

LOVELLE BACONS NEW BUILD & CONSTRUCTION SERVICES

- SELF BUILD WARRANTY
- BOUNDARY DISPUTES
- LAND AND SITE MEASUREMENTS
- PLANNING APPLICATIONS AND APPEALS
- KNOTWEED REPORTS
- DEFECT SURVEYS
- PARTY WALL NEGOTIATIONS
- EXPERT WITNESS



HEAD OFFICE:

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WEB: www.lovellebaconsestateagency.co.uk

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LOVELLE BACONS[™]
CHARTERED SURVEYORS

SELF BUILD WARRANTY

- Warranty
- Acoustic Testing
- SBEM Calculations
- Air Pressure Testing
- Ecohomes/BREEAM
- Pre-Planning Assessments
- Renewable Energy Reports
- SAP Calculations (including EPC)



LOVELLE BACONS[™]
CHARTERED SURVEYORS

PROVIDING SURVEYING SERVICES SINCE 1932



SELF BUILD WARRANTIES



// Lenders usually only lend where a property is covered by a warranty scheme or Professional Consultant Certificate. //

What was once generally known as an Architect's Certificate for newly built or converted property is now known as the CML Professional Consultants Certificate (PCC).

Lenders will generally only lend on a newly built (or newly converted) property where the property is covered by a warranty scheme (for example, NHBC warranty, Premier guarantee) or the CML Professional Consultant Certificate in accordance with the RICS Form of Domestic Structures Certificate.

The CML Professional Consultant Certificate can only be signed by a consultant with one or more of the qualifications listed in section 6.6.4 of the Lenders' Handbook (for example, Fellow or Member of the Royal Institution of Chartered Surveyors RICS). By signing the certificate the consultant confirms that he has designed and/or monitored the construction of the property and that he will remain liable for the agreed term, normally 6 to 10 years.

For a **FREE** quotation, please call our **Survey & Valuation Department on:**

**Grimsby 01472 353436 or
Scunthorpe 01724 856037**



You'll need a PCC certificate if:

- You're selling the property and your purchaser needs a mortgage
- You want to rent the property and raise a Buy-to-Let mortgage to release equity.

Tim Clark, MRICS
(Building Surveyor)

Keith Whall, FRICS
(Chartered Surveyor)