

Medallion (Oxford) Limited  
3 Cotswold Crescent  
Marston  
Oxford  
OX3 0SG

For the Attention of Mr Simran Gill

PE/WK 23/1289  
16 October 2023

Dear Mr Gill

## **Schedule of Reinstatement for the former Crown and Thistle Public House**

Further to your recent correspondence, we confirm that we carried out our inspection on 3rd October 2023.

All directions referred to within our report are taken as if facing the front entrance of the property from Old Road, outside.

We would confirm that this schedule has been prepared by Mr P Eades MRICS. As a practice we carry out a large number of surveys and reports for various pub companies in the country and therefore have extensive experience with regard to dilapidations and reinstatement of such premises.

The property was formally owned by Greene King. Andrews Eades has some historic involvement with the premises at change of tenancies; the public house was disposed of by Greene King due to it not being viable to be run as a public house.

The property comprises a detached two storey building with single storey additions.

It has been vacant for some time and is now in a poor state of repair, having been subject to vandalism.



Our report, which is attached, lists the areas of the property in a similar way to which a Schedule of Dilapidations would be drawn up, listing the items of disrepair and budget costs for repair or reinstatement assuming it were to re-open as a public house.

Our summary is below and photographs are attached for reference. Additional photographs taken at the time of inspection can be provided on request.

All costs would be subject to VAT.

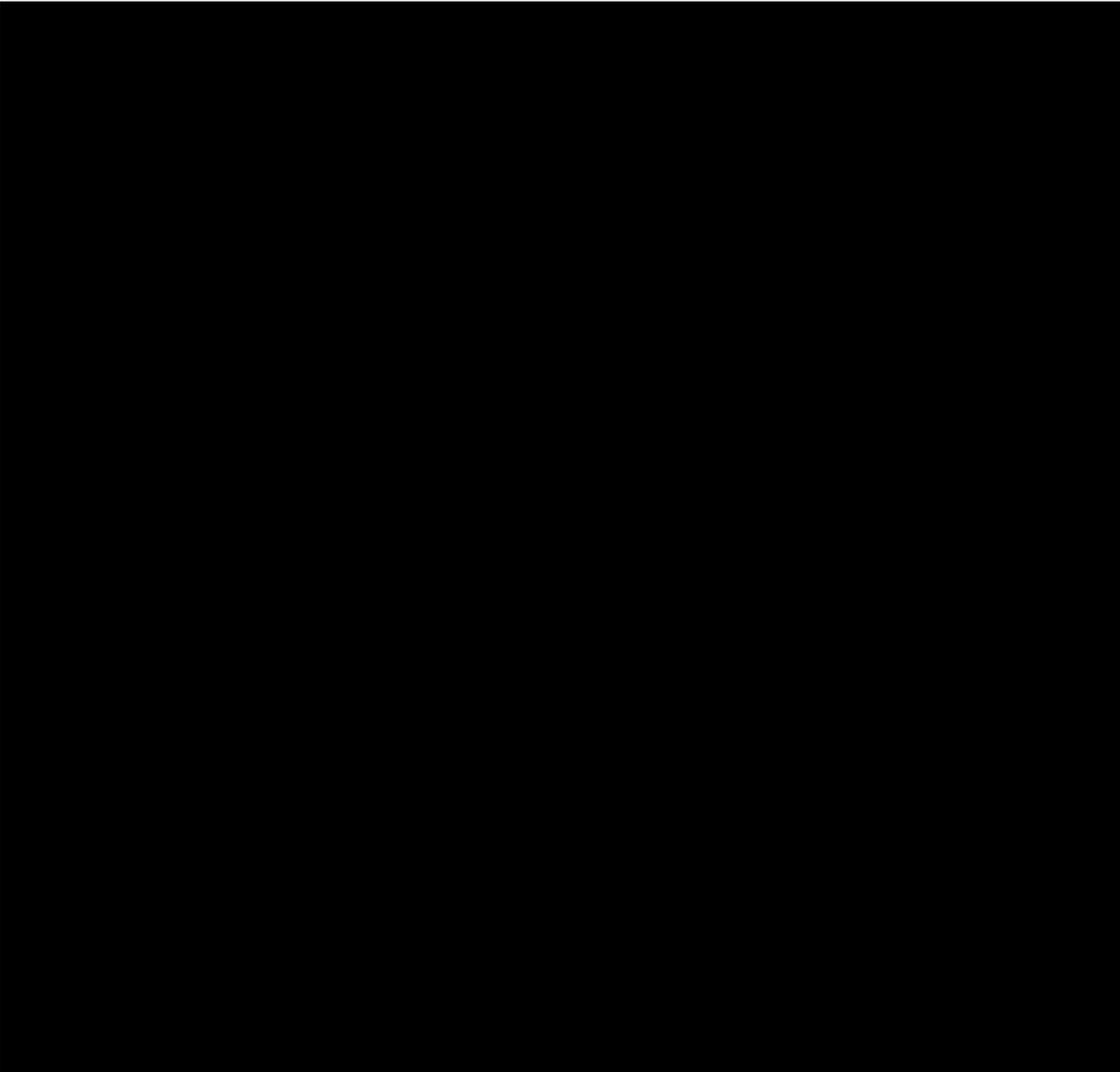
Should you require any further information or assistance, or should you wish to discuss the report, please do not hesitate to contact us. We have taken this opportunity to enclose our fee invoice for your kind attention.

Yours sincerely



Philip Eades Dip (Surv) MRICS  
Andrews Eades  
Chartered Surveyors

Att





Front elevation



Entrance doors



Blocked and leaking downpipe and loose render



Collapsed chimney on flat roof



Flashing pulled away



Rotten side entrance



Toilet ceiling



Damaged panelling in bar area



Collapsed bar floor



Male WC





Water damaged ceiling above bar



Bar server area



Outbuildings and garden area



Bar area



Kitchen