



DATA INSIGHTS & DUE DILIGENCE



A robust environmental search report, with a Professional Opinion given on Contaminated Land, Flood Risk, and Ground Stability alongside a thorough presentation of Energy, Infrastructure and Transportation. Use: Residential Property

Delivery time: <24hrs Site Size: 0-1Ha^ Reliance: £10m*

INTRODUCTION

Using Dye & Durham's in-house experts in environmental and ground risks, the **EnviroPremium** ensures your compliance with the Law Society Contaminated Land and Flood Risk practice notes, whilst also going beyond to offer key analysis and advice on potential Ground Stability considerations and Energy & Infrastructure projects and installations situated in the local area, all produced under the trusted independent regulation of the Search Code.

COVERING



Environmental (including Contaminated Land)



Flood



Ground Stability (including Coal Mining & Cheshire Brine flags)



Energy & Infrastructure



Radon



Air Quality Rating

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.



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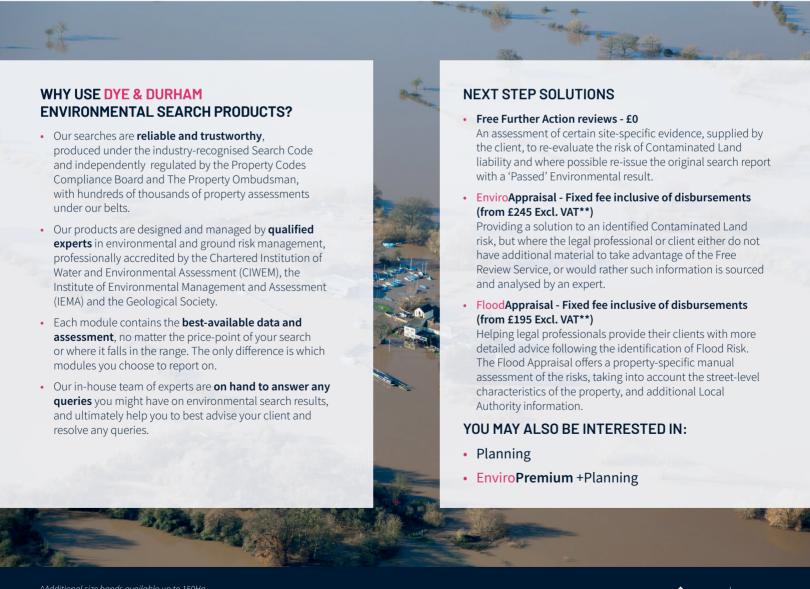
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KEY FEATURES

- 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, industrial/waste sites and petrol stations.
- An enhanced, full Flood assessment module, covering risks
 of flooding from all sources including Rivers, the Sea, Surface
 Water and Groundwater, as well as an evaluation of potential
 insurability. This enhanced module incorporates an
 intelligently-weighted risk assessment, considering both the
 property boundary and building footprint, resulting in fewer
 adverse results and end-user enquiries.
- 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.
- Comprehensive overview of energy, transportation, and infrastructure facilities and developments in proximity of the property, covering oil and gas exploration, railways, and projects such as HS2 and Crossrail, in addition to existing and proposed renewable energy developments.

- 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 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 the UK's leading experts, Earthsense.







*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.