

BUILDING SURVEY REPORT

on

BARN AT COMMON BARN FARM

WOODGATE ROAD

LOWER BENTLEY

BROMSGROVE

WORCESTERSHIRE

B60 4HZ

on behalf of

MR R CHEAPE

PERRY MILL FARM

LOWER BENTLEY

BROMSGROVE

WORCESTERSHIRE

B60 4JB

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A: INTRODUCTION

01.00 DATE OF INSPECTION:

01.01 Friday 5 June 2020.

02.00 CLIENT:

01.02 Mr R Cheape

03.00 PROPERTY:

03.01 Barn at Common Barn Farm, Woodgate Road, Lower Bentley, Bromsgrove, Worcestershire B60 4HZ.

04.00 CLIENT'S INSTRUCTIONS:

04.01 Instructions were received by email from Mr R Cheape for an assessment of the barn at Common Barn Farm in connection with a planning application for change of use from agricultural to residential.

04.02 The inspection was carried out in accordance with the terms of engagement attached to this report. The inspection was undertaken in accordance with COVID-19 social distancing and Government guidelines for inspecting properties safely during the pandemic.

05.00 WEATHER AND CIRCUMSTANCES OF THE INSPECTION:

05.01 The inspection was carried out in showery conditions following a period of dry and settled weather. Inspection within the building was hindered by a large quantity of stored goods.

06.00 ORIENTATION:

06.01 For the purposes of this report the front elevation is taken as the elevation with the large sliding door. This elevation faces approximately south. All directions relating to this property are based upon this datum.

07.00 TYPE OF PROPERTY:

07.01 The property comprises a small two storey attached agricultural barn approximately 150 years old. The barn is attached to a farmhouse and single storey stable block.

08.00 CONSTRUCTION:

08.01 The building of solid brick construction with brick piers beneath the roof trusses. The roof is of pitched design covered with plain clay tiles. The floor is surfaced with concrete.

09.00 ACCOMMODATION:

09.01 The barn is open plan with a single storey storage area extending two storeys in height.

09.02 The floor area is approximately 57sqm on the ground floor - measured internally in accordance with RICS International Property Measurements Standards (IPMS1).

09.03 The building eaves are 4.35m high and the apex of the roof is 8m above the internal ground floor level.

10.00 LOCATION:

- 10.01 The building adjoins a rural lane and is set back from the carriageway behind a grass verge. At the front there is a concrete yard and additional farm buildings beyond which there are open fields.
- 10.02 The barn stands in rural surroundings lying between Bromsgrove and Redditch. A good range of amenities is provided in both of these towns. The property is conveniently placed for access to the motorway network and the city of Birmingham.
- 10.03 The site on which the building stands is reasonably level. The ground falls around to the south to a watercourse on the far side of the farmyard.

B: EXTERIOR

01.00 ROOF STRUCTURE AND COVERING:

- 01.01 The roof is supported by a traditional hardwood frame comprising two substantial trusses, two pairs of purlins, rafters and a ridge beam. The roof slopes have been recently re-surfaced using modern machine made tiles. There is a lining of building felt beneath the tiles.
- 01.02 The roof covering is in generally good condition. There is one missing tile on the north slope and this will need to be replaced. The roof lines are reasonably even, although there is a slight lift in the ridge where it passes over the central roof truss. The roof timbers are of suitable size and spacing. However, the roof load is causing distress to the main walls and some repair works will be needed to prevent further movement (see 'Main Walls').

02.00 RAINWATER FITTINGS:

- 02.01 Plastic eaves gutters are installed. The fittings are of recent origin. No missing or damaged sections were noted. The front eaves gutter discharges into the guttering of the adjoining farmhouse. The north side eaves gutter drains via a cast iron downpipe. The downpipe is finished above ground level. Splashing from rainwater has caused damage to the brickwork at the base of the wall. The downpipe should be connected to a gulley or suitably positioned soakaway. The damage to the brickwork will need to be made good.

03.00 MAIN WALLS:

- 03.01 The external walls are 340mm thick at ground floor level reducing to 225mm at first floor level. Substantial brick piers 350mm x 470mm support the roof trusses. The roof loading has caused outward pressure on the eaves brickwork resulting in distortion to the tops of the walls and cracking to the tops of the

brick piers. Lateral restraint to the roof frame will need to be improved in order to prevent further movement. The upper courses of brickwork and the tops of the brick piers will need repair and stabilisation. Rebuilding of the walls is not necessary.

03.02 The external brickwork is in reasonable condition with evidence of normal ageing and weathering. The former vent holes in the walls have largely been filled but recesses have been retained as a feature.

03.03 On the whole the walls are capable of repair and retention. Insulation will need to be applied internally. It will be necessary to install appropriate damp-proofing in the base of the walls. Contamination of the brickwork by salts will need to be treated with a stabilising fluid prior to applying internal finishes.

03.04 The only openings in the walls are the large sliding door on the front and a small personal door at the rear. It is clear that there was originally a full height door opening in the north elevation matching that in the front elevation. This has since been filled with brickwork. It would be feasible for this panel of brickwork to be removed and for a glazed panel to be installed in its place to allow natural lighting of the accommodation.

