

Residential Services.

Roberts & Roberts offer a wide range of services to the residential sector of the property market and all of the residential directors of Roberts & Roberts have over 20 years experience in the Greater Manchester area.

We have offices in Stockport and central Manchester and cover the whole of the Greater Manchester area, as well as Lancashire, Derbyshire and Cheshire. The services which Roberts & Roberts residential survey and valuation department offer include the following:-



Mortgage Valuations

Roberts & Roberts are currently on the panel of a large number of the main high street Banks and Building Societies and can offer a comprehensive mortgage valuation service.

Home Buyer Reports

Our surveyors undertake RICS Home Buyer survey and valuation reports to both private clients and those who have already had a valuation report undertaken through their Bank or Building Society.

Building Surveys

Roberts & Roberts surveyors can offer a more comprehensive survey in the form of a Building Survey which will go into greater detail in terms of the property's construction, reporting both major and minor defects affecting the property.

Energy Performance Certificates (EPC)

Energy Performance Certificates can be provided by one of our trained domestic energy assessors (DEA's). The property will be given a potential grading depending on how energy efficient it is. These reports are mandatory when a property is placed on the open market for sale or to rent. Roberts & Roberts can also arrange for a Home Information Pack (HIP) for a property.

Probate Valuations

Our surveyors are experienced in providing probate valuations on individual properties and portfolios of properties throughout the North West.

Expert Reports for Court

With the residential directors of Roberts & Roberts having over 20 years experience in the residential sector, they are well versed in providing reports for court proceedings in accordance with Section 35 of the Civil Procedures Rules whether these reports be for matrimonial, professional negligence or other forms of litigation.

Tax Valuations

Roberts & Roberts Surveyors are experienced in providing valuations for Inheritance Tax and Capital Gains Tax valuations and will liaise with the client's professional advisers as necessary for the benefit of the client.

Advice on Defects

We can advise on individual defects affecting a residential property or provide advice with regards to potential refurbishment programmes, redevelopment or extensions to existing premises.



Chartered Surveyors, Property Agents & Valuers

All the directors of Roberts & Roberts are qualified members of the Royal Institution of Chartered Surveyors and offer a personal and professional service to the retained clients of Roberts & Roberts.



Pension Fund Valuations

Our surveyors can provide independent valuations for pension funds which may include both a capital and rental valuation as required by the pension company.

Condition Reports

These can be prepared on the individual properties or portfolios of properties to provide the owner with a basis to assess his long term repairing liability for a building.

These reports are particularly useful for landlords to assess whether their tenants are meeting the repairing obligation of their lease.

Insurance Reinstatement Cost Valuations

Roberts & Roberts can provide Insurance Reinstatement Cost Valuations to ensure that any individual property or portfolio of properties is adequately insured for reinstatement purposes, should the property be damaged or destroyed by unforeseen circumstances.

Manchester Office

40 Princess Street,
Manchester. M1 6DE
T: +44 0161 920 9724
F: +44 0161 920 9725

pmc@robertsandroberts.co.uk

Stockport Office

Unit 11, Acorn Business Park,
Heaton Lane, Stockport, SK4 1AS
T: +44 0161 477 4212
F: +44 0161 474 7722

www.robertsandroberts.co.uk

