

Ground Report

A specialist and comprehensive Ground Stability assessment suitable for use in all conveyancing transactions, of particular importance when transacting on land with significant mining legacy or where natural ground stability hazards, such as coastal erosion, may exist.

Use: **All Residential or Commercial Property**
Delivery time: **<24hrs[^]**
Site Size: **0-15Ha^{*}**
Reliance: **£10m^{**}**

INTRODUCTION

The **Ground Report** provides a Professional Opinion and an expert assessment of physical risks to property posed by the widest range of potential ground hazards, including Coal Mining (incorporating an official CON29M Coal Search), all other types of mineral mining, soil-related subsidence, other natural ground hazards and coastal hazards. The Ground Report is produced under the trusted independent regulation of the Search Code and ensures your compliance with Law Society Conveyancing Handbook best practices.

COVERING



Coal Mining (including CON29M with Mine Entry Interpretive Report)



Coastal Erosion



Non-Coal Mining



Radon



Clay Subsidence



Oil & Gas Activity



Natural Ground Perils

DESIGNED TO

- Comply with the Law Society and Conveyancing Handbook best practice guidance (Sections B10.5.8 and B10.6.6-9).
- Enable you to report to your client on all key ground stability hazards, covering coal mining, non-coal mining, clay subsidence, natural perils (including landslides and natural cavities) and coastal erosion.

KEY FEATURES

- A **Comprehensive assessment of all mining risks**, covering more than 55 different minerals including tin, ball clay, Cheshire brine, limestone and chalk.
- An integrated **CON29M Coal Mining Search** providing information and risk assessment for all past, present and future coal mining hazards.
- Integrated **Mine Entry Interpretive Report** included as standard when a recorded coal mine entry is identified within 20 metres of the property.
- A robust assessment of **clay shrink-swell hazards** – the most common cause of subsidence damage in the UK – considering the effects of tree proximity and local meteorological conditions.
- Assessment of **natural ground perils**, including slope stability, soluble rocks, and natural cavities.
- An **expert property-specific risk assessment of coastal hazards**, considering sea defences, shoreline management plans and answering key questions on the risk to property and land from coastal erosion.
- Includes key data from our partnership with **Cornwall Mining Consultants**, who complete tin mining assessments for properties in Devon & Cornwall as advised in the Conveyancing Handbook, saving you from ordering additional specialist searches.
- Comprehensive information on the risk of **radon** exposure, as well as information on **oil & gas activities** and historic mineral planning.
- A **Professional Opinion** on all sections with results clearly displayed on the front page for ‘at-a-glance’ review.
- A free **£100,000 Loss of Value warranty** included within each report covering changes in coal or brine data.

WHY USE DYE & DURHAM GROUND RISK SEARCH PRODUCTS?

- Our products benefit from Dye & Durham’s **unique proprietary data**, collated through the extensive digitisation of mine plans, research projects and strategic partnerships with local ground investigation specialists
- 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 reputable bodies such as the Geological Society, RICS, CIWEM and IEMA.
- 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

- **Action Report – From £120.00 (Excl. VAT)**
Available where further expert interpretation of identified mining risks is required to quantify potential impacts to the property, or where advice and guidance on surveys, investigations and remediation works may be required.

YOU MAY ALSO BE INTERESTED IN:

EnviroPremium +Planning

- A comprehensive assessment of all key Environmental Risks (including contaminated land, flood, energy, transport and infrastructure) plus an intuitive Planning Search to uncover local development activity. Suitable for all residential property.

ChancelCheck®

- A unique, instant, low-cost screening report, designed to identify if there is potential liability to contribute towards the cost of repairs to the parish church chancel.