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SURVEY OF CONDITION

of
The Stone Barn,
Hall Road, Bramley,
Surrey GU5 0AX

Prepared on behalf of

**St Catherine's School,
Bramley, Surrey
GU5 0DF**

By

Grillo LLP – Chartered Surveyors

Our reference: TWG/jl

28 September 2017

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Registered number OC 338632
Regulated by the RICS

Partners:
TW Grillo FRICS
DM Lewis BSC(HONS) FRICS
Established 1989

In accordance with your instructions of 11 September 2017, acknowledged by our letter of the same day and confirmed by you in the Terms and Conditions signed on 20 September 2017, a copy of which is attached at the end of this report, a Survey of Condition of the above property was carried out on 26 September 2017. We write to report for your personal information only, and without liability to any third party.

This report should be construed as a comment on the overall condition of the property and not as an inventory of every single defect, some of which would not significantly affect the value.

The report is based on the condition of the building at the time of our inspection and no liability can be accepted for any deterioration to its condition after this date.

In giving your instructions, you particularly asked that the mezzanine floor should be inspected.

At the time of the inspection, the weather was overcast, brightening later.

At the time of the survey the building was apparently in possession of a tenant whose equipment, including engineering tools, occupied the whole of the ground floor. Prior to exchange of contracts you must be satisfied that vacant possession will be available without difficulty. I have not seen a copy of any tenancy agreement or lease. These must be examined by your solicitor prior to exchange of contracts.

GENERAL REMARKS

The property is a stone barn probably built in the 18th century. It has a tile covered roof.



The principal entrance faces approximately East. At the West end are attached a timber and corrugated iron store and a lean-to store of similar construction. These are not part of the property the subject of this survey.

The building is an open space on the ground floor, and accessible by loose ladder is a mezzanine floor at the West end. There are also loose timbers spanning the remaining two-thirds of the First floor. These are extremely dangerous.

There is main electricity. There is no water or any other services.

It stands alone. There are various parking spaces delineated in the immediate area. It will be necessary to establish which, if any, of these parking spaces run with the property.

No enquiries have been made of the relevant Authorities as to Town Planning, Building Regulations, road improvements or other matters. These must be dealt with by your Solicitor in the course of formal searches prior to exchange of contracts.

CONSTRUCTION

Foundations

The foundations were not exposed during the course of the survey. The subsoil in the area is sandy river deposits. These have adequate load bearing qualities for a building of this size.

The ground level on the South side has been reduced over the years. The foundations on this side are therefore probably very shallow.



There are signs of some recent mortar work at low levels in the walls, indicating that this problem has been recognised in the past.



The central part of the South wall is out of plumb by only a small degree. This will be referred to again later.

External Walls

The external walls are of Bargate stone with brick reveals and arches. There are random rubble fair face to both sides and painted internally. It is likely that between the two visible faces of stonework there is loose mortar and rubble within the thickness of the walls.

The walls have an overall thickness of approximately 33cm.

There are many random cracks to the external surface. Some appear to have been repointed twenty or thirty years ago and leave only hairline cracks with the new mortar. Elsewhere, there are irregular cracks of 2-3mm in width.



The cracks are mostly associated with the South wall rotating outwards at the top. This has had the effect of pulling parts of the inner leaf of the North wall over due to the tie beams which span the building.



There are no signs of recent movement, and as these cracks have developed during the last two hundred years or so, they are not considered to be the result of recent movement and therefore do not require any immediate action. However, it would be prudent to restore the ground level on the South side to its original height. In particular, this would reduce the amount that is washed away by passing traffic.

There are two areas of the wall which have been closed up with brickwork. This is presumably 112mm solid but this could not be confirmed.

There are also a number of openings which were formerly windows and doors. These will be referred to again later in the report.

Damp Proof Course

There is no damp proof course. The site is in an area where the subsoil gives fairly free drainage and the stone walls tolerate being a little damp so no action is necessary.

However, you should be aware that the lower parts of the building will be slightly damp. This could influence the sort of materials that you choose to store there. For example, any paper or fabric should be kept well away from the walls and the floor.