04.00 EXTERNAL JOINERY:

04.01 The large sliding door to the front operated freely at the time of my inspection. This will need to be replaced with a more appropriate door and glazed panelling.

C: INTERIOR

01.00 INTERNAL WALLS:

01.01 There are no internal dividing walls within the barn. The party walls with the farmhouse and stables are made of brick and are of similar design to the external walls. No significant cracking or damage was found in these areas.

02.00 FLOORS:

02.01 The ground floor is surfaced with concrete. The concrete surface is uneven and does not incorporate suitable damp-proofing or insulation. The floor will need to be excavated and re-laid in accordance with current codes of practice.

02.02 At present there is no first floor. There is ample headroom to install a first floor. The introduction of first floor joists would help to stiffen the main external walls. The walls are capable of supporting the loads imposed by a first floor.

03.00 ASBESTOS:

03.01 No asbestos containing materials were identified during the course of the inspection. A detailed asbestos survey has not been undertaken.

D: SERVICES

01.00 Mains electricity is connected. A mains water supply is available. A private drainage system will need to be installed. Appropriate precautions will have to be taken to ensure that there is no pollution risk to the nearby watercourse. In addition a suitable form of space heating and water heating will need to be installed.

E: SITE AND OUTBUILDINGS

01.00 GARAGE AND OUTBUILDINGS:

01.01 There are no outbuildings associated with this barn. The adjoining stables and outbuildings to the south are associated with the adjoining farmhouse.

02.00 THE SITE:

02.01 The site is level. There is vehicular access to the south side via a shared private driveway. A flowerbed has been formed between the north elevation and the roadside grass verge.

F: SUMMARY

01.00 It is my opinion that the external walls, roof frame and first floor structure of this building will provide a suitable subject for conversion into a private dwelling without the need for reconstruction. The tops of the walls and the brick piers will need to be repaired and strengthened. The ground floor will need to be renewed and a first floor structure installed. Some reconfiguration of the main elevations is likely to be needed in order to allow adequate natural lighting into the accommodation. The building has sufficient volume to convert into a good quality residential dwelling unit.

02.00 CERTIFICATE:

02.01 This report is provided in accordance with the attached Conditions of Engagement, previously agreed with the client.

02.02 The report is solely for your use and your professional advisers, and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice, contained in the report, no responsibility is accepted for the consequences.

04.03 I hereby certify that the property has been inspected by me and that I have prepared this report.

Signed



.....

T D Joinson BSc MRICS
Tim Joinson Chartered Surveyor
15 Greenbox
Westonhall Road
Stoke Prior
Bromsgrove
Worcestershire
B60 4AL

11 June 2020

PARTICULARS

The Client: Mr R Cheape
Perry Mill Farm
Lower Bentley
Bromsgrove
Worcestershire B60 4JB

The Surveyor: T D Joinson BSc MRICS
Tim Joinson Chartered Surveyor
15 Greenbox, Westonhall Road, Bromsgrove, Worcestershire B60 4AL

The Property: Barn at Common Barn Farm
Woodgate Road
Lower Bentley
Bromsgrove
Worcestershire B60 4HZ

Purpose of the Report:

The purpose of this report is to provide a thorough inspection of the building and to assist you in making a reasoned and informed judgement on whether or not to proceed with ~~the~~ *Class Q* *Planning Application* purchase. The report is intended to identify the main areas of disrepair and highlight any areas in which further investigation or specialist advice is considered necessary.

Inspection date: 5 June 2020

Report delivery date: Week commencing 8 June 2020

Copies of Report provided: One

Agreed Fee (inclusive of VAT): £480.00

Additional Fees (inclusive of VAT): N/A

Payment Date: Prior to despatch of Report

Level of Reporting: Level 3

Signature(s) of Client(s)
to confirm acceptance of
Terms and Conditions of Engagement

Date

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GENERAL TERMS

1. Introduction

- a. This document sets out the contractual terms upon which the Surveyor will advise the Client by means of a written report as to his or her opinion of the visible condition and state of repair of the property.
- b. The individual carrying out of the inspection and providing advice will be a chartered surveyor.
- c. The Surveyor will use all of the care and skill to be reasonably expected of an appropriately experienced Chartered Surveyor.
- d. This service is delivered in accordance with the Home Survey Standard (1st Edition) RICS Professional Statement and is equivalent to Level 3.

2. Content of the Report

In accordance with these terms, the Surveyor will report upon:

- a. the main aspects of the property including assessing the site/location, the design, structural framework, fabric and services;
- b. the grounds, boundaries and environmental aspects considered to affect the property;
- c. any requirements for further investigation arising from the inspection.

