


Whatever your survey and valuation needs, we have the professional expertise and practical experience to respond effectively.



 **SHELDON
BOSLEY**
The Property Professionals
surveys and valuations



Residential Surveys & Valuations

Valuation Reports

HomeBuyer Reports

Building Surveys

Insurance Valuations

Inheritance & Capital Gains Tax Valuations

Commercial & Agricultural Property

Land Surveys

Measured Building Surveys

Other Professional Services



The Property Professionals

surveys and valuations

Morgan House, 58 Ely Street, Stratford upon Avon, Warwickshire, CV37 6LN

tel: **01789 292 310** fax: 01789 261 830

email: stratford@sheldonbosley.co.uk

The Corner House, Market Place, Shipston-on-Stour, Warwickshire, CV36 4AG

Tel: **01608 661 666** fax: 01608 663 920

email: shipston@sheldonbosley.co.uk

www.sheldonbosley.co.uk

Welcome to Sheldon Bosley Surveys and Valuations

Sheldon Bosley Chartered Surveyors has over 100 years of experience in conducting a full range of building surveys and valuations on properties of all types and ages.

The fundamental principles of surveying and valuation have not changed over the years but the technology employed has advanced significantly. Our principles, of integrity, impartiality and accuracy are similarly unchanged, but we are also committed to take advantage of the latest technologies for our clients' benefit. We are proud to combine traditional values with a modern approach.

We service clients, from the residential, commercial and agricultural sectors, so whatever your survey and valuation needs, we have the professional expertise and practical experience to respond effectively.

To find out more or to discuss your requirements and obtain a free, no obligation, quotation please contact us.

We look forward to hearing from you



A handwritten signature in blue ink that reads "Simon Wilkinson". The signature is fluid and cursive.

Simon Wilkinson MRICS

Partner

Sheldon Bosley undertake all types of Surveys and Valuations, carried out by our experienced Chartered Surveyors. We offer impartial independent advice and are insured and regulated, giving you real peace of mind.

We always strive to make the process of assessing and advising on a property as clear and straightforward as possible. At the start we will discuss your needs and recommend the most suitable type of report. Once that decision has been made we will remain easy to contact and will keep you advised on progress. When the survey or valuation is complete, we will take you through it so that you are fully informed and well equipped to make your decision.

Residential Surveys and Valuations

When buying a home, do you know what you are letting yourself in for? There may be problems you will not be aware of, but which a qualified member of the Royal Institution of Chartered Surveyors (RICS) is trained to look for and report.

Before you commit make sure you have a survey to help you:

- Make an informed decision on whether to go ahead with the purchase
- Decide what is a reasonable price to pay
- Take account of any repairs or replacements needed
- Consider if you need further advice before exchanging contracts



- *Valuation Reports*

A Mortgage Valuation will not give you the answers you need as it is not a Survey. It is a limited inspection required by your mortgage lender to ensure the property is worth sufficient to secure their loan.

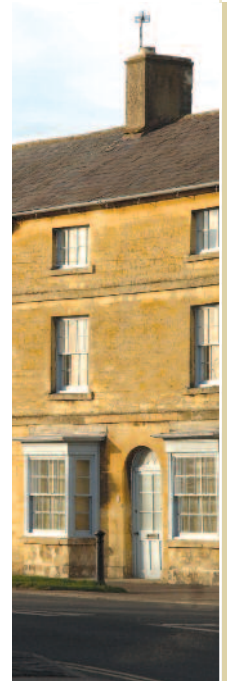
The Consumers' Association magazine "Which?" and the Council of Mortgage Lenders both agree that it is not a substitute for an inspection by your own surveyor.

There are two main types of Survey that are specifically designed to help purchasers. These are the RICS HomeBuyer Service and a Building Survey.

- *RICS HomeBuyer Service*

If the property that interests you is, like most of the homes on the market, traditionally built, straightforward and appears to be in reasonable condition this survey will probably fit the bill. The RICS HomeBuyer Report is presented in a compact, standard format and is colour coded to make it easy to see if and where there are problems. It will help you make a reasoned and informed decision on whether to go ahead with the purchase, what is a reasonable price to pay, the repairs required and the advice necessary before exchange of contracts.

A HomeBuyer Survey is not suitable for buildings in need of renovation, or if you are planning major alterations - for this you require a Building Survey.



- *Building Survey*

This type of report is likely to be needed for Listed Buildings, older structures, those of unusual construction, serious dilapidation, where extensive alteration or enlargement has been undertaken in the past or where future major works are planned.

A Building Survey includes an extensive assessment of the condition and construction, details of major and minor defects, implications for future maintenance and recommendations for action in the short and long term. It does not normally include a valuation but this can be provided, if required.

Naturally the process of inspection and reporting is considerably more time consuming and a higher scale of fees reflects the additional work. The Building Survey is therefore a detailed and more technical report that is tailored to suit your needs.

