



# BUILDING SURVEYING

**Our team of building surveyors work with property owners, landlords, tenants and investors across the South West to provide accurate, detailed information about the condition and quality of a property by identifying construction type, defects, and areas for improvement.**

Building surveyors work on residential properties, commercial properties, historic buildings and development projects, providing essential information that informs purchasing, building, legal, environmental and maintenance decisions.

Our Director and Associate Building Surveyors work with many local and national law firms to provide expert witness services covering many disputes including boundaries, party walls, rights of access, trespass, defective building works, and building disrepair. Within Vickery Holman, we also have expert witnesses covering landlord and tenant

disputes, valuation matters, development sites, and property management disputes.

When you choose to work with our building surveyors, you also get the benefit of our multi-disciplinary colleagues offering local knowledge, impartial advice and excellent customer service. With the largest team of RICS Registered Valuers in the South West, a successful commercial Agency, a dedicated Property Management service and experts in leases, rating and development, we can provide you with an integrated property consultancy.

*"As chartered town planners we use Vickery Holman's development consultancy to assist us with our some of our planning projects. Vickery Holman have supported us with a number of viability appraisals for development schemes and have an excellent understanding of the local market. They provide quick, clear, sound advice and are a pleasure to deal with."*

**Bell Cornwall**



**Our specialist team offer services based on client instruction and circumstances so please do talk to us in the first instance. Our building surveyors can assist you with:**



## Surveys

Our building surveying team provide a full range of surveys tailored to both commercial and residential properties from historic buildings to newbuilds, including pre-purchase surveys, planned preventative maintenance surveys and schedules of condition. We are also able to undertake surveys on specific defects, reinstatement cost assessments (for insurance purposes) and quinquennial surveys.

## Plans

Plans drawn up by our building surveyors play a critical role in various aspects of property ownership, boundary determination, and conveyancing. They can provide accurate representations of property boundaries, support the resolution of boundary disputes, and facilitate smooth and transparent property transactions. With their expertise in land surveying, property law, and construction, our surveyors play a vital role in ensuring clarity, certainty, and legal compliance in property matters.

## Projects

Our surveyors work with commercial, leisure, educational and private clients to bring forward new projects, complete works identified through planned maintenance surveys and assist with reactive remedial works schemes.

## Dilapidations

We can assess the liabilities arising from a commercial lease, complete a survey of the premises and produce a schedule of dilapidations. We recommend that tenants instruct us to carry out a schedule of condition pre-lease.

## Litigation

Disputes can arise over boundaries, dilapidations, and access rights. Our Expert Witness surveyors are highly regarded in the South West to help clients resolve building and boundary disputes. We can also negotiate and produce access and scaffolding licenses and undertake dilapidations inspections and negotiations for commercial leases.

## Party Wall etc Act 1996

Our specialist party wall surveyors understand the importance and work with clients to ensure the practical application of the Party Wall etc. Act 1996, assisting in the avoidance of disputes and helping projects run more smoothly.

**Please contact us to find out how we can work with you.**

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01752 261811

**Exeter**  
01392 203010

**Bristol**  
01174 286555

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