleability** of your client's home
- The **health** and well being of your client's family.

In addition to this, every Envirosearch Scotland report now comes with a **unique remediation contribution feature** for homebuyers.

The homeowner benefits from a financial contribution of up to £60,000* when a Part IIA remediation notice is served by the local authority and where costs to remediate the site will be incurred by the homeowner. This will apply whether or not the report has passed or requires further action due to possible contamination. This means that for the vast majority of typical remediation projects, the homeowner has complete peace of mind into the future. It helps to overcome any concerns from the homebuyer about completing on a purchase on brownfield land and can be relied upon by lenders to smooth the path to completion.

Envirosearch is available for £38 +VAT.

For more information please call 0844 844 9966, visit www.landmarkinfo.co.uk or email info@landmarkinfo.co.uk

Landmark has built a reputation for comprehensive high quality environmental information by working closely with trusted data sources including:



*Subject to terms and conditions.