Market Valuations For Other Purposes

When you own a property you may need a Market Valuation for a variety of reasons, including dispute resolution and litigation, purchase, investment and borrowing. Other needs include:

- *Insurance Valuation*

It is obviously vital that your home is adequately insured but it is also important that you are not paying excessive premiums. We can provide



a reinstatement cost assessment for building insurance purposes, based on the latest construction cost data.

- *Inheritance and Capital Gains Tax Valuations*

We can provide a formal valuation report to meet special requirements when valuation of assets is recommended. We can conduct discussions and negotiations on your behalf with the Valuation Office Agency.

If you require a Market Valuation for any reason, please call us and we are sure we will be able to meet your needs.

Surveys and Valuations of Commercial and Agricultural Property

We provide a survey and valuation service for commercial and agricultural properties, which complies with the requirements prescribed by The Royal Institution of Chartered Surveyors. These include Schedules of Condition and Dilapidations as well as full Commercial Building Surveys. We have many years experience in valuing a diverse range of properties and assets in these sectors of the market for a variety of clients.

The valuations can be undertaken for a number of reasons, including taxation, insurance, acquisition, disposal and litigation, but a significant proportion will be for secured lending; in this regard it is important to know we are appointed to the panel of several of the main clearing banks.



Land and Measured Building Surveys

We also offer a service that covers all aspects of land and measured building surveying. We specialise in producing accurate surveys to the highest scale and detail prescribed by our clients to produce cost effective solutions to their predetermined surveying needs.

- *Land Surveys*

We undertake a wide range of surveys, including site layout, boundary dispute, land drainage, land registry and site setting out. The level of detail will reflect our clients' requirements but typically includes all man-made and natural features, contour details and location (where visible) of mains services.

We provide an accurate and efficient service with land surveys carried out by fully trained staff, using reflectorless Total Stations, either with or without GPS control. Data is stored in the on-board memory and is later converted by experienced CAD operators using the latest technology available.

- *Measured Building Surveys*

We conduct internal and external building surveys prior to refurbishment or redevelopment for a range of clients including architects, property developers and private individuals or companies. Our project portfolio is also wide ranging and embraces single dwellings, multi-building developments and industrial, retail, office and agricultural buildings.



Comprehensive plans, elevations, and sectional drawings in 2-D or 3-D are provided, in various outputs and file types, to suit our clients' requirements.

We use the latest laser measuring devices and reflectorless Total Stations or Photogrammetry to ensure accurate and precise recording of information and details. The use of these technologies ensures the accurate reproduction of even the most inaccessible and detailed elevations.



Other Professional Services

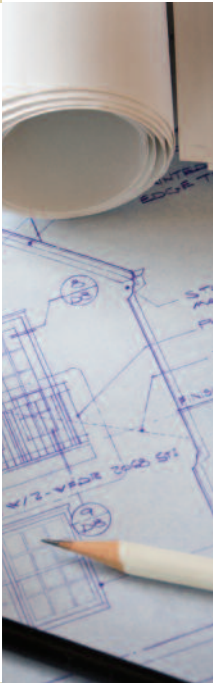
Our clients can take advantage of Sheldon Bosley's other professional services including:

- *Planning and Architectural Services*

Our award-winning Planning and Architectural Services team will provide a professional response to design briefs and a creative approach to the design of new build or extensions and alterations to existing structures. Detailed advice will be available on catering for special restrictions in Conservation areas and on Listed Buildings. Planning and Building Regulation applications can be handled on your behalf by our skilled team who have significant insight and experience of these processes. Similarly, expert advice is available on the preparation of a variety of Change of Use applications for existing buildings and land.

- *Project Management*

In our Planning and Architectural Services team, we have qualified and experienced professionals to undertake Project Management responsibilities on your behalf, whatever the scope of the task in hand. We can prepare detailed specifications and tender documents and have a proven track record in the all-important selection of suitable contractors and supervision on site. So, from concept to completion, you can rely on Sheldon Bosley to safeguard your interests and deliver your requirements.



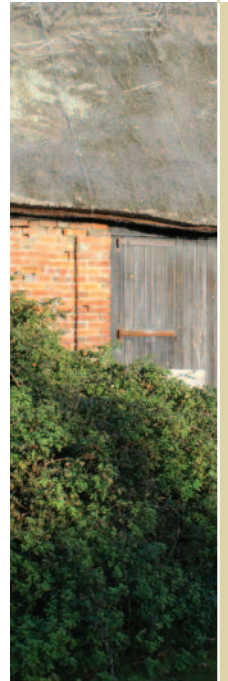
For More Information

For more information on all the services available from Sheldon Bosley, please contact us

in **Stratford upon Avon: 01789 292 310**

or **Shipston-on-Stour: 01608 661 666**

or visit our website: **www.sheldonbosley.co.uk**



More than just an estate agent



www.sheldonbosley.co.uk

- chartered surveyors 
- residential sales 
- residential lettings and management 
- commercial property 
- rural land agency 
- planning and architectural services 
- surveys and valuations 

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