

Landmark CON29M

Law Society Accredited Coal Report

The CON29M Law Society-accredited coal report from Landmark provides property-specific information relating to past, current and future underground and surface coal mining activities, for properties or sites in England, Scotland and Wales. Analysis is clearly presented in a simple traffic light system, with a professional opinion included as standard, providing practical next steps.



The Benefits to you

Specialist recommendations and professional opinion

Thorough industry knowledge of mining information, its complexities and limitations, Landmark CON29M report is backed by an expert team of former Coal Authority officers and industry surveyors, ensuring requirements of a coal search are satisfied. Unique and frequently updated mining data

Extensive data sources with Expert Assessment

Utilising PinPoint's extensive database of mining data, combined with expert and advanced risk

modelling techniques to automatically calculate risk, Landmark CON29m reports provide clear concise analysis & complete confidence in the results.

Accuracy, Speed and Reliability

Accessing a CON29M Law Society accredited report from Landmark provides a concise summary of related hazards, including a professional opinion to help understand what further action, if any, should be taken – and all delivered within a matter of minutes.

When do I need this?

Where there is a requirement to complete due diligence when buying residential property in any area deemed to be Affected Area in England & Wales.

When do I use this?

When requiring a CON29M standard report with a Professional Opinion regarding ground stability hazards resulting from past, current or future underground or opencast mining.

What's included:

- The report outlines coal mining risks for anyone managing a property transaction including:
 - Underground and opencast coal mining
 - Mine entry points
 - Coal mining geology hazards
 - Coal mining subsidence risk
 - Mine gas and surface hazards
 - Historic rights to coal
- Includes a Professional Opinion on next steps if hazards are found
- Answers and provides expert opinion on all 11 CON29M questions as set out by the Law Society
- Includes TCA data
- Simple 'traffic light' summary provides instant clarity on report findings
- User friendly informative sections to explain the nature of any risk

Delivering peace of mind

- Fast turnaround with consistent pricing
- Technical queries are handled by industry professionals and experts
- Includes Aviva Legal Indemnity Policy cover of £100,000 per report, for extra reassurance
- Expert team delivers insightful opinion and guidance on all results



+



Aviva Indemnity
per report

Turnaround
time

POWERED BY
PINPOINTCOAL

Delivering mining insight and assurances

Landmark CON29M Coal powered by PinPoint supports property solicitors, lenders and clients by providing expert intelligence and interpretation regarding mining-related hazards. It does so in an easy to read and understand report that advises on the potential impact mining activity may have on the property in question.

Why choose Landmark's CON29M Coal Report?

- Automated service delivers accuracy, speed, capacity and consistent pricing
- Data independently verified and tested for accuracy
- Accurate reporting of risks, even in areas known by The Coal Authority to be problematic
- Meets extensive due diligence requirements
- All Landmark CON29M Coal reports are signed-off by PinPoint Director Phil Huddleston MRICS Chartered Mineral Surveyor, former Head of Mining Information at The Coal Authority
- Includes underground roadways, mineral screening and mining geology as standard
- Brine risk insurance provides peace of mind
- Expert analysis and assessment at a cost effective rate

About PinPoint Information

With decades of experience in the sector, PinPoint Information has been providing due diligence reports to property professionals to help them identify, understand and assess risks.

With a specialism in Mining Reports, the expert team has established its own extensive database of coal mining data and, combined with advanced risk modelling algorithms and techniques, PinPoint provides specialist support, consistent opinion and guidance to help clients in understanding ground-based risks.

PinPoint is uniquely placed to provide pre-processed data models, which deliver critical layers of data not currently available from other providers.

What's more, as PinPoint is only partially reliant on third party data, annual price increases from the Coal Authority have only a limited impact on PinPoint's pricing, ensuring security of data supply and consistently swift delivery.



Landmark is at the forefront of legal products and data supply to the UK's residential and commercial property market. Our pioneering tech, data, reports and expert team enable thousands of successful property transactions, every day.

Our other environmental reports

Homecheck

When only requiring a Professional Opinion of the overall risk of contaminated land Part 2A liability.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **CORE SCREEN**
- Ground Stability **CORE SCREEN**
- NEW** Remediation Contribution **£100,000**

Envirosearch

Designed so your clients can digest and understand the guidance and next steps with ease; saving you time dealing with related questions.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **DETAILED SCREEN**
- Energy & Infrastructure **DETAILED SCREEN**
- Ground Stability **DETAILED SCREEN**
- Radon **FULL SCREEN**
- NEW** Remediation Contribution **£150,000**

RiskView

An all-in-one report allows you to confidently offer a fixed-fee search pack every time; with the added bonus of our unique interactive map for the home buyer.

Includes:

- Contaminated Land **FULL ANALYSIS**
- Flood **FULL ANALYSIS**
- Energy & Infrastructure **FULL ANALYSIS**
- Ground Stability **FULL ANALYSIS**
- Radon **FULL SCREEN**
- Planning Info **FULL ANALYSIS**
- All-in-One Report inc. **ONLINE VIEWER**
- NEW** Remediation Contribution **£250,000**

SiteSolutions

Order when requiring a comprehensive, expert manual analysis and professional opinion risk at high net worth/ large footprint properties.

Our expert consultants provide bespoke commentaries to simplify and explain identified risks and are available if there is anything you don't understand or questions you want to ask.

