



We are your genuinely independent and local Chartered Surveyors offering impartial advice on residential property.

We are not owned by or affiliated to any Estate Agents, Insurance Companies or Mortgage Lenders, so when inspecting a property, we are working for one person only, you!

Being independent we are not set onerous targets of how many properties we survey a day.

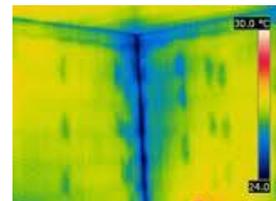
We take our time and ensure your potential purchase is given the time it needs to be properly inspected. This also allows us to produce the written report quicker.



We understand our fees may not be the lowest but feel the service we offer to be unique in that we are members of not only the Royal Institution of Chartered Surveyors (RICS) but also the Independent Surveyors and Valuers Association (ISVA) and the Property Care Association (PCA).

We are fully insured, are regulated by the RICS and are members of the Property Ombudsman.

We have over thirty years of local knowledge of properties and the housing market in the Bedfordshire area.



We carry an extensive array of equipment when onsite including sophisticated damp and humidity testing tools along with digital, thermal and elevated cameras enabling us to investigate areas often otherwise inaccessible. We are also introducing drone roof top surveys in accordance with CAA regulations.

We believe we are the only local surveyors to carry this equipment as standard.

We are proud to say we do not “specialise in recommending specialists!”

We produce clearly written and easy to understand reports offering impartial and accurate advice allowing you to make an objective and informed decision on your proposed purchase.

Survey Types

Name	Detail	Property Type	Type of Surveyor	Average Time Taken
Valuation	<p>A valuation is an assessment of the value of a property. It involves a relatively brief inspection of the building, and a very concise report.</p> <p>A valuation is NOT a survey.</p>	All types of property	Regulated Chartered Valuation Surveyor	0-30 mins
Home Condition Report	<p>The RICS Condition Report describes the condition of the property, identifies any risks and potential legal issues and highlights any urgent defects.</p> <p>It uses simple 'traffic light' ratings to clearly identify the condition of the key elements of the property.</p> <p>Typically, the lowest priced of the surveys, it is aimed at conventional properties and newer homes.</p>	Modern standard built properties	A Regulated Chartered Valuation Surveyor	30 mins – 1 hour
RICS Home Buyers Report	<p>A Homebuyer Report (is a survey done to a standard format set out by RICS.)</p> <p>The RICS HomeBuyer Report has a crisp, modern appearance and is designed to be easy on the eye as well as simple to read and understand.</p> <p>It doesn't detail every aspect of the property, and only focuses on urgent matters needing attention.</p> <p>It enables a purchaser to make a reasoned and informed decision on whether to go ahead with buying the property and what is a reasonable price to pay for it.</p>	Properties up to 150 years old in reasonable condition	A Regulated Chartered Valuation Surveyor or Chartered Building Surveyor	1-3 hours
Residential Building Survey	<p>This is the top survey and most detailed.</p> <p>Gives full details of defects with photographs, costs, remedies and risks.</p> <p>Comments on services and boundaries. Tests on damp, wood worm and timber decay.</p> <p>Not normally with a valuation but reports can be tailored if you do not require some levels of detail or need specialist tests.</p>	All properties built pre1960	Chartered Building Surveyor	2-5 hours