

LANDLES

Survey & Valuation dept.

T W Landles BSc MRICS FNAEA MARLA
Chartered Surveyor



Formal Probate Valuations

- a service for Solicitors,
Executors and Administrators of
wills and probate.

The Service

Formal valuations provided of all types of **property** including residential , commercial , land and let investments where required by Executors and Solicitors acting in the administration of estates seeking a professional opinion of the **Market Value** of the property and / or contents contained in the estate, as at the date of death.

In some instances the Executors/administrators of the estate may consider that obtaining a "market appraisal" will be satisfactory and the executors will make their own decision on the value to be entered for probate .

Our **Probate Valuation** service is for when it is considered that a formal RICS "red book" valuation is required, particularly where there is a taxable estate or beneficiary arrangements demand e.g. charities, potentially contentious estates etc. HMRC indicates that evidence of taking professional advice on value would be by seeking a professional valuation from a **chartered surveyor**.

Chattels

Through our associated business , *Landles Auctioneers 1856*, we also have the knowledge and experience to carry out valuations of chattels including antiques and general house contents. Global figures or inventories with itemised values can be provided, as per requirements. We have experience dealing with chattels ranging from the modest to country house contents.

"Red Book" valuations;

Formal valuations provided by any chartered surveyor come under the requirements and regulations of their professional body, the RICS (*Royal Institution of Chartered Surveyors*). Valuers are bound by the requirements of the Red Book produced by the RICS . Landles is a firm *Regulated by RICS* and T W Landles MRICS is a *RICS Registered Valuer*.

Fees

Fees are quoted according to the scope of the job and we will be pleased to provide a competitive quotation after obtaining brief initial details from the client. Our standard Terms & Conditions of Engagement for carrying out formal valuations are attached.

Call to discuss requirements.



Our **Survey & Valuation dept.** carries out a wide range valuations for probate, charity disposals, court purposes, matrimonial, acquisitions, tax planning, trusts, compulsory purchase etc. We offer surveys to purchasers of all types of property across the region.

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Tel 01553 772816

Property & Contents Disposals



~ a package service for Solicitors, Executors and Administrators of wills and probate.

Estate Agency ~ market appraisals

**Formal Valuations for probate
~ where required**

Clearance & sale of contents by auction



We provide independent advice to Clients dealing with the sale of property and contents ~ a professional and efficient service where experience is required.

LANDLES
Estate Agents

LANDLES
AUCTIONEERS 1856 LTD

Valuations for Insurance



- Single items to entire house contents
- Valuation schedules tailored to the Client's specific requirements and as appropriate
- Itemised schedules arranged by classification where required
- Room by room basis
- Photography where required
- All categories dealt with
- Replacement value basis discussed with Client e.g. retail or auction
- Fees based on time and /or value.



Valuations for matrimonial and / or court purposes.

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Acting for an individual party or as jointly instructed independent valuer between the parties.

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Expert court reports.

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Carried out by our qualified RICS valuer
T W Landles BSc MRICS