

Phase 1 Environmental Desk Study



The first stage in any professional land enquiry or land development proposal is an assessment of the site to determine what constraints and opportunities there are that may impact on the value or potential of the site.

Scoping Survey	Full Survey
<ul style="list-style-type: none"> • Site Inspection • Reference library maps and ecological records • Consultation with EHO / Building Regulations Dept. / Archaeology Dept. • Flood Plain details • Development Constraints analysis 	<ul style="list-style-type: none"> • Site Inspection • Full ecological records search • Full 'Envirocheck' Search • Full Coal Authority records search • Consultation with EHO / Building Regulations Dept. / Archaeology Dept. • Flood Plain details • Constraints analysis
<p>Scoping report is a three / four page summary of information gathered on site and in public records identifying any serious constraints to development. It is useful in aiding decision making for progressing negotiations over a site.</p>	<p>The Full Survey is a detailed desk study report required for land purchase purposes and is preliminary to any site investigations that may be needed.</p>
<p>Normal Fee Range: £300 -£500</p>	<p>Normal Fee Range: £925 - £1200</p>
<p>The scoping study is offered to Clients that require a quick initial appraisal of a site over which they may have concerns. It will identify any significant potential problems. The scoping study can be upgraded into a full survey at no additional charge to the normal full survey fee if the site appears potentially viable.</p> <p>The full survey is required for negotiation, financing, land purchase, planning applications and serves as a detailed desk study to any further environmental, archaeological or ecological surveys that are required for the site. The CBE survey covers issues related to development of the site excluded from the majority of competitors Phase 1 surveys – for instance constraints to access such as overhead cables or sloping ground levels that may cause access difficulties.</p>	

