

# Agricultural

## SEARCH REPORT

Reliance\* £10m  
Delivery <72hrs

### The definitive agricultural land use environmental risk assessment

Agricultural is an interpreted report providing an assessment of the key environmental risks associated with purchasing farms and agricultural land. Agricultural gives the expert, bespoke opinion required for high value estate transactions supporting transaction progression and completion.

Potential agricultural land buyers need a clear understanding of any environmental risks, and resulting liabilities, which may affect their purchases. Groundsure Agricultural provides a full assessment on banking security. It covers past and present land use of the site and comes with expert interpretation and opinion from Groundsure's IEMA qualified consultants.

Following an extensive research project with Property Lawyers and PSLs from leading law firms across the UK, Groundsure's Agricultural Search has been redeveloped with new data, features, improved layout and a new design. The outcome – a streamlined workflow getting you all the information that you and your clients need faster via a much more user-friendly design and navigation. Only relevant results are returned, making for concise and easy to follow results and recommendations.

#### Reviews:

Contaminated Land,  
Full Flood Risk, Agricultural  
Features, Ground Stability,  
Radon, Energy, Transportation,  
Planning Applications,  
Planning Constraints

#### Key enhancements



Now includes a full Flood risk review



Several new mapping, datasets and agricultural features



Improved Consultant's Assessment



Improved guidance on agricultural sites



Intelligently filtered data with fewer pages



Manual assessments in plain English



Intuitive layout and page flow

#### What's in this report?

The report now provides enhanced guidance on Section B8 of the Law Society Conveyancing Handbook (25th ed.) with information including:

- **NEW - Planning development extents have been added to this report**
  - Boundary extents for many recent large development projects\*\* dating back to May 2020 clearly illustrated
  - Improved accuracy highlighting the area of land to be developed
- Multi-tier environmental risk assessment
- In-depth contaminated land database dating back to 1840s including 27,000+ land use classifications
- Environmental permits, incidents and registers
- Detailed active and historical landfill data from authoritative sources, including the Environment Agency, Natural Resources Wales, British Geological Survey (BGS), Local Authorities and historical Ordnance Survey mapping
- National Grid gas pipeline and electricity transmission lines
- Hydrology and Hydrogeology
- **NEW Historic and Current Rights of Way (CROW) - Open Access Land**
- High Speed 2 (HS2) rail network – proximity to potential build disruption and purchase risks
- Detailed commentary on working farmyards
- **NEW Agricultural Land Classification, indicating the land's potential productivity**
- Subsidence hazards from mining and natural sources
- Designated Environmentally Sensitive Sites including ancient or protected woodland.
- Assessment of archaeological sites of interest.
- **NEW Timber felling licenses**
- **NEW Waste exemptions**
- **NEW Environmental and Countryside Stewardship Schemes**
- Discharge consents
- Nitrate Vulnerable Zones

#### Reliance

\*£10m Professional Indemnity Insurance (any one claim). Can be relied upon by all professional parties within a property transaction, first purchasers / tenants and their advisers. Please refer to Groundsure terms & conditions.

\*\*Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1m) and all other projects with a value of £250,000 or more.

### The definitive agricultural land use environmental risk assessment

#### Accuracy, clarity and reliability: Why the Agricultural report is the only report you will need:

**Practical expertise:** Where issues are identified, our in-house environmental consultants offer pragmatic and commercially focused expert insight, deal orientated recommendations and guidance on next steps. A named consultant can be contacted in case of follow up questions. Our in-house team of environmental experts which specialises in agricultural transactions is also able to provide a desk top assessment of ongoing contamination risk at the site.

**Transaction support:** Easy to understand client ready copy, accessible to everyone involved in the transaction. With agriculturally focused risk advice supporting transaction progression and completion. Supporting professional requirements and accepted by all major UK lenders.

**All in one report:** Alongside a full desktop Contaminated Land and Flood assessment, we now include relevant peripheral infrastructure and planning information in one report. No need to buy another report for flood, planning, transport or energy. Saving your client money and time.

**Enhanced guidance on Section B8 of the Law Society Conveyancing Handbook:** Save time with the inclusion of our collated 16 point assessment specific to agricultural land, including rights of way, land classifications and stewardship schemes.

#### What's new in this version of Agricultural?

**Full Flood assessment:** Rather than a screening so need to order a separate flood report. The new report now includes our full assessment of all major sources of flooding: River and Coastal flood risk (taking flood defences into account), Historical flooding, Surface water flooding, Groundwater flooding.

**Energy:** Now includes current and proposed oil and gas exploration areas and wells, wind farms, solar farms, power stations and large energy infrastructure.

**Transportation:** Now includes, HS2, active railways, underground and DLR, and Crossrail 1 and 2.

**Planning:** 10 years of planning applications will inform on small and large developments on or near the farm. And constraints inform about environmental and cultural designations in the area that could impact on planning proposals.

**Ground Stability:** Covers natural and non-natural subsidence potential including coal mining screening.

**Improved Consultant's Assessment:** Crop map of England (provides a detailed description of the specific agricultural uses) with a colour coded risk summary. Analysis of the data and maps is manually carried out by IEMA accredited environmental consultants and peer reviewed. Clearer layout optimises your workflow. Short, easy to read paragraphs can easily be copied and pasted for client communications.

**New Mapping and Data, Agricultural features:** Clear mapping and data tables to provide full detail of the data used within our assessment. NEW DATA includes: Historic and Current Rights of Way, Open Access Land, Agricultural Land Classification, indicating the land's potential productivity, Timber felling licenses, Waste exemptions, Environmental and Countryside Stewardship Schemes.

**Improved Design and Usability:** Recommendations appear straight after the front-page summary and are colour coded (red, amber, green) so that the client can more clearly see where the biggest risks lie. Streamlined colour-coded workflow enabling smarter and faster decisions. New layout designed for quick and easy interpretation, get to the information you and your clients need faster, lower printing costs, with intelligent filtering meaning only the relevant data is returned with no blank maps.

## Developed by Groundsure

Groundsure is the leading provider of environmental search reports in the UK. Our dedicated and specialist team are committed to producing information that informs better property decisions. At Groundsure, over 30 environmental professionals are focused on using our knowledge in new, innovative and accurate ways. The team is dedicated to our customers and making Groundsure data accessible, valuable and helpful.