



# DATA INSIGHTS & DUE DILIGENCE



## EnviroPremium +Planning

A full-solution environmental search report, using best-available data and expertise to offer customers the key insight they need to support all residential property transactions.

Use: **Residential Property**

Delivery time: **<24hrs**

Site Size: **0-5Ha**

Reliance: **£10m\***

### INTRODUCTION

**EnviroPremium +Planning** combines a comprehensive assessment of all key Environmental Risks with an intuitive Planning Search. This ensures your compliance with the Law Society Contaminated Land and Flood Risk practice notes and offers key analysis and advice on other aspects of due diligence relevant to your client. All reports are produced under the trusted independent regulation of the Search Code.

### COVERING



**Environmental (including Contaminated Land)**



**Planning**



**Flood**



**Radon**



**Ground Stability (including Coal Mining & Cheshire Brine flags)**



**Air Quality Rating**



**Energy & Infrastructure**

### DESIGNED TO

- Ensure your compliance with the Law Society practice notes on Contaminated Land and Flood Risk.
- Report to your client on other key considerations which could impact saleability, lending, insurability or quiet enjoyment, including Ground Stability, Energy, Transport and Infrastructure, and Planning.



0330 900 7500



insight-info@dyedurham.com



## KEY FEATURES

- A **Professional Opinion** on Contaminated Land, Flood and Ground Stability, with all module results clearly displayed on the front page for 'at-a-glance' review.
- An **enhanced, full Flood assessment module**, covering risks of flooding from all sources and uniquely presenting an intelligently-weighted assessment of both the property boundary and building footprint, resulting in fewer adverse results and end-user enquiries.
- Meets the requirements of the **Law Society** Contaminated Land and Flood Risk practice notes.
- Uses **Land Registry Polygons** to base assessments on the real extent of the property, not a radius around a point.
- A full analysis of **Radon** risk, as well as flags where the property is within a **Coal Mining Reporting Area** or the **Cheshire Brine Compensation District**.
- 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, tree proximity, building age and foundation depth to offer a more realistic assessment of shrink-swell subsidence risk, specific to the property.
- A unique **Air Quality Rating** from the UK's leading experts, Earthsense.

- A **Free Contaminated Land Remediation Warranty** on all passed environmental modules, offering zero-excess protection for 6 years, up to £100,000.

### A thorough collation of Local Planning Applications, which are:

- **Identified** using innovative **Capture Technology** that proactively identifies and reports on planning applications which, although recorded by a Local Planning Authority (LPA) as being outside of the search radius, may have the potential to encroach within influencing distance of the property, helping to identify those applications commonly missed by other searches.
- **Filtered** using a **Dynamic Search Radius** dependent on whether the property lies within a rural, suburban or densely populated urban area, ensuring a manageable representation of only the relevant applications.
- **Displayed** in order of proximity for easy review and reporting, and pre-categorised as Extensions/Small New Builds, Developments, Change of Use, Lawful Development Certs, and Telecoms applications, with an additional section dedicated to possible **Planning Restrictions**.

## WHY USE DYE & DURHAM ENVIRONMENTAL SEARCH PRODUCTS?

- Our searches are **reliable and trustworthy**, produced under the industry-recognised Search Code and independently regulated by the Property Codes Compliance Board and The Property Ombudsman, with hundreds of thousands of property assessments under our belts.
- Our products are designed and managed by **qualified experts** in environmental and ground risk management, professionally accredited by the Chartered Institution of Water and Environmental Assessment (CIWEM), the Institute of Environmental Management and Assessment (IEMA) and the Geological Society.
- Each module contains the **best-available data and assessment**, no matter the price-point of your search or where it falls in the range. The only difference is which modules you choose to report on.
- Our in-house team of experts are **on hand to answer any queries** you might have on environmental search results, and ultimately help you to best advise your client and resolve any queries.

## NEXT STEP SOLUTIONS

- **Free Further Action reviews - £0**  
An 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 £245 Excl. VAT\*\*)**  
Providing a solution to an identified Contaminated Land risk, but where the legal professional or client either do not have additional material to take advantage of the Free Review Service, or would rather such information is sourced and analysed by an expert.
- **FloodAppraisal - Fixed fee inclusive of disbursements (from £195 Excl. VAT\*\*)**  
Helping legal professionals provide their clients with more detailed advice following the identification of Flood Risk. The Flood Appraisal offers a property-specific manual assessment of the risks, taking into account the street-level characteristics of the property, and additional Local Authority information.

## YOU MAY ALSO BE INTERESTED IN:

- CON29M Coal Mining Search
- ChancelCheck®

\*Subject to Terms and Conditions applicable at the time of purchase.

\*\*Appraisal products for residential properties up to 0.25Ha in size. Above 0.25Ha additional fee bandings apply.