

Groundsure Agricultural



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.

Key Datasets



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 is in this report?

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

- 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
- 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
- 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
- Timber felling licenses
- Waste exemptions
- Environmental and Countryside Stewardship Schemes
- Discharge consents
- Nitrate Vulnerable Zones

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

Practical expertise: Where issues are identified, Groundsure 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. The Groundsure 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.

