

Why let your buyer discover your home's problems?

Your buyer will get a survey at some point. The difference is whether it protects your sale or disrupts it weeks later. With a Gazeal Seller Survey, your home is inspected before it goes on the market, so serious buyers can see the condition before they offer. That means fewer surprises, less renegotiation, and a price agreed with confidence.

- No upfront cost to you.
- When used with a Reservation Agreement, there is no cost at all if the sale falls through due to no fault of your own.



Fix survey problems before they break the sale.

➤ No upfront cost

The seller does not pay when the survey is booked. The survey is arranged at listing, shared with buyers during the sale, the fee is settled at completion or within six months, whichever comes first. And if the deal collapses through no fault of the seller, the survey costs nothing at all*.

➤ Critical property information

Buyers make offers before they know enough about the condition of the home. That creates risk later when a survey finds something unexpected. A Gazeal Survey gives buyers the key property information before they offer, so they can make a clearer, more confident decision from the start. That means fewer late surprises, fewer renegotiations, and a stronger sale from the moment the offer is made.

➤ Professional Indemnity protects both seller and buyer

The surveyor's indemnity covers both the buyer and the seller. The seller is protected on what they disclose, and the buyer can rely on the findings with confidence. Neither side carries the risk alone, so buyers trust the survey instead of commissioning their own, and sellers share information without fear of renegotiation. As a result, both parties can commit to the sale from day one.

It's like selling with a full service history

Buying a used car with a full service history and a fresh MOT feels safe, and homes are no different. When buyers can see an independent, accredited report from day one, they trust the property and the price. Being upfront builds the kind of confidence that carries a sale all the way to completion.

➤ The estate agent sets the asking price of the property, not the surveyor.

➤ The Survey can be used by both the seller and the buyer. Less renegotiation and Fewer fall throughs.

➤ Over a 1,000 accredited surveyors across English and Welsh postcodes.

The government has made the direction clear: homes will need condition information upfront, before buyers are expected to make an offer.

<https://www.gov.uk/government/consultations/home-buying-and-selling-reform/outcome/home-buying-and-selling-reform-roadmap>

Protect your sale further with a Reservation Agreement.

Survey with a Reservation Agreement



- ✓ Both parties committed to the sale.
- ✓ No gazundering or last-minute renegotiations.
- ✓ Compensation guaranteed by Gazeal if either party pulls out unreasonably.

Sellers do not pay survey fees if the buyer pulls out. The seller only pays on completion, or if they pull out of the sale unreasonably.

Survey without a Reservation Agreement

- ✓ Neither party committed to the sale.
- ✓ Gazumping or gazundering at any point.
- ✓ No compensation if the sale falls through.

Survey fee becomes payable on completion or within six months from instruction, whichever comes first, with no protection against renegotiation following the survey.

Survey Pricing

Clear survey pricing by property value and bedroom count.

*All prices inc. VAT

Property value	1 to 3 beds	4 to 5 beds	6+ beds
Up to £999,999	£776	£1,006	£1,374
£1,000,000 to £1,499,999	£1,006	£1,235	£1,604
£1,500,000 to £1,999,999	£1,235	£1,466	£1,834
£2,000,000 to £2,499,999	£1,718	£2,063	£2,408

Listed buildings, Grade 2 or 2*

Add **£200** to the price shown above.

Listed buildings, Grade 1

Priced by **individual quotation**.