3. Delivery of the Report

- a. The Report is to be delivered by the date agreed or at such later date as is reasonable in the circumstances.
- b. The Surveyor will send the Report to the Client's address (or otherwise agreed address) by first class post (or as otherwise agreed) for the sole use of the Client. The Client agrees to keep the Report confidential disclosing its contents only to the Client's professional advisors. In particular (but without limit) the Client must not disclose the whole or any part of the Report to any person (other than a professional advisor) who may intend to rely upon it for the purpose of any transaction.

4. Payment of fees

- a. The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements before the Report is despatched or disclosed.

5. Assumptions

Unless otherwise expressly agreed, the Surveyor while preparing the Report will assume that:

- a. the property (if for sale) is offered with vacant possession;
- b. the property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c. access to the property is as of right upon terms known and acceptable to the Client.

6. Scope of the inspection

a. Generally

- i. The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the property is not apparent at the time of inspection from the inspection itself.
- ii. The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the property or injury to him/herself.
- iii. The Surveyor will not undertake any structural or other calculations.

b. Accessibility

- i. The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site or adjacent public areas.
- ii. The Surveyor is not required to move any obstruction to inspection including but not limited to, furniture and floor coverings.

c. Floors

The Surveyor will lift accessible sample loose floorboards and trap doors if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards.

d. Fixed covers or housings

The surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.

e. Roofs

The Surveyor will inspect the roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars, but will be excluded if they cannot be seen.

f. Boundaries, grounds and outbuildings

The inspection will include boundaries, grounds and permanent outbuildings but will not include constructions or equipment with a specific leisure purpose including, without limit, swimming pools or tennis courts. In the case of properties standing in an areas of land exceeding one acre, only the boundaries in the vicinity of the main building will be inspected.

g. Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Surveyor will report if it is considered that tests are advisable.

h. Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

i. Flats or maisonettes

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building or particular block in which the subject flat is situated. Other flats will not be inspected. The Surveyor will state in the Report the limits of access and/or visibility in relation to the common parts and structure. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he or she is working.

j. Environmental and other issues

- i. Particular noise and disturbance affecting the property will only be noted if it is significant at the time of the inspection or if specific investigation has been agreed between the Surveyor and the Client and confirmed in writing.
- ii. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the property considered as part of the inspection. A full risk assessment will not be undertaken.

7. Hazardous materials

- a. Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his or her own view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.
- b. Subject to Clause 6b, the Surveyor, based upon a limited visual inspection, will note and advise upon the presence of lead water supply pipes and asbestos. The Surveyor will not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2006. With flats, the Surveyor assumes that there is a "dutyholder" (as defined in the Regulations) and that in place are an Asbestos Register and an effective management plan which does not present a significant risk to health or require any immediate payment. The Surveyor will not consult the duty holder.
- c. The Surveyor will advise in the Report if the property is in an area where, based on information published by Health Protection Agency, there is a risk of radon. In such cases, the Surveyor will advise that tests should be carried out to establish the radon level.

- d. The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. The Surveyor is not required to assess any possible effect on health or to report on any underground cables.

8. Ground conditions

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction or other forms of contamination.

9. Consents, approvals and searches

- a. The Surveyor will be entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the property.
- b. The Surveyor will be entitled to assume that all planning, Building Regulations and other consents required in relation to the property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed.
- c. The Surveyor will be entitled to assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by a Statutory Notice and that neither the property, nor its condition, its use or its intended use, is or will be unlawful.

10. Insurance rebuilding cost assessment

The Surveyor will provide an insurance rebuilding cost assessment within the report. Building insurance costs assessments will be calculated using the current edition of the BCIS Guide to House Rebuilding Costs.

11. Additional services

The Surveyor will provide for an additional fee, such additional services as may be specified and agreed between the Surveyor and the Client and confirmed by the Surveyor in writing.

12. Miscellaneous

- a. In the event of a conflict between these General Terms and any Specific Terms, the Specific Terms prevail.
- b. Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than the Surveyor or the Client.
- c. Where the Client has instructed the Surveyor to make investigations which cause damage to the Property on the basis that the Client has obtained the owner's consent, the Client will indemnify the Surveyor against any loss or cost arising.
- d. **Dispute Resolution** In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaints handling procedure will be followed. A copy of the Surveyor's complaints handling procedure is available upon request. Using the Surveyor's complaints handling procedure will not affect the Client's legal rights.
- e. The Client may only rely upon the Surveyor's advice and the Report for purposes described in the Particulars or communicated to the Surveyor in writing prior to the agreement of the Fee and if the Client wishes to rely upon such advice and Report for any other purpose he or she may do so only with the written consent of the Surveyor.
- f. **General Data Protection Regulation (GDPR)**

Client's contact details will be held securely on file. Client data is not processed and is held on file only to enable us to contact you. A copy of our Data Protection policy is available on request.
- g. **Referral Fees**

It is the policy of the Surveyor not to pay referral fees to parties introducing clients. No referral fee has been paid in respect of this survey.
- h. **Conflicts of Interest**

It is confirmed that the Surveyor has had no involvement with any parties related to this transaction and has not acted for the owner of the property in a professional capacity. Where there has been any previous involvement by the Surveyor, this will be declared to the client prior to carrying out the inspection.