

EnviroEssential

The most comprehensive, complete and best-value environmental search report in its market segment.

Use: **Residential Property**
Delivery time: **<24hrs**
Site Size: **0-1Ha[^]**
Reliance: **£10m***

INTRODUCTION

EnviroEssential includes the same comprehensive modules on Contaminated Land and Flood Risk that go into our more premium products, ensuring your compliance with the essential elements of the key Law Society practice notes on Flood Risk and Contaminated Land, but without charging for additional search modules you've deemed not relevant to the transaction in hand.

COVERING



Environmental (including Contaminated Land)



Radon



Flood



Air Quality Rating

DESIGNED TO

- Ensure your compliance with the Law Society practice notes on Contaminated Land and Flood Risk.
- Identify where Coal Mining or Brine searches may be required and report to your client on Radon risk.

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 **Professional Opinion** on both core modules, with the results clearly displayed on the front page for an '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.
- Flags to highlight where the property is in a **Coal Mining Reporting Area** or **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.

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:

- **EnviroPremium**
- **ChancelCheck®**

[^]Additional size bands available up to 150Ha.

^{*}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.