The SiteSolutions Inspect report is a preliminary risk assessment (Phase 1). The aim of this report is to identify significant potential contaminated land liabilities which may be associated with your site. It also provides you with a top level review of compliance with key environmental legislation.

**Designed for:**
- High value transfers. Suitable for a commercial site with current operational risks that is not undergoing redevelopment

**Use this report to understand:**
- If there are any visual signs of contamination at your property
- If your property is included in the Local Authority’s contaminated land strategy
- If the Local Authority has carried out any contaminated land assessment or inspection of the property
- Additional information held by various regulators including the Environment Agency, Local Planning Authority and Petroleum Licensing depending upon the characteristics of your particular property
- If historic activities could result in liability for the property owner under relevant contaminated land legislation
- If environmental permits are held for the property or by neighbouring properties
- If current operations in the surrounding area could cause contamination of the property

**What’s included**
- Contaminated land risk analysis
- Top level compliance
- Clear professional opinion including easy to understand risk assessment
- Site visit from an expert environmental consultant
- Extensive data review, analysis and assessment

**Key features**
- Clearly summarises key liabilities and top level compliance issues for commercial property transactions
- Direct access to the consultant for any follow up queries, contact details provided
- Intelligent risk assessment, commentary and site-walkover by an experienced IEMA-accredited Consultant who understands the nuances of data and their interdependencies. This skill makes the difference between a Passed and Further Action result

**Why you need it:**
To help inform you if the operations at your Site could result in an environmental liability. This will include a site inspection by an experienced environmental auditor.
Making your risk assessment effortless to understand

- Intelligent risk assessment, commentary and site walkover by an experienced consultant. Your consultant will present an easy to understand summary of their professional opinion
- You are in safe hands with direct access to your consultant for any follow up queries
- Written review of all discussions and correspondence with the relevant regulators

Other features

- Flexible report template that can be amended to your specific requirement
- Comprehensive terms and conditions
- Liability cover of £10m per report. Delivered in 5-10 working days, but depends on regulators response

Boosted with reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.

These other residential reports may be relevant to your site:

**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.

*Included in the report:*
Detailed flood risk analysis, focusing on depths and impact of an identified flood risk. Steps to mitigate the impact of a flood event are included, as well as access to our specialist flood consultant.

**Plansearch Plus**
Complete the planning picture with details of planning applications and potential developments nearby – keeping your client informed of any potential changes within the surrounding area.

*Included in the report:*
Planning applications, details of Local Authority planning policy (Local Development Plans) and neighbourhood information including: schools, population demographics, housing types and average prices and key local amenities.

If you require any assistance please email orders@argyllenviro.com or call 0845 458 5250

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