

## Official Coal Mining Search

Environmental | Flood | Ground Stability | Energy & Infrastructure



The complete Environmental and CON29M due diligence report for conveyancers, with unique inclusive protection for ultimate peace of mind.

Dye & Durham's FCI Premium Plus CON29M combines assessment of the core Environmental risks with a CON29M Official Coal Mining report and Triple-Tier Protection. Providing peace of mind for conveyancers with a combination of expert risk interpretation and unparalleled protection for homebuyers, vendors and lenders, as standard.



Data: Our reports provide a full interrogation of all datasets. Premium Plus CON29M includes:

Environmental | Flood | Ground Stability | Energy & Infrastructure | CON29M

Air Quality Rating | £100,000 Remediation Warranty | Radon

For more information on the datasets within this report, please see the back of this card.

### Key Features at a Glance:

- CON29M:** Licensed by the Law Society to include all 11 CON29M Official Coal Search questions, presented with a clear front page summary for easy reference.
- Unique, Inclusive Triple-Tier Protection\*.**
- Market-leading Coal Search Warranty:** All the protection you'd expect from £100k Coal Search Warranty, with the addition of unique features such as cover for loss-of-value caused by historic mining features which were not recorded in the Coal Authority data at the time of reporting but are 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, should they be the cause of subsidence damage to the property\*.
- Cheshire Brine Screen, with Integrated Warranty:** A screen in every report, with warranty included automatically for any property within the Cheshire Brine Compensation District\*.
- Mine Entry Interpretive Report (MEIR)\*:** A comprehensive assessment included as standard, with no need for an additional search. We go beyond the minimum requirements of the Law Society guidance and consider all mine entries where the calculated zone of influence encroaches on the property boundary, not just those within a set 20m radius.
- Development Considerations:** Identifies if the property is within a Development High Risk Area, where redevelopment ambitions may require specialist advice.
- Full Flood reporting:** Flood thumbnails detail each type of flood risk and JBA's Floodability score provides an overall rating for the property and its insurability.
- Air Quality rating:** From EarthSense, the UK's leading air quality experts.
- Free Remediation Warranty:** Providing protection for 6 years, up to £100,000 on passed residential environmental reports.



# Premium Plus CON29M

Reported Risks: **Environmental + Flood + Ground Stability + Energy & Infrastructure + CON29M**



## Affordable Next Step Solutions

**Free Further Action review** - £0

Assessment of site-specific evidence, supplied by the client to identify if there is a reduced risk of liability under the contaminated land regime (Part 2A of the Environmental Protection Act 1990).

**FCI Enviro Appraisal** - from £245 + VAT<sup>(2)</sup>

For more complex contaminated land further action results, or where the legal professional or client does not feel comfortable obtaining information or interpreting the risks themselves, the FCI Appraisal facilitates transactions in a quick, cost effective manner through consultation with the regulators and expert analysis.

**FCI Flood Appraisal** - from £195 + VAT<sup>(2)</sup>

For Flood 'Further Actions', a property-specific manual assessment of the flood risk, taking into account the characteristics of the property and additional flood-risk information sourced from the Local Authority.

**FCI Walkover** - from £995 + VAT<sup>^</sup>

Where a more detailed analysis of contamination potential is required, a member of our team of environmental property professionals and chartered experts will visit the site to make a contamination risk assessment and produce a full written report.

## Datasets

### Environmental

Analyses the key risks including Artificial Ground, Contaminated Land Register Entries and Notices, Current Industrial Land Uses, Environmental Permits, Petrol Stations, Landfill Sites Past and Present, Telecommunications Transmitters, Potentially Contaminated Land from Past Industrial Land Uses, Pollution Incidents, Air Quality, Potentially In-Filled Land, Radon Gas, Regulated Environmental Processes, and Surface Dangers or Hazards.

### Flood

Analyses the key risks listed by The Law Society including Surface Water Flooding, Groundwater Flooding Risk, River Flooding, The Sea, Historic Flooding, Flood Insurability, Flood Storage Areas, and nearby Surface Water Features.

### Ground Stability

Analyses risks including Subsidence, nearby Ball Clay Mining Areas, Brine Compensation Areas, China Clay Mining Areas, Coal Mining Areas, Geohazards such as Clay Shrinkage, Landslips, Landslides and Sink Holes, Limestone Mining Areas, Past Mining Hazards in Minerals other than coal, Modified Ground, Natural Cavities, Potentially In-filled Land and Tin Mining Areas.

### Energy & Infrastructure

Analyses risks including Carbon Capture and Storage, Coal Bed Methane Extraction, Crossrail, Current and Future Hydropower Installations, Gas Recovery from Mines, HS2, Licensed Oil, Gas, and Shale Gas Exploration and Extraction, Major Energy, Environmental, and Transport Infrastructure, Power Stations, Solar Farms, Underground Coal Gasification and Wind Farms.

### CON29M

Analyses the impacts from key risks listed by The Law Society including Past Underground Coal Mining, Present Underground Coal Mining, Future Underground Coal Mining, Mine Entries - Shafts & Adits, Coal Mining Geology, Past Opencast Coal Mining, Present Opencast Coal Mining, Future Opencast Coal Mining, Coal Mining Subsidence Claims, Mine Gas Emissions, Emergency surface hazard call out incidents, PLUS Development Risk Areas and Cheshire Brine Compensation District.

### Notes

(+) Warranty subject to specific Terms and Conditions.

(\*) A Mine Entry Interpretive Report is provided where a mine entry is identified

(1) Available as stand-alone search products

(2) For residential properties, up to 0.25 hectares

(^) Subject to property location, size and use

## Premium Plus CON29M

RRP £85.00 + VAT (0 - 15 Ha)

- Environmental
- Flooding<sup>(1)</sup>
- Ground Stability<sup>(1)</sup>
- Energy+Infrastructure<sup>(1)</sup>
- CON29M<sup>(1)</sup>

## CON29M Official Coal Mining Search

RRP £35.00 + VAT (0 - 15 Ha)

- CON29M
  - ✓ All 11 Official CON29M enquiries
  - ✓ Mine Entry Interpretive Report\*
  - ✓ Development Considerations
  - ✓ Coal Search Insurance\*
  - ✓ Non-Coal Minerals Search Insurance\*
  - ✓ Cheshire Brine Screen
  - ✓ Cheshire Brine Insurance\*



## Consumer Protection

We protect the best interests of the homebuyer, helping you to support your client. We are Members of CoPSO, regulated under the Search Code by the Property Code Compliance Board (PCCB) and The Property Ombudsman.



## Contact Us

For expert advice, guidance or to discuss any of our products and services, please contact the team on:

**+44 (0)1732 755 180** or email [fci-admin@dyledurham.com](mailto:fci-admin@dyledurham.com)

We're always on-hand to provide free guidance and advice to legal professionals and their clients.