Why Choose Hicks Baker?

At Hicks Baker, we pride ourselves on our commitment to providing clear technical advice and an honest and objective opinion. Our experienced team combines technical expertise with a proactive, solutions-oriented approach. We understand that every property is unique, and we tailor our services to meet your specific needs and objectives.





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commercial property

For a quotation or more information on how we can assist you, please contact:

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Residential Surveying Services

Survey
Architectural Design
Project Delivery

RICS
Regulated by RICS

Building Surveys

Hicks Baker's dedicated in-house building surveying team can provide a comprehensive building survey report on a property that you are looking to purchase. Our full Building Surveys (equivalent to RICS Level 3) include an inspection of all safely accessible areas of a property and can be tailored to meet a client's specific requirements.

The report is detailed and provides an analysis of the construction and condition of all elements within the structure, highlighting any major defects, maintenance or legal issues that may affect your decision to purchase, along with proposing a remedy for any issues identified and an indicative cost of rectification.

We would recommend this report if you are considering the purchase of an older, unusual or neglected/run-down property, or where you are planning major alterations.

Our surveys and reports uncover potential implications, costs, and risks associated with freehold or leasehold acquisitions, ensuring there are no surprises down the line

ARCHITECTURAL DESIGN

We also offer a professional and experienced architectural design and comprehensive CAD draughting service and can prepare concept and detailed design drawings for a variety of building projects such as new builds, extensions, alterations and refurbishment projects.

In conjunction with this we can deal with the necessary statutory approvals such as planning, Listed Building consent and building regulations approval.

PROJECT DELIVERY

The team also provides project management and contract administration services for the building work itself to take care of procurement and tendering, site supervision and monitoring, as well as estimating and financial control throughout the project to completion including snagging, and the rectification of defects, in order to ensure a smooth and successful project delivery.

Whether you are buying, moving, rebuilding or extending, we have the expertise to help

WE ALSO OFFER THE FOLLOWING SERVICES

Party Wall & Neighbourly Matters:
We provide expert guidance on the Party Wall Etc. Act, 1996, crane oversailing licenses, and scaffold licenses, ensuring compliance and smooth project execution.

Insurance Reinstatement Costs Assessments:
We ensure adequate coverage and minimise risk. We provide accurate fire insurance valuations for prime residential properties.

Building Pathology/Defects Analysis Surveys:
We don't just identify problems; we diagnose the root cause. We investigate, diagnose, report, and recommend effective repairs for a range of issues, including flat roof/roof conditions, cracking, dampness, mould, and water penetration. We also utilise drone surveys for comprehensive assessments.

Building Conservation:
We understand the unique needs of heritage properties. Our specialist advice covers statements of significance, heritage impact statements, listed building consent, quinquennial surveys, external repairs and redecoration, defects analysis, refurbishment, and alterations and extensions.

Snagging surveys:
We provide these for newbuild properties.

Insurance Claim Reinstatement:
Recovering from an insured event like fire or flood can be overwhelming. We streamline the process by restoring your asset to its pre-loss condition. We liaise with loss adjusters, create detailed specifications of works, and manage the contract or project through to completion.

