



No.2

ARC 3's - AUCTION OR PRE-PURCHASE

VERBAL APPRAISAL SURVEY

Purchasing a property from an Auction or a Property which appears to have potential for development is an opportunity which needs to be tested with a 2nd opinion at an inexpensive cost. We at Arc 3 provide an affordable survey which gives best advice which we have named as a 'VERBAL APPRAISAL'. In other words we appraise the property and give you instant feedback. The Principal of Arc 3 who is both a Chartered Surveyor and a Chartered Architect will visit the property with you. The inspection will highlight any visual defects and concerns. The Principal will give his opinion on the condition of the property you are intending to purchase. Further, if you are intending to undertake any remodelling or substantial extension/loft conversions works or similar; he will advise you on the practicalities and viability of your intentions. Together with your instructions, Arc 3 will require your brief, access details and payment. The verbal appraisal will generally include the following:

1. Arc 3 will undertake some research into the property's location, planning history and relevant council planning policies that would affect any potential planning applications.
2. Arc 3's opinion on whether the property is worth purchasing and whether your project intentions are feasible and suitable in context for the style of the property and use.
3. Arc 3's opinion on the estimated costs, for any repair or remedial works required where relevant; prior to purchase, or a ball-park estimate will be given. Detailed breakdown will cost extra.
4. Local Authority Fee estimate - Planning and Building Regulations if relevant.
5. Issues relating to Party Wall matters and/or CDM regulations if relevant.
6. Other Consultants cost estimate. (Structural Engineers and so on) if relevant.
7. Arc 3's Estimated Programme for the project works.
8. Arc 3 Architects & Surveyors fee proposal will be presented.
9. Other matters not necessarily noted above.

The cost for this 'VERBAL APPRAISAL' is very reasonably priced. For residential properties at £175 + VAT in South London and £275 + VAT in Central and North London. For commercial properties please telephone the office for a quote. This cost includes some background research and around 45 minutes to an hour, of time, at the property to be purchased. Time and resources beyond 1 x hour will be an additional cost.

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