

Quotation only

A fee quotation will be required for the following categories. If you are in doubt please call the office to discuss directly.

- ✓ Desktop Valuations
- ✓ Developments / refurbishments
- ✓ Drive by Valuations
- ✓ Large HMO – over 10 tenants
- ✓ Portfolios – Commercial
- ✓ Portfolios – Residential
- ✓ Properties in Wales, Scotland and Northern Ireland
- ✓ Re-valuations
- ✓ Readdressed reports
- ✓ Re-inspections
- ✓ Residential Long Form reports that include outbuildings / land etc.
- ✓ Semi Commercial (3 or more units)
- ✓ Specialist Properties (e.g. Pubs / Restaurants/ Care Homes)
- ✓ Trading Properties

Residential

England only (Scotland, Wales and Northern Ireland by quotation only)

Single house, single flat, single BTL (single let)			Small HMO between 3–6 tenants			Light Residential Refurbishment			Single house, single flat, single BTL (single let)		
<ul style="list-style-type: none"> Assumes Market Rent and Rental comparables are provided The property must be mortgageable and in a reasonable condition with a kitchen and bathroom 			<ul style="list-style-type: none"> Assumes a HMO license 			<ul style="list-style-type: none"> Light residential refurbishment with a maximum of £50,000 of works requiring NO planning permission 			<ul style="list-style-type: none"> Assumes Market Rent and Rental comparables are provided 		
SHORT FORM TEMPLATE			SHORT FORM TEMPLATE			LONG FORM REPORT					
Property Value	VAS Fee exc VAT	VAS Fee inc VAT	Property Value	VAS Fee exc VAT	VAS Fee inc VAT	Property Value	VAS Fee exc VAT	VAS Fee inc VAT	Property Value	VAS Fee exc VAT	VAS Fee inc VAT
Up to £150,000	£265.00	£318.00									
Up to £200,000	£295.00	£354.00	Up to £200,000	£495.00	£594.00	Up to £200,000	£695.00	£834.00			
Up to £300,000	£345.00	£414.00	Up to £300,000	£545.00	£654.00	Up to £300,000	£745.00	£894.00			
Up to £400,000	£395.00	£474.00	Up to £400,000	£595.00	£714.00	Up to £400,000	£795.00	£954.00			
Up to £500,000	£445.00	£534.00	Up to £500,000	£645.00	£774.00	Up to £500,000	£845.00	£1,014.00			
Up to £600,000	£545.00	£654.00	Up to £600,000	£745.00	£894.00	Up to £600,000	£895.00	£1,074.00			
Up to £700,000	£595.00	£714.00	Up to £700,000	£795.00	£954.00	Up to £700,000	£995.00	£1,194.00			
Up to £800,000	£645.00	£774.00	Up to £800,000	£845.00	£1,014.00	Up to £800,000	£1,045.00	£1,254.00			
Up to £900,000	£695.00	£834.00	Up to £900,000	£895.00	£1,074.00	Up to £900,000	£1,095.00	£1,314.00			
Up to £1,000,000	£795.00	£954.00	Up to £1,000,000	£995.00	£1,194.00	Up to £1,000,000	£1,145.00	£1,374.00			
Up to £1,200,000	£975.00	£1,170.00	£1,000,000 +	Quote Request	Quote Request	£1,000,000 +	Quote Request	Quote Request			
Up to £1,400,000	£1,095.00	£1,314.00				Please note: Clients commonly request a long form valuation report for properties with an estimated value in excess of £1m. Vanilla single properties only, if there are outbuildings / land etc we will need to provide a quote.					
Up to £1,600,000	£1,245.00	£1,494.00									
Up to £1,800,000	£1,375.00	£1,650.00									
Up to £2,000,000	£1,495.00	£1,794.00									
£2,000,000 +	Quote Request	Quote Request									

Commercial

England only (Scotland, Wales and Northern Ireland by quotation only)

Commercial (Retail, Industrial, Office) Semi - Commercial - Vacant or up to 2 tenants and / or 2 units, Large HMO (Up to 10 tenants)		
LONG FORM REPORT		
Property Value	VAS Fee exc VAT	VAS Fee inc VAT
Up to £300,000	£845.00	£1,014.00
Up to £400,000	£945.00	£1,134.00
Up to £500,000	£1,045.00	£1,254.00
Up to £600,000	£1,145.00	£1,374.00
Up to £700,000	£1,245.00	£1,494.00
Up to £800,000	£1,345.00	£1,614.00
Up to £900,000	£1,445.00	£1,734.00
Up to £1,000,000	£1,545.00	£1,854.00
£1,000,000 +	Quote Request	Quote Request
Please note: Commercial – Multi let – Please add £50 + VAT per tenant over 2 tenants.		

Notes

- Fee scales are at the valuers discretion and may vary. They should be treated as a guide only.
- SLAs are to be in line with our agreed Valuer Panel Agreement, that we have in place with each panel valuer. The exact report delivery timings will be provided to you at instruction / quotation stage. The timing will depend on complexity.
- Areas of Reduced Availability: • East: **MK-NR-AL-WD** • East Midlands: **DE-LE-LN-NG-PE** • North: **TD-BB-CH-CA-LA** • South East: **CT-CM-CO-SG-OX-RG-SL-ME-TN-GU-RH-BN-SS-RM** • South West: **BS-GL-SN-SP** • West Midlands: **CV-SY**
- If the property is located within a non urban area, where we might have a reduced amount of coverage, please check with the team first to see whether the fixed fee scale will be possible.
- England only (Scotland, Wales and Northern Ireland by quotation only)
- Valuation fee covers one inspection. If the valuer is unable to access the whole property and has to revisit, there might be an additional charge.