



DATA INSIGHTS & DUE DILIGENCE



EnviroRetail

A unique commercial environmental search report, designed specifically to cater for transactions of small retail properties, unlocking environmental due diligence.

Use: **Retail Property (Commercial)^**

Delivery time: **<24hrs**

Site Size: **0-0.25Ha**

Reliance: **£1m***

INTRODUCTION

Designed to help inform and support purchase or investment decisions for small commercial retail properties, the **EnviroRetail** ensures your compliance with the Law Society Contaminated Land and Flood Risk Practice Notes. Uniquely for a commercial search, the **EnviroRetail** offers further peace of mind with a zero-excess contamination remediation warranty attached to all 'Passed' searches.

COVERING



Environmental (including Contaminated Land)



Radon



Flood



Air Quality Rating



Ground Stability (including Coal Mining & Cheshire Brine flags)

DESIGNED TO

- Offer legal professionals a highly affordable solution to introduce critical environmental due diligence into transactions involving small commercial retail property.
- Report to your client on Contaminated Land liability and exposure to Flood risk, maintaining compliance with Law Society practice guidance, whilst also offering a robust assessment of potential ground stability hazards.



0330 900 7500



insight-info@dyedurham.com



KEY FEATURES

- A full **Contaminated Land** assessment based on high resolution historical mapping for the most accurate results, combined with analysis of features such as historic and operational landfills, and permitted waste-processing or industrial sites.
- A full **Flood Assessment Module**, covering risks of flooding from all sources including Rivers, the Sea, Surface Water and Groundwater, as well as an all-important evaluation of Insurability.
- A Robust Ground Stability assessment of natural and non-natural perils, including the use of the British Geological Survey **Property Subsidence Assessment** combining soil type, proximity of trees, the age of the property and the likely depth of foundations to offer a more realistic assessment of shrink-swell subsidence risk, specific to the property.
- A **Professional Opinion** on all core modules, including Contaminated Land, Flood and Ground Stability, with all module results clearly displayed on the front page for 'at-a-glance' review.
- Uses **Land Registry Polygons** to ensure that the vast majority of our searches are based on the real extent of the property, not a radius around a point.
- Meets the requirements of the **Law Society Contaminated Land** and **Flood Risk Practice Notes**.
- A full analysis of **Radon** risk, as well as flags to highlight where the property is within a **Coal Mining Reporting Area** or the **Cheshire Brine Compensation District**.
- A **Free Contaminated Land Remediation Warranty** on all passed environmental modules, offering zero-excess protection for 6 years, up to £100,000.
- A unique **Air Quality Rating** from EarthSense, the UK's leading air quality experts.

WHY USE DYE & DURHAM COMMERCIAL ENVIRONMENTAL SEARCH PRODUCTS?

- We understand that commercial transactions can be complex. Our in-house team of experts are **on-hand to answer any queries** you might have, and ultimately help you to best advise your client. Where required, we offer next-step consultation services to help overcome any obstacles and keep the transaction moving.
- Our products are designed and managed by **qualified experts** in environmental, flood and ground risk management, professionally accredited by bodies such as the Chartered Institution of Water and Environmental Assessment (CIWEM), the Royal Institution of Chartered Surveyors (RICS), the Institute of Environmental Management and Assessment (IEMA) and the Geological Society.
- We are **constantly updating our databases** with new information, including where we review and update the results of assessments to 'Passed', reducing the number of first-time 'Further Action' results.
- Our searches are **reliable and trustworthy**, produced under the industry-recognised Search Code and regulated by the Property Codes Compliance Board and The Property Ombudsman, with ten years and hundreds of thousands of both commercial and residential property assessments under our belts.

NEXT STEP SOLUTIONS

- **Free Further Action reviews - £0**
A further assessment of certain site-specific evidence, supplied by the client, to re-evaluate the risk of Contaminated Land liability, and where possible re-issue the original search report with a 'Passed' Environmental result.
- **EnviroAppraisal – Fixed fee, inclusive of disbursements (from £450 Excl. VAT**)**
Providing a solution to an identified Contaminated Land risk, but where the legal professional or client either do not have additional evidence to take advantage of the Free Review Service, or would rather such evidence is sourced and analysed by an expert. The **EnviroAppraisal** comprises proactive engagement with the regulators by a Consultant and detailed analysis of the findings, offered at a fixed price inclusive of all disbursements and fees.
- **FloodAppraisal - Fixed fee, inclusive of disbursements (from £300 Excl. VAT**)**
Helping legal professionals provide their clients with more detailed advice following the identification of Flood Risk. The **FloodAppraisal** offers a property-specific manual assessment of the risks, taking into account the characteristics of the property and additional information sourced from the Local Authority.

YOU MAY ALSO BE INTERESTED IN:

- CON29M Coal Mining Search
- ChancelCheck® Premium

[^]EnviroRetail is suitable for commercial Property Site(s) comprising a single small (<0.25Ha) commercial retail property where the principal activity is the sale or display of goods or services (from the premises) to walk-in members of the public, excluding garages, petrol stations and retail stores attached to petrol stations.

^{*}Subject to Terms and Conditions applicable at the time of purchase.

^{**}Appraisal products for commercial properties up to 2Ha in size. Above 2Ha additional fee bandings apply.