



# Enviro All-in-one

## Residential Search Report



Enviro All-in-One is a fully integrated residential environmental risk report, combining an official CON29M coal mining search with contaminated land, flood, ground stability, radon and planning constraints. It also screens other risks including energy, transportation and planning applications.

### Key Datasets



### Key Features

- First-to-market report that combines official CON29M coal mining and environmental searches. Answers all the approved Law Society coal mining questions – including findings on past, present and future coal mining
- Comprehensive contaminated land assessment utilising the most comprehensive data available including our Historical Land Use Database, environmental permits, active and historic landfill and waste sites and current industrial sites
- Flood risk assessment - details all sources of flood including groundwater and surface water risk, historical flood events and proposed flood defense schemes
- FloodScore™ - gives an indicative assessment of the potential insurance risk classification from flooding
- FloodRe statement - indicates properties at higher risk of flooding that could cede the flood cover to FloodRe
- Natural and non-natural ground stability assessment including natural ground subsidence, cavities and non-coal mining
- Potential and planned energy installations - a screener identifying specific energy infrastructure within 5km of the property. Includes existing and proposed: oil and gas sites including fracking; power stations including nuclear; wind power projects; solar farms and major energy infrastructure projects
- Visual and cultural designations - e.g. building conservation areas, listed buildings



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### Key Features *(continued)*

- Detailed radon potential data
- Transportation - details on HS2 (route, safeguarding, stations & depots); Elizabeth Line (Crossrail 1 - route, stations); Railways (active railways, stations) and Docklands Light Railway
- Planning applications - a screener identifying planning applications and constraints including Green Belt, National Parks, Conservation Areas and Listed Buildings

### Key Benefits

- Answers all the approved Law Society coal mining questions - including findings on past, present and future coal mining
- Satisfies Law Society Practice Notes on Contaminated Land, Flood Risk and the Law Society Guidance Notes (2018) on coal mining
- Improved accuracy using Land Registry polygons
- The Coal Authority's unique GIS database is updated every 24 hours by in-house experts as new hazards and cases of subsidence are reported
- Includes £50,000 reduction in property value insurance if there is a change in information. Insurance is covered by Liberty Legal Indemnities - underwritten by Liberty mutual insurance SE
- Site boundary on MasterMap - enables a clear identification of boundary for title

*\* Reliance: For those parts of this report that include Groundsure's data, Groundsure has Professional Indemnity Insurance and that part of the report can be relied upon by all professional parties within a property transaction, first purchasers / tenants and their advisers. Please refer to Groundsure terms & conditions.*



If you have any further questions about this our in house experts are always available!

Download the Enviro All-In-One sample report



The Coal Authority

For any coal mining related queries please contact the Coal Authority: Tel: **+44 (0)345 762 6848**  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

Conveyancing Information Executive



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