

Residential England only (Scotland, Wales and Northern Ireland by quotation only)						Commercial 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">• Commercial (Retail, Industrial, Office).• Semi-Commercial<ul style="list-style-type: none">• Vacant OR• Up to 2 tenants and/or 2 units.• Large HMO (Up to 10 tenants).	
<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">• If HMO - Assumes a HMO licence.• If Light Residential Refurbishment – allows a maximum of £100,000 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		LONG FORM REPORT	
Property Value	Val Fee	Property Value	Val Fee	Property Value	Val Fee	Property Value	Val Fee
£ 150,000	£ 318						
£ 200,000	£ 354	£ 200,000	£ 594	Up to £ 200,000	£ 834		
£ 300,000	£ 414	£ 300,000	£ 654	Up to £ 300,000	£ 894	Up to £ 300,000	£ 1,014
£ 400,000	£ 474	£ 400,000	£ 714	Up to £ 400,000	£ 954	Up to £ 400,000	£ 1,134
£ 500,000	£ 534	£ 500,000	£ 774	Up to £ 500,000	£ 1,014	Up to £ 500,000	£ 1,254
£ 600,000	£ 654	£ 600,000	£ 894	Up to £ 600,000	£ 1,074	Up to £ 600,000	£ 1,374
£ 700,000	£ 714	£ 700,000	£ 954	Up to £ 700,000	£ 1,194	Up to £ 700,000	£ 1,494
£ 800,000	£ 774	£ 800,000	£ 1,014	Up to £ 800,000	£ 1,254	Up to £ 800,000	£ 1,614
£ 900,000	£ 834	£ 900,000	£ 1,074	Up to £ 900,000	£ 1,314	Up to £ 900,000	£ 1,734
£ 1,000,000	£ 954	£ 1,000,000	£ 1,194	Up to £ 1,000,000	£ 1,374	Up to £ 1,000,000	£ 1,854
£ 1,200,000	£ 1,170	>£ 1,000,000	Quote Request	> £ 1,000,000	Quote Request	> £ 1,000,000	Quote Request
£ 1,400,000	£ 1,314			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.		Please note: Commercial - Multi let - Please add £ 50 + VAT per tenant over 2 tenants.	
£ 1,600,000	£ 1,494						
£ 1,800,000	£ 1,650						
£ 2,000,000	£ 1,794						
>£ 2,000,000	Quote Request						
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, Larger Refurbishments (costs over £100,000), Large HMO - over 10 tenants, Portfolios (Commercial and Residential), Properties in Wales, Scotland and Northern Ireland, Re-valuations, Re-addressed 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.					

NOTES: Fee scales are at valuer discretion and may vary, they should be treated as a guides 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. In areas of reduced availability VAS will provide bespoke quotes. 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. 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. If the property is not as described additional fees may apply.