



SERVICES

Professional

NOT JUST A RICS-REGISTERED & AWARD WINNING PRACTICE

At MBI Surveyors we bring together the built environment, our clients and property processes into a seamless transaction. We diagnose buildings, expand brands, obtain planning consents and manage uses.

Established 2014.

6

Industry awards from
RICS & BUILD

500+

Property transactions
& surveys

7

Talented surveyors
forming our team

PROFESSIONAL SERVICES

Business Rates

In depth knowledge and experience of the new Check and Challenge system acting for corporate and private clients. Regular 'wins'. We also negotiate with the VOA and Councils on behalf of our clients to ease cash flow and have defended clients in Court successfully. Full case files prepared for clients following inspection and measurement / survey. Presented for Check and then Challenge.

Fees vary depending on property size and location however our standard charge is £300 (which is later deducted from the final fee account) followed by 12% of the reduction in the RV. Example; £5,000 reduction in RV = £600 fee minus £300 = £300 + VAT due on completion.

The process:

- Contact MBI to instruct and provide an assessment.
- Client to register with government gateway and assign MBI to a property or properties that the client has 'claimed'. Our agent code for assignment is 41152. This is a formal and strict process.
- Stage 1 is a 'check' followed by stage 2; 'challenge'

Planning

Key contacts in the planning, licensing and development industries and arenas. Expertise and knowledge of the complexities of the planning system. Expert and personalised advice. Cost efficient and often cost and risk-saving with our approach to the Council's. Fantastic, experienced and creative team of RICS and RIBA qualified surveyors and architects on hand.

Commercial and residential development advice. We regularly prepare and submit applications for local and national clients, ranging from Pepes Piri Piri, to developers, and to private individuals.

Vast experience in acting for brands in obtaining change of use consents, extended hours, extraction, fit out and other planning consents in an efficient and cost-effective manner. We also handle Licensing Applications.

MBI Surveyors regularly advising on development opportunities - as well as sourcing them. Development Appraisals are available to our clients with strategic advice provided in both the development and acquisition phases of the site.

The typical charge for a change of use application including location plan, supporting statements, design and access plus application and liaison throughout the process until determination of the application is £595 + VAT. Design services, pre-applications and other planning applications types available on request.

Surveys

Commercial, residential and mixed use.

Dilapidations, schedules of condition, help to buy, new home, second home, re-sale market, reinstatement, condition surveys, RICS home buyer, bespoke and building surveys.

RICS regulated.

MBI has proudly been awarded BUILD 2018 'Best Commercial Surveyor: Oxfordshire' and 'Best Building Surveying Practice'. Two further BUILD awards followed in 2019 including 'Excellence in Surveyor Services' and 'Property Surveyors of the Year (Oxfordshire)'.

Our surveys are accredited by the most highly regarded legal firms who regularly refer their clients. MBI also provide surveys for the likes of GDK, Pepe's Piri Piri, Tesla and the NHS.

Protect your asset whether it is a residential, business or commercial property.

Fees typically from £395 + VAT.

Valuation

Full service to include Red Book Valuations as well as informal reports. RICS regulated and RICS Registered Valuers.

All types of property asset, including residential, commercial, freehold, leasehold, ground rent, mixed, going concerns and businesses. A variety of purposes and bases for Valuation reporting can be catered for including Probate, Portfolio, Loan and Help to Buy.

Leasehold, Long Leasehold, Feuhold, Virtual Freehold or Freehold.

Leasehold enfranchisement valuations and negotiations also undertaken on a regular basis. We have acted for clients in very detailed discussions through legal channels, informally and formally with the service of notice where appropriate. Typically a charge of £500 + VAT is made on instruction to include an initial valuation and report. Should the client wish to instruct MBI to conduct negotiations a further 10% is charged on the reduction (saving) on the freeholders notice (by way of guide).

Reinstatement Valuations can also be provided.

CONTACT US

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