



# DATA INSIGHTS & DUE DILIGENCE



## EnviroCommercial

A comprehensive due diligence report providing full analysis of the key environmental risks applicable to commercial property, with a Professional Opinion on Contaminated Land, Flood Risk, and Ground Stability.

Use: **Commercial Property**

Delivery time: **<48hrs**

Site Size: **0-15Ha<sup>^</sup>**

Reliance: **£10m\***

### INTRODUCTION

Utilising Dye & Durham's in-house experts in environmental and ground risks, the **EnviroCommercial** offers a full manual review of potential Contaminated Land liability. Beyond ensuring your compliance with the Law Society Contaminated Land and Flood Risk Practice Notes, the **EnviroCommercial** also offers key analysis and advice on potential Ground Stability considerations and Energy & Infrastructure projects and installations situated in the local area, all presented in the context of a commercial transaction.

### COVERING



**Environmental (including Contaminated Land)**



**Energy & Infrastructure**



**Flood**



**Radon**



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



**Air Quality Rating**

### DESIGNED TO

- Offer a fully manually-assessed summary of potential Contaminated Land liability, reviewed in the context of the added complexity of commercial or industrial property.
- Ensure solicitors and conveyancers meet the requirements of the Law Society Practice Notes on Contaminated Land and Flood Risk, whilst also offering prospective purchasers or investors additional pertinent information relating to ground stability, air quality and nearby energy, infrastructure or transportation facilities.



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## KEY FEATURES

- A full **Contaminated Land** assessment, manually assessed in all cases by a specialist consultant.
- A full **Flood Assessment Module**, with detailed mapping and analysis, covering risks of flooding from all key sources including Rivers, the Sea, Surface Water and Groundwater, as well as an 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.
- 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.
- 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**.
- Review and analysis of high detailed ordnance survey historical mapping by Dye & Durham's **Expert Risk Team**, alongside a consultants analysis of current and historic feature data including landfills, pollution incidents, fuel stations and permitted waste-processing or industrial sites.
- Consultant's opinion and site specific guidance provided to keep transactions moving forward.
- 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 **is 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, providing advice on the operational management of flood risk in commercial property.

## YOU MAY ALSO BE INTERESTED IN

- **CON29M Coal Mining Search (Commercial)**
- **EnviroRetail**

<sup>^</sup>Additional size bands available up to 150Ha.

<sup>\*</sup>Subject to Terms and Conditions applicable at the time of purchase.

<sup>\*\*</sup>Appraisal products for commercial properties up to 2Ha in size. Above 2Ha additional fee bandings apply.