

The Terrafirma Assure Report

The Terrafirma Assure is a property risk certificate designed to support due diligence and risk management in the property and legal sectors.

Generated instantly by TerraSearch®, a property risk platform, the Assure is provided when a location is identified to be outside of the 'Affected Areas'. These 'Affected Areas' cover all known and potential mining and ground perils, reflecting best practice guidance in the Conveyancing Handbook.

The 'Affected Areas' used to determine whether further risk assessment is required, have been created by Terrafirma using licensed British Geological Survey and Coal Authority datasets. If no hazards are identified, Assure includes Terrafirma's terms and conditions, carrying £10 million per claim per Assure and ensures risk transfer from the property professional to Terrafirma.

AT A GLANCE

-  ► Identifies whether a site is susceptible to known mining or natural ground stability hazards.
-  ► Screens for all mining searches e.g. tin, metalliferous, limestone, chalk, gypsum, clay, brine, Bath Stone.
-  ► Offers protected certification for properties where no ground hazards are found.
-  ► Includes loss of value insurance (up to £100,000) for coal and brine data.
-  ► Is available instantly, delivered either by our web or XML platform.
-  ► Confirms whether a site is or isn't within a Coal Mining Reporting Area.
-  ► Is available across England, Wales and Scotland.
-  ► Includes terms and conditions with £10 million Professional Indemnity cover per Assure.
-  ► Assure adheres to The Search Code, as regulated by the Property Codes Compliance Board.

For further information about the Terrafirma Assure and for a sample report please visit www.terrafirmaidc.co.uk



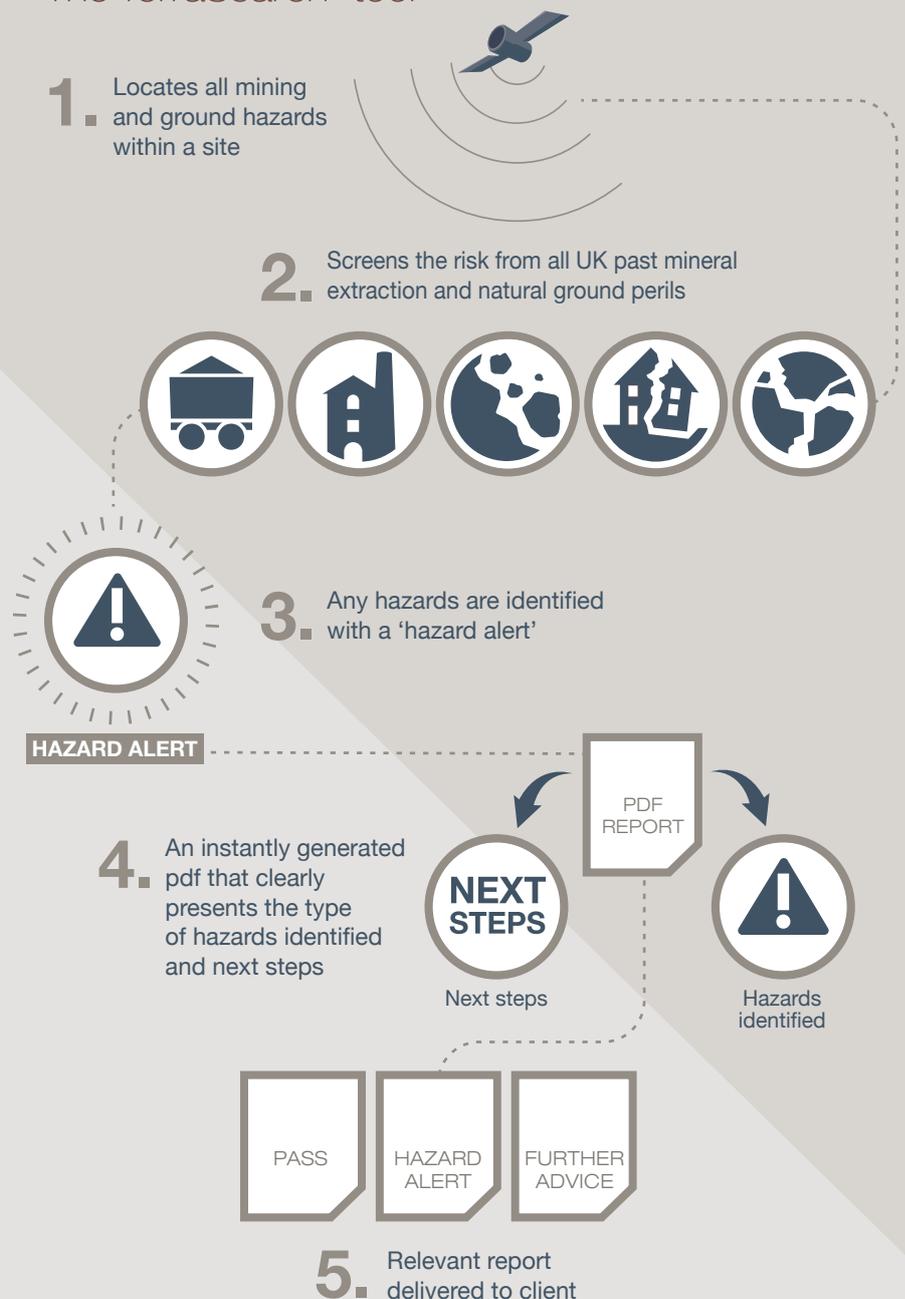
TerraSearch®

The unique TerraSearch® platform is a tool that enables professionals to locate all mining and ground hazards within a residential or commercial site. TerraSearch® instantly screens the risk from all UK past mineral extraction, including over 55 mining hazards such as coal, brine, tin, stone, gypsum, lead, limestone, iron, clay and many more. Screening also includes natural ground perils, such as landslides, soluble rocks, running sands, collapsible deposits, compressible ground and clay subsidence. Individual alerts are available for coal hazards and for natural ground perils.

Where a hazard is identified, the response from TerraSearch® changes to a Hazard Alert. An instantly generated pdf that clearly presents the type of hazards identified and next steps. Depending on the type of hazards identified, the recommended report will be different, ensuring the client receives the most relevant and accurate report.

TerraSearch® and the Assure certificate challenges the need for a full report on every site, without compromising on delivery, risk transfer and assessment. The TerraSearch® platform along with the Assure are unique and unrivalled in the UK property and legal sectors, ensuring a cost-effective and expert solution to all mining and ground hazards.

The TerraSearch® tool



About Terrafirma

Terrafirma is a leader in the provision of ground risk assessment and GeoData. Our team of geologists, engineers and data scientists translate complex ground hazards into clear, accurate, and reliable advice through our market-leading reports, expert opinion and risk models.

Our team is passionate about improving the understanding of the ground and the complex ways it interacts with the Built Environment, offering a comprehensive suite of conveyancing

solutions to ensure that the client is fully equipped to make informed decisions. From historical mining, to the future of shale gas extraction and the impact of radon exposure, to the risks of natural ground movement, Terrafirma can not only provide insight to data but the professional opinion required to inform and action where necessary, and provide professional advice for legal and property due diligence.

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