Cordingleys
Chartered Surveyors & Estate Agents

HOUSE EXTENSIONS

Looking to extend your home?

Our professional and experienced team of Chartered Surveyors will guide you every step of the way from the design stage through to construction.

Did you know that the majority of house extension schemes must have the approval of your Local Authority?

Accelerate the application timescales at no extra cost by taking advantage of our partnership scheme with the Local Authority Building Control Department.

To ensure that you realise your dream extension, advice will be given on all aspects of the design process which includes:

INITIAL MEETING & FEASIBILITY STUDY

- Free, no obligation site meeting to discuss your requirements and to assess whether the proposals are achievable in relation to the site.

SCHEME PROPOSALS

- The transferring of your initial ideas into scaled plans to assess whether the scheme meets your requirements. Alterations will be made until you are completely satisfied with the design.

PLANNING APPLICATION

- Development of your preferred scheme into the drawing standard required for the Householder Planning Application which will be submitted to the Local Authority.
- The preparation and submission, on your behalf, of the necessary paperwork which will accompany the drawings within the application.

TENDERING PROCEDURES

- We will advise and help you find a reputable Building Contractor whilst ensuring you obtain the best possible price for the works proposed.

BUILDING REGULATION APPLICATION

- Having successfully secured planning permission, the approved drawings will be developed into Building Regulation drawings indicating technically how your extension will be constructed.
- The preparation and submission, on your behalf, of the necessary paperwork which will accompany the drawings within the application.

PARTY WALL MATTERS

- It is surprising to learn how few property owners are aware of the Party Wall Etc Act 1996, when quite often with extension developments, there is a requirement to adhere to the Act.
- It's purpose is to safeguard both the building owner and the adjoining owner against any potential disputes that can often arise when extensions are constructed in close proximity to an adjoining property/boundary line.
- We will act as your Party Wall Surveyor advising, as necessary, on all matters relating to the Act.

For further advice and to arrange your free, no obligation consultation contact us on 0161 330 0432 or 0161 330 4800

48 Wellington Road
Ashton-under-Lyne
Lancashire
OL6 6DQ
www.cordingleys.co.uk

Professional Services
0161 330 0432 surveyors@cordingleys.co.uk

Estate Agency
0161 330 4800 estateagent@cordingleys.co.uk

RICS

SURVEY & VALUATION \ PLANNING \ ARCHITECTURAL DESIGN \ BOUNDARY DISPUTES \ PARTY WALL MATTERS