

## VAS Valuation Fee Scale

Residential England Only (Wales and Northern Ireland by quotation only)				Commercial (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"> <li>Assumes Market Rent and Rental comparables are provided.</li> <li>The property must be mortgageable and in a reasonable condition with kitchen and bathroom.</li> </ul>		<ul style="list-style-type: none"> <li>Assumes a HMO license.</li> </ul>		<ul style="list-style-type: none"> <li>Light residential refurbishment with a max of £50,000 of works requiring NO planning permission</li> </ul>		<ul style="list-style-type: none"> <li>Assumes Market Rent and Rental comparables are provided</li> </ul>	
Short Form Template		Short Form Template		Long Form Report		Long Form Report	
Property Value	VAL Fee	Property Value	VAL Fee	Property Value	VAL Fee	Property Value	VAL Fee
Up to £150,000	£318.00						
Up to £200,000	£354.00	Up to £200,000	£594.00	Up to £200,000	£834.00		
Up to £300,000	£414.00	Up to £300,00	£654.00	Up to £300,00	£894.00	Up to £300,00	£1,014.00
Up to £400,000	£474.00	Up to £400,00	£714.00	Up to £400,00	£954.00	Up to £400,00	£1,134.00
Up to £500,000	£534.00	Up to £500,00	£774.00	Up to £500,00	£1014.00	Up to £500,00	£1,254.00
Up to £600,000	£654.00	Up to £600,00	£894.00	Up to £600,00	£1074.00	Up to £600,00	£1,374.00
Up to £700,000	£714.00	Up to £700,00	£954.00	Up to £700,00	£1194.00	Up to £700,00	£1,494.00
Up to £800,000	£774.00	Up to £800,00	£1,014.00	Up to £800,00	£1,254.00	Up to £800,00	£1,614.00
Up to £900,000	£834.00	Up to £900,00	£1,074.00	Up to £900,00	£1,314.00	Up to £900,00	£1,734.00
Up to £1,000,000	£954.00	Up to £1,000,00	£1,194.00	Up to £1,000,00	£1,374.00	Up to £1,000,00	£1,854.00
Up to £1,200,000	£1,170.00	<b>£1,000,00 +</b>	<b>Quote Request</b>	<b>£1,000,00 +</b>	<b>Quote Request</b>	<b>£1,000,00 +</b>	<b>Quote Request</b>
Up to £1,400,000	£1,314.00						
Up to £1,600,000	£1,494.00						
Up to £1,800,000	£1,650.00						
Up to £1,800,000	£1,794.00						
<b>£2,000,000 +</b>	<b>Quote Request</b>						
				<p><b>Please note:</b> 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.</p>		<p><b>Please note:</b> Commercial - Multi let - Please add £50 + VAT per tenant over 2 tenants.</p>	

### 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

**Note:** 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. 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.

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