



DATA INSIGHTS & DUE DILIGENCE



EnviroPremium + CON29M

The complete Environmental and CON29M due diligence report for conveyancers, utilising best-available data and expertise to offer customers the key insight needed to support all residential property transactions.

Use: **Residential Property**

Delivery time: **<24hrs**

Site Size: **0-15Ha**

Reliance: **£10m***

INTRODUCTION

Combining a comprehensive assessment of all major Environmental Risks with a CON29M Official Coal Mining Report, the **EnviroPremium + CON29M** ensures your compliance with the Law Society Contaminated Land and Flood Risk Practice Notes, as well as providing expert risk interpretation and unparalleled protection for homebuyers against coal mining hazards. All produced as one report, under the trusted independent regulation of the Search Code.

COVERING



Environmental (including Contaminated Land)



CON29M Official Coal Mining Search



Flood



Radon



Ground Stability (Cheshire Brine flags)



Air Quality Rating



Energy & Infrastructure

DESIGNED TO

- Offer legal professionals the opportunity to report on all key environmental perils in one convenient report.
- Satisfy the requirements of the Law Society Practice Notes on Contaminated Land and Flood Risk, and adhere to Law Society best practice guidance and UK Finance Mortgage Lenders' Handbook requirements (section 5.4.1) for transactions in coal mining areas.



0330 900 7500



insight-info@dyedurham.com



KEY FEATURES

- An Environmental Module containing a full **Contaminated Land** assessment using high-resolution historical mapping for the most accurate results, and a full analysis of **Radon** risk.
- 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.
- Licenced by the Law Society to include all **11 CON29M Official Coal Search questions**, with a consultative Mine Entry Interpretive Report (MEIR) included where required, at no additional cost.
- 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, with results clearly displayed on the front page for 'at-a-glance' review.
- Utilises **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.
- A **Free Contaminated Land Remediation Warranty** on all passed environmental modules, offering zero-excess protection for 6 years, up to £100,000.
- Unique, inclusive **Triple-Tier Protection**:
 - **Market-leading Coal Search Warranty***: £100k Coal Search Warranty, with the addition of unique features such as cover for loss-of-value caused by historic mining features not recorded in the Coal Authority data, but later revealed in any subsequent CON29M search.
 - **Non-Coal Minerals Search Warranty***: The only Search to provide protection in relation to thousands of non coal mining features recorded in the Coal Authority data which may not qualify for assistance under the Coal Mining Subsidence Act 1991, if they cause subsidence.
 - **Cheshire Brine Screen, with Integrated Warranty***: A screen in every report, with a warranty included automatically for any property within the Cheshire Brine Compensation District.

WHY USE DYE & DURHAM COMMERCIAL ENVIRONMENTAL SEARCH PRODUCTS?

- 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 property assessments under our belts.
- Our products are designed and managed by **qualified experts** in environmental, flood and ground risk management, professionally accredited by bodies such as CIWEM, RICS, IEMA and the Geological Society. Our in-house modelling by geologists and ground experts accurately quantifies the risks posed by mining hazards, and our in-house team of experts **is on-hand to answer any queries**.
- With a Dye & Durham combined environmental search product, 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.
- 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.

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 module result.
- **EnviroAppraisal - 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 evidence to take advantage of the Free Review Service, or would rather such information is sourced and analysed by an expert. The **EnviroAppraisal** comprises a 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 - from £195 (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, offered at a fixed price inclusive of any disbursements and fees.

YOU MAY ALSO BE INTERESTED IN

- ChancelCheck®
- Planning

*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.