

Professional Services

ASSET
SURVEYING

COMMERCIAL AND RESIDENTIAL SURVEYORS AND DEVELOPMENT CONSULTANTS

Valuation

Our Valuation Department has thirty five years' experience in all types, styles and ages of property whether commercial or residential, industrial or retail, or simply land.

Valuations are required for differing purposes depending upon the circumstances. We provide highly complex valuation services to the major High Street lenders with speciality in commercial, industrial and residential development, licensed premises to include hotels, restaurants and public houses, specially adapted property to include medical and dental practices, petrol filling stations and premises occupied by the motor trade and mobile and static caravan parks.

Our handling of residential property embraces the country estate, the country house or mansion through to the simplest timber-framed holiday chalet.

Land can be agricultural, residential, commercial or industrial, brown field or other.

Specific valuation formats are available in respect of:

asset valuation for Bank or other lending institution with property offered as a security for lending.

market value for probate purposes.

market value for asset assessment in matrimonial dispute divisions of assets.

market valuations of assets contained within partnership or private limited companies.

market valuations of assets within pension funds.

market valuations of assets subject to transfer into company, or Trust.

market value assessments prior to intended marketing.

market valuations with re-development of land or buildings in the background.

A formal fee quotation can be provided following discussion of the specific requirements.

Survey

The Survey Department can provide you with survey services under set criteria or parameters to include the RICS Homebuyer survey and valuation or the Condition/Full Structural survey.

The survey service can be adapted to the customer's need with additional services available, to include snagging surveys upon the completion of work, assessment of costings in respect of repairs, renovations and improvements, assessment of value when complete, advice in respect of demolition/alteration/extension and improvement and addressing particular concerns such as settlement, subsidence, beetle infestation and rot, trees, drainage, other issues and in coastal areas landslip and coastal erosion. In the West Country we specialise in advice on historic mining activity, the Mundic block problem and construction issues such as cob.

Additional services available within this department are condition surveys in respect of commercial, industrial and other buildings, to include the preparation of schedules of condition, schedules of dilapidation (whether at commencement, interim or terminal).

Landlord and Tenant (Leasehold Property)

This is a complicated and often daunting area of property tenure. Both landlord and tenant regularly require advice in respect of lease renewal and surrender, the appropriate service of lease termination notices, the service of notices in respect of wants of repair or dilapidation, both interim and terminal, advice in respect of market rental value and indeed market value, the conducting of rent review negotiations and the assessment and agreement of new rent at the commencement of a new lease.

The department can advise in respect of all aspects of leasehold property with specific expertise in respect of the Landlord and Tenant Act 1954 (Part 2).

Rating

The valuation of rateable property is often a complex and sometimes confusing business. In many cases the valuation of property for rating purposes is dealt with on specific formula. There is a significant amount of case law to include Lands Tribunal cases which ultimately have a bearing upon the valuation. The tone of the valuation list is also an important element. Re-valuations take place on a five-yearly cycle and specifically alterations will follow changes in use, adaptation or alteration and extension.

We can never give any guarantee that upon looking at your property we will achieve a reduction in the rateable value. However, it is often a question of peace of mind that prompts the valuation enquiry. An initial inspection and assessment can be undertaken at very modest cost (sufficient to cover our time) whereafter the rating appeal (if appropriate) can be dealt with on a contingency basis. Fees will be discussed and agreed before the acceptance of any instructions.

Planning and Development

This is a very interesting and often intriguing sector of the property market place, often requiring the knitting together of different areas of expertise. Planning in its truest sense should be dealt with by planning experts and as surveyors we will provide an over-view and point in the right direction. The design of buildings and space is an architectural function and, again, we can advise in respect of which level of professional expertise is required.

All importantly the vital question is how much will it cost and what will it all be worth at the end of the day? These are questions that are relatively easy to answer once an initial appraisal and assessment has been undertaken.

We have over thirty years' experience in the planning and development field, both commercial and residential. We have excellent links with the other professional services required for development to include planning consultancy, architectural practices, project management, quantity and cost surveying and development consultancy.



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