

GroundReport

Seeking a Property Health Check?

August 2008



When selling a property, it's vital to ensure that all environmental issues have been considered, potential implications have been dealt with, solutions addressed and questions answered. There is a significant amount of contaminated land in Scotland and the public needs to take measures to protect themselves from the potential costs they could incur when purchasing their home.

The Woolwich survey of 2006 found that the top two deal breakers in any housing transaction was a property associated with contaminated land or flooding. Given this, environmental risk screening is an invaluable tool for the property market and by taking preventative measures, this will ensure a reduction in the possible lapse of transactions during these difficult economic times.

The GroundSure Home Environmental reduces the failure rate of property transactions in Scotland, by virtue of the superior accuracy of our historical land use data. GroundSure is the only provider of environmental risk screening reports in Scotland to offer both in-house environmental consultancy and in-house data - providing a rigorous and complete service. The delivery of our advice is also backed by significant PI cover, providing assured environmental intelligence.

The GroundSure Home Environmental considers if there is a 'High Potential Risk' that the Site will be identified as 'Contaminated Land' under the Environmental Protection Act 1990. It will also indicate if it is likely to have a significant impact on the security of the Site for normal lending purposes. GroundSure's IEMA accredited environmental consultants provide interpreted data within the report and issue a certificate stating, 'Passed' or 'In Need of Further Assessment'.

In addition to contaminated land, the GroundSure Home Environmental covers natural hazards and additional factors including:

- SEPA designations and consents
- Flood Risk
- Flood Insurability verdict
- Natural ground subsidence assessment
- Coal mining screening
- Shallow mining assessment

About GroundSure:

- The UK's leading supplier of environmental risk screening reports
- The lowest failure rate in the industry
- Robust and generous Terms and Conditions
- Unique Historical Land-Use Database- the quality benchmark
- Significant PI Insurance
- Free technical helpline
- In-house team of environmental consultants

For more information on GroundSure's highly intelligible, commercially astute environmental solutions, please contact GroundSure on 01273 819500, email info@groundsure.com or your Authorised Search Provider.



GroundSure is an operating company of Emap Limited