Sub Floor Ventilation

The ground floor is solid and requires no sub floor ventilation.

Roof Structure and Covering

The roof is covered with handmade clay tiles. They are typically uneven in appearance. There are signs that many have been replaced over the years.



The tiles sag at the eaves. This is presumably due to the tilting battens having rotted. Some repairs are necessary.



Under the tiles there is reinforced roofing felt. It is of bitumen with a fabric strengthening. It is possible that the fibres could contain asbestos but in this situation they are considered a very low risk.



The roof has an ancient timber frame with major tie beams at eaves level. On these are posts supporting tie beams and purlins. The timbers show signs of infestation by wood-borers, but no recent activity was observed.



The tie beams have been used to support hangers for the First floor. These will be referred to again later.

At the North and South ends, there are semi-gables with weatherboard outside. The weatherboard is rotting and some replacement is necessary.

These parts are lined internally with some ancient form of lining paper or fabric which has rotted. You will want to clear it away.



Chimney Stacks

There is no chimney.

Gutters, Downpipes and Rainwater System

There are half-round black uPVC rainwater gutters with matching downpipes. On the North side at the West end, the gutter is hanging away and water is discharged onto the roof of the neighbouring building.



On the East end of the North side, the downpipe discharges over a gulley. It is assumed that this runs to a soakaway.



On the South side, the rainwater gutter runs the full length of the building and is conducted via a downpipe to discharge onto the roof of the neighbouring lean-to building.



The right to discharge water onto the adjoining property is presumably well established. Your solicitor should advise.

External Windows and Doors

The principal entrance has a pair of painted softwood doors. They are old and distorted. They are strengthened internally with a diagonal length of angle iron. They remain serviceable but are not in good condition.



Above the doors is an ancient timber lintel. It is painted. As far as could be seen, it appears to be in good condition.



There are a number of ancient openings in the walls. These are fitted with panelling or opening hatches. They serve their purpose.



External Decoration

There is very little decoration externally. Mostly it is in fair condition for its purpose, but the principal doors are not in good decorative order.



INTERIOR

Load Bearing and Partition Walls

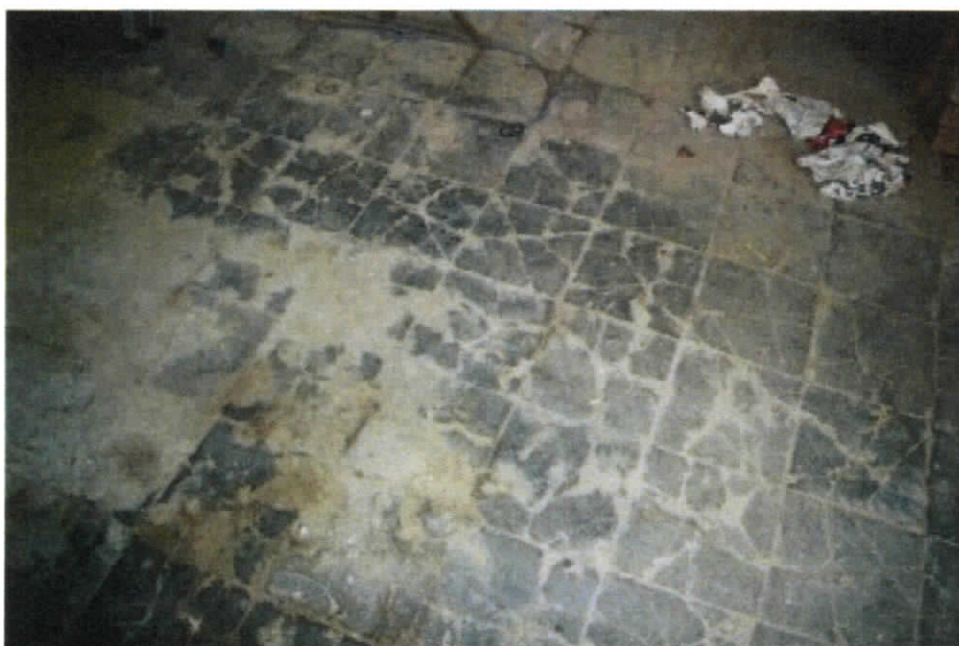
There are none.

