



Client: Mr M. Palmer

Site address: Rose Villa Farm, Gipsy Lane Gedney Spalding

Date of survey: 16th March 2021

Surveyors: Richard Wenman ACABEng

SCOPE AND LIMITATIONS OF SURVEY

AIMS OF THE SURVEY

We will report on the general condition and state of repair of the property, based on a thorough visual inspection. Minor matters such as loose door handles and specific details on decorative condition will not normally be recorded in detail.

HIDDEN AREAS

Our visual inspection will include all parts of the property, which are reasonably accessible and exposed.

Heavy furniture will not be moved, fixtures and fittings will not be disturbed not be lifted.

No part of the structure will be opened up unless specifically instructed in writing by the Client. This is to prevent damage to the property of the current owner.

EXTENT OF THE SURVEY

Roofs

These will be inspected from ground level, from a surveyor's 3m ladder and where practicable from above. A full inspection will be made inside the roof void where there is a reasonably accessible hatchway. No structural calculations will be provided.

Roof coverings will be inspected from ground level only unless there is a permanent means of access to the roof covering.

Chimneys and Flues

N/A

Rainwater Goods

These will be inspected from the ground. We do not test the guttering and downpipes.

Walls, Foundations and Partitions

All external parts of the building will be inspected from ground level and from a Surveyors 3 metre ladder. Significant cracks and distortions will be reported on. Foundations will not be exposed nor sub-soil tested. Structural calculations will not be provided.

External Areas

We will inspect attached buildings, garages, car parking areas, boundaries, and paved areas in outline only. Other specialist installations will not be inspected. More detailed inspections can be arranged for an additional charge.

REPAIR COSTINGS

We recommend that competitive quotations be obtained from reputable builders for all proposed works and recommended repairs.

LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports, Local Authority approvals, and specifications for previous repair works) as well as carrying out all the standard searches and inquiries. However, if any specific matters are identified within this report where specific Legal Advice should be sought then we have identified these items specifically.

CONFIDENTIALITY

The report will be for the private and confidential use of the Client for whom it is undertaken. It should not be reproduced in whole or in part or relied upon by third parties for any purpose without the express written agreement of Richard's Architectural. Ltd. The report may be shown to other professional advisers who are retained by the Client.

1.0 INTRODUCTION

1.1 Scope of Instructions

SHDC Planning requested a Building Condition

2.0 CIRCUMSTANCES OF INSPECTION

2.1 Weather

The weather at the time of inspection was dry and mild.

The preceding twenty four hours were of similar weather conditions.

2.2 Limitations of the Inspection

At the time of inspection, the property was un-furnished.

The inspection was limited to accessible areas.

As it was not raining during the inspection it was not possible to check the rainwater fittings for leaks.

2.3 Information relied upon in this report

The property appears to have been vacant for some time prior to the survey.

3.0 Location

The property is situated within a good sized plot within a village location.

The property fronts a built up asphalt road of an adoptable standard.

3.0 Site and Surrounding Area

The property is situated on a level site which is in good condition.

The property is located within open countryside.

3.2 Local Factors

No adverse environmental factors are known.

3.3 Trees and Hedges

At the time of inspection there were no trees considered to be influencing the property.

4.0 OVERALL OPINION

4.1 Building condition Report

Generally, the results of the inspection were satisfactory

5.0 Structural Appraisal

The purpose of this appraisal is to support application H06-17-20 for the change of use of Agricultural buildings to Holiday Letting Accommodation.

The buildings are eclectic in so much as being traditional outbuildings, constructed of a combination of timber and brick. The roof tiles being mainly clay pantiles.

The buildings despite the local fauna, show no signs of slippage. The roof remains intact.

The timber cladding requires redecoration, there is no sign of rot to the timber frame

The steel-clad building is of sound construction albeit the exterior requires redecoration

The work that is required to bring the buildings up to building regulations is minimal.

I conclude that the structures have been well constructed and maintained.

5.10 Floors

The ground floor appears to be of solid concrete construction, The floors feel solid under foot and they appear to be level.

6.0 Other Services

There are no services requiring comment.

6.0 Orientation and Exposure

The property is positioned within a fairly sheltered location.

7.0 Hazardous Materials

None to report.

8.0 Policy

Holiday lets of this nature and locality provide valuable income to the surrounding area. The host buildings being of sound construction lend themselves to offer a new lease of life. The buildings have been well maintained and have been used as agricultural storage barns. The farm and business have no further use for the buildings and would like the opportunity to diversify and put the buildings to good use.

Paragraph 11 of the NPPF - Making effective use of land, 11.7, 11.8 a) b) c) and d) support this application.

11.9 - LPA should promote changes of use including suitable brownfield sites.

The acceptance of this application shall bring revenue to the locality, which is popular with wildfowling, hikers and the like.

Richard Wenman

Signed for and on behalf of Richards Architectural

Richard Wenman ACABEng