

# Legal & General Surveying Services - New Build Valuation Challenge and Response Form

## 1. APPLICATION DETAILS

Mortgage Application Number:

Customer Name (Required for case verification purposes only):

Full Property Address including Postcode:

## 2. THE VALUATION CHALLENGE PROCESS.

We can only accept a valuation challenge for a **New Build Property** where there is evidence of recent sales of the same property type on the development, along with evidence of second hand properties and/or other new build properties on a separate development.

The comparables must be recently agreed or completed sales of properties. We cannot accept marketing letters, asking prices, automated valuations, indexed valuations and previous valuations.

**Please note that if these criteria are not met we will be unable to deal with your challenge.**

The completed form should be sent to NatWest which will then be forwarded to the valuer for consideration. **Please note that LGSS cannot overrule the opinion of the valuer.**

## 3. CUSTOMER COMPARABLES AND COMMENTS.

Comparable Property Address	Postcode	Property Style/Type	Beds	Description/Comment/Incentives	Source of information, e.g. Land Registry or agents details including contact number	Date Sold	Sale Price £
e.g. Plot 3, 123 High Street, Anytown.	A99 9XX	SD House	3	2019 semi, gas CH, garage, large kitchen and bathroom, large garden, £3000 Incentives	Jo Smith, Anytown Estates Tel: 12345678;	01/01/2019	350,000
1.							
2.							
3.							

Applicant's opinion of Market Value of subject property

£

Any further comments in support of the challenge

**4. FOR VALUER USE ONLY.**

**Please fully consider the comparables above and provide your comments on each below. Please provide a revised opinion of value if appropriate.**

Comparable 1

Comparable 2

Comparable 3

Additional comments

Is there justification for an amendment to the reported valuation?      YES    NO    (delete as appropriate)

If Yes, what is your revised opinion of value?    £

Valuer name:

Firm name:

Date:

Please email the completed form back to LGSS via the PVQ process.

**Please DO NOT submit an amended mortgage valuation report until authorised by LGSS.**