



RESIDENTIAL

HOMEBUYERS

Search Report

Groundsure Homebuyers is the market leading residential search report in the UK. It's used by solicitors, and is accepted by all major UK lenders to ensure maximum due diligence for residential property purchases.

OVERVIEW

Groundsure Homebuyers reviews flood, contaminated land, ground stability and energy risks to provide comprehensive due diligence for a residential property.

FLOOD AND ENVIRONMENTAL RISK ASSESSMENTS

Groundsure's Historical Land Use Database dates back to the 1840s and features highly detailed information for an accurate overview of the site's history. The maps are scanned in at over 500dpi – setting a new industry standard. Clear imagery is essential when reviewing historical maps as a slight misreading of 'bank' or 'tank' could make all the difference to your client's purchase.

The flood risk assessment details all sources of flooding including groundwater and surface water risk. It also reviews historical flood events and proposed flood defence schemes within the vicinity

of the property to provide your clients with a full overview of risk and gives a view on insurance availability and the possibility of the property being ceded into Flood Re.

ADDITIONAL ALERTS

The Homebuyers now includes an enhanced energy alert detailing specific energy infrastructure categories within 5km of the property. This alert includes existing and proposed: oil and gas sites including fracking; power stations including nuclear; wind power projects; solar farms and major energy infrastructure projects.

The report highlights potential and planned energy installations within the vicinity of the property and features a number of alerts highlighting the London Underground, Docklands Light Railway, active railways, HS2 and the Crossrail 1 project - alerts that won't feature in any other residential search report.

KEY FACTS

COST **£49** RRP EX VAT

RELIANCE* **£10m**

DELIVERY **1 day**

WHY THIS REPORT?

The original combined environmental search

- Environmental
- Flood
- Ground stability
- Energy alert
- ✓ Groundsure Historical Land Use Database - 7000+ land use classifications
- ✓ The most accurate databases for tanks, energy features and military installations

*Reliance: £10m Professional Indemnity Insurance (any one claim). Can be relied upon by all professional parties within a property transaction, first purchasers / tenants and their advisers. Please refer to Groundsure terms & conditions.

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WHAT ELSE IS COVERED?

- ◆ Environmental Permits, Incidents and Registers
- ◆ Active and historical landfill data from authoritative sources, including the Environment Agency, British Geological Survey (BGS), Local Authorities and historical Ordnance Survey mapping
- ◆ Current industrial site data
- ◆ Potentially infilled land
- ◆ Historic military and ordnance sites
- ◆ Designated environmentally sensitive sites including Green Belt, Local Nature Reserves and National Parks
- ◆ Ground stability assessment including non-coal mining and subsidence risks
- ◆ Coal mining screening
- ◆ Detailed radon potential data
- ◆ Ofcom mobile phone mast locations & planning applications relating to phone masts
- ◆ JBA Insurability Index & Flood Re statement
- ◆ Energy alert highlighting existing or planned energy installations, such as wind turbines or fracking sites. Giving clients clearer information on risk therefore allowing them to decide if they want further searches.

HAVE YOU CONSIDERED THESE OTHER PRODUCTS TO COMPLETE YOUR DUE DILIGENCE?



Underground

Insight on the location and depth of rail and tube lines.

£75^{RRP}
EXCL. VAT



Planning

Your client's location blueprint.

£23.50^{RRP}
EXCL. VAT



HS2 & Energy

Insight on the location of HS2 and major energy infrastructure.

£25^{RRP}
EXCL. VAT