

GROUNDSURE JAPANESE KNOTWEED

The unique, ground breaking screening report for commercial property

KEY FACTS

RRP	FROM £65 excl. VAT*
Delivery Time	<48hrs
Reliance	£10M**

Overview

Using the very latest innovative remote sensing tools, this is the only cost-effective desktop research tool in the UK to screen for the potential presence of Japanese Knotweed on and adjacent to commercial property sites. Japanese Knotweed is a highly invasive and destructive plant species that can have dramatic impacts on property asset values and suitability as lending security.

RICS have released specialist guidance to assist surveyors in considering Japanese Knotweed in the valuation process.

This report is designed for surveyors, developers and commercial conveyancers to highlight the lending risks and potential management costs ahead of purchase decisions.

Key features include:

- Unique remote sensing technique returns data
- Ordnance Survey Streetview location map
- Site boundary polygon with 50m radius buffer
- Polygon areas of detected Japanese Knotweed location returns for stands greater than 5 m2
- Indicative buffer showing potential extent of root system



Unique support from Phlorum: leading Japanese Knotweed treatment specialists:

- Provision of Japanese Knotweed treatment options, tailored to available time scales and budgets
- Free follow up plant verification service

Advantages:

- The only cost-effective way to understand knotweed risk ahead of the valuation
- Search area polygon assesses potential boundary nuisance impacts
- Understand the risks before more costly site investigation works are undertaken

Benefits:

- Access to unique data insight and expertise
- A more informed decision for you and your client
- A more accurate survey and property valuation
- Identifies possible nuisance impacts to and from neighbouring property
- Ongoing support from leading treatment experts – a key requirement for many lending decisions

Important Notes

This report is designed as a screening tool to enable property professionals to undertake further detailed site research as part of a transaction. It is not a substitute for on-site due diligence. Results are indicative and subject to the limitations of remote sensing technology. Treatment works or further knotweed growth may have happened in the interim period.

*Pricing: Sites greater than 5 ha, price on application

** 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. See section 4 and 7 of the GroundSure terms and Conditions.

Terms: Issued under GroundSure single set of terms & conditions.

Have you considered these other products to complete your due diligence?



GROUNDSURE REVIEW

The gold standard for commercial environmental due diligence

The leading comprehensive commercial environmental due diligence report, offering a unique combination of standard environmental liability issues and includes the most detailed flood risk assessment in the same report. Assessed and written by our highly experienced IEMA-accredited consultants ensuring a fully tailored approach to your clients.

BENEFITS INCLUDE:

- GroundSure environmental consultants available to discuss the findings free of charge
- Access to environmental insurance solutions
- Accepted by all major UK lenders

RRP	£245 <small>excl. VAT</small> up to 5 ha
Delivery Time	<48hrs



GROUNDSURE PLANVIEW

Finding the right fit for your client's business location

The report provides market leading historic planning data, designed specifically to assist commercial property transactions. The report includes information on retail planning applications, major project planning applications, local infrastructure, mobile mast data, local amenities, environmentally sensitive areas and much more.

BENEFITS INCLUDE:

- Highlights potential disruptive risks ahead of exchange to avoid cost and other operational impacts to your client's business
- Easily identify the character of the area and whether it fits your client's business
- Intelligence on forthcoming developments can offer significant commercial advantage

RRP	£65 <small>excl. VAT</small> up to 15 ha
Delivery Time	<24hrs



GROUNDSURE ENERGY

Groundbreaking energy intelligence

This report provides home owners and buyers with accurate, easy-to-read information, detailing all sorts of energy matters – hydraulic fracturing ['fracking'] shale gas sites, oil, gas and coalbed methane exploration/ extraction sites, wind farms, power stations and power infrastructure. Plus, there's critical details on future developments in these areas. This is a UK-wide report and offers the highest level of detail with no further costs.

BENEFITS INCLUDE:

- The only commercially available report which details future site-specific developments, utilising datasets exclusive to GroundSure
- Only report available which details existing extraction and exploration sites
- Information on future shale gas, oil, gas and coalbed methane developments updated weekly

RRP	£30 <small>excl. VAT</small>
Delivery Time	<24hrs

Get in touch to arrange a trial or visit [groundsure.com](https://www.groundsure.com) for specimens.

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