

Valuation fee scale

Property values	Standard valuation	Specialist valuation	Complex valuation
£0 - £100,000	£175	£440	£1,500
£100,001 - £150,000	£200	£440	£1,500
£150,001 - £200,000	£225	£455	£1,500
£200,001 - £250,000	£250	£455	£1,500
£250,001 - £300,000	£275	£525	£1,500
£300,001 - £350,000	£300	£585	£1,500
£350,001 - £400,000	£325	£585	£1,500
£400,001 - £450,000	£350	£645	£1,500
£450,001 - £500,000	£375	£645	£1,500
£500,001 - £600,000	£485	£710	£2,000
£600,001 - £700,000	£585	£770	£2,000
£700,001 - £800,000	£650	£880	£2,000
£800,001 - £900,000	£710	£965	£2,000
£900,001 - £1,000,000	£825	£1,025	£2,000
£1,000,001 - £1,500,000	£1,225	£1,425	£2,750
£1,500,001 - £2,000,000	£1,625	£1,825	£3,250
£2,000,001 - £2,500,000	£1,925	£2,325	Quote only
£2,500,001 - £3,000,000	£2,225	£2,625	Quote only
£3,000,001 - £3,500,000	£2,725	£3,125	Quote only
£3,500,001 - £4,000,000	£3,125	£3,525	Quote only
£4,000,001 - £4,500,000	£3,425	£3,825	Quote only
£4,500,001 - £5,000,000	£3,725	£4,125	Quote only
£5,000,001 - £6,000,000	£4,000	£5,000	Quote only
£6,000,001 - £7,000,000	£5,000	£6,000	Quote only
£7,000,001 - £8,000,000	£6,000	£7,000	Quote only
£8,000,001 - £9,000,000	£7,000	£8,000	Quote only
£9,000,001 - £10,000,000	£8,000	£9,000	Quote only

The valuation fee is payable at the time of application and is non-refundable once valuation has been undertaken.

Standard fee scale

- Residential and buy to let single dwellings

Specialist fee scale

- HMO/student/multi-let with up to and including 6 lettable rooms/units
- Freehold block of up to and including 6 self-contained flats

Complex fee scale

- HMO/student/multi-let with 7-10 lettable rooms
- Freehold block with 7-10 self-contained flats
- Multiple houses on a single freehold title

HMOs and student lets with 11 to 20 lettable rooms will require a bespoke quotation.

We now accept investment valuations on HMOs with 5 and 6 lettable rooms, provided the property is located within an Article 4 Direction area where permitted development from C3 residential to C4 HMO has been removed. If the property is located outside of an Article 4 Direction area an investment valuation may still be available to you, just have a conversation with your business development manager who'll be able to help you. Instructing an investment valuation is easy, you simply need to key the number of occupants in the property as seven or more at case submission. You'll need to make sure that for limited company applications, rental income from the property meets a minimum ICR of 145% and for personal ownership applications a minimum of 175%. If the property is located in an Article 4 area, you can still instruct a specialist valuation if you feel this may be more suitable for your client's property.