



*we know...*

# SURVEYS

ManningStainton

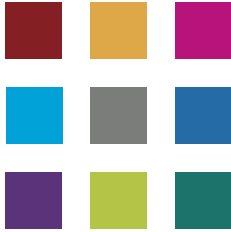
Surveys

*we know surveys...*

“A survey may cost a few hundred pounds, but it will almost certainly draw attention to defects that you did not know existed and provides you with reassurances about your new home.”

Mike Andrews FRICS - Professional Services Director

[manningstainton.co.uk/surveys](http://manningstainton.co.uk/surveys)



### **RICS Homebuyer Survey and Valuation**

This is suitable for the majority of property types as this is a concise report highlighting significant defects and advises whether the purchase price is reasonable.

The surveyor will comment on the visual condition and will also advise on legal implications prior to purchase.

### **Building Survey**

This is a detailed survey suitable for large, very old or unusual properties. The report will be longer than a homebuyer survey and will comment on each structural element and other factors. Defects are identified and advice given as to the method of repair.

In addition our surveyors can give advice on proposed alterations and improvements.

A valuation is included together with an insurance reinstatement figure. The whole report is a bespoke product tailored to the property and the client's requirements.

## **Valuation Report**

This provides clients with the market value of their property.

A valuation report is not a detailed survey and only notes immediately apparent defects. It is suitable for a variety of purposes:

- *Purchase or sale*
- *Capital gains tax*
- *Inheritance tax and probate*
- *Matrimonial and family*
- *Part exchange*
- *Finance and equity release*
- *Investment*

## **Who needs a survey?**

Whenever you buy a major item such as a car or a TV you want reassurance as to quality, and a guarantee to protect against future problems. A survey provides similar assurances when buying a property.

Mike Andrews, FRICS, Professional Services Director of Manning Stainton emphasises the importance of obtaining independent advice before buying: "A detailed survey not only provides an overall view of the condition, but advice as to whether the property is a sound purchase, particularly with regard to future saleability."

We can also provide historical valuations for tax and legal purposes.

Your  
questions  
answered  
in brief

### **My mortgage lender is carrying out a survey so why do I need another one?**

Most mortgage lenders carry out only a valuation, whereas a RICS Home Buyer Survey and Valuation is much more in depth and more likely to reveal defects.

A number of lenders do not require any inspection of the property. In such cases it is essential to have your own valuation/ survey.

### **What will my survey or valuation cost?**

A simple valuation of a small property might be as little as £175. A Building Survey on a substantial property may cost over £1,000. Value for money is obtained in the identification of previously unknown defects and peace of mind.

### **Why use Manning Stainton?**

We have five qualified Chartered Surveyors within our company who work in the Leeds and Wakefield areas on a daily basis.

Their technical and local market knowledge is considerable as they work closely with our local sales offices.

### **Can you carry out a RICS Homebuyer Survey and a Valuation for my lender?**

Usually, if we are contacted early enough we can often do the RICS Homebuyer Report and Valuation in conjunction with the lender's mortgage valuation, thereby saving you time and money.

We represent the majority of lenders by our association with Allied Surveyors PLC in the provision of mortgage valuations.

# ManningStainton

Surveys

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We are members of Leeds Estate Agents  
& Surveyors Association.

Our senior staff are Members of The  
National Association of Estate Agents  
and our surveyors are Members of The  
Royal Institution of Chartered Surveyors.  
Part of the Manning Stainton Group,  
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