Ceilings

There is a painted fabric under the mezzanine floor. It hangs loose. It is presumably of some age. It may contain asbestos. No doubt you will wish to remove it.

Floors

The ground floor is of solid construction. It is covered with black quarry tiles. It is dirty and damaged and damp. Nonetheless, it remains serviceable for its present purpose.



The first floor is mostly not really a floor at all but a collection of loose timbers. They are extremely dangerous to walk on.

At the West end, there is a mezzanine floor. It has a surface of softwood boards. It is dusty and dirty, but generally appears to be in satisfactory condition. The condition of the timbers could not really be examined. Given the presence of wood-borers elsewhere in the building, there may be some present in these timbers.

The first floors are supported by angle iron hangers which have been presumably made by a blacksmith to hook over the tie beams and under timbers supporting the first floor. These have surface rust but otherwise appear to suit their purpose.



At the East end, there is a beam against the East wall. This is supported by posts rather than being fixed to the walls. The posts show an active infestation of wood-borers.



If it is thought desirable to create a proper first floor, it will be necessary for modern engineering calculations to be made to establish whether the tie beams are sufficient to support a floor on the angle iron hangers, or whether a new structure supported on the external walls should be constructed.

At present there are 200mm x 75mm beams spanning the barn which support the loose timbers which serve as a floor. There are also hardwood beams set diagonally in the walls in the style of the 18th century. These in part support the floor at the West end.



Cellars

There is no Cellar.

Internal Joinery

There is no internal joinery.

Fireplaces

There is no fireplace.



Internal Decorations

Most of the internal surfaces at ground floor level have been painted. The paint is old and worn. If you wish to repaint the interior, thought should be given to the quality of paint to be used on the stonework.



SERVICES

Water

There is no water supply to the building.

Domestic Hot Water

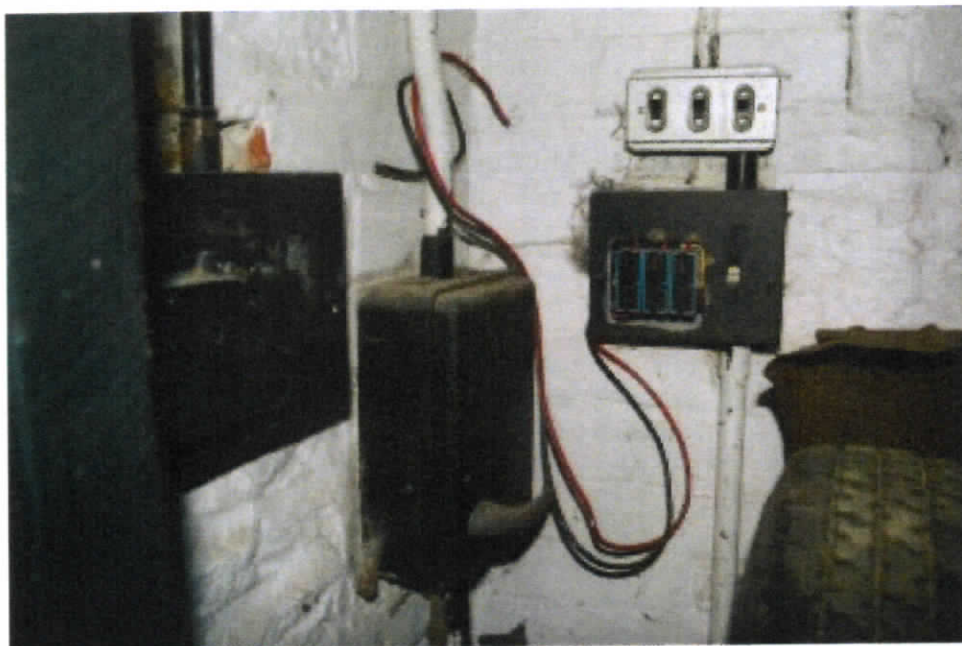
There is none.

Heating

There is none.

Electricity

There is an electric meter and an old cast iron box containing the main switch in the South East corner. There are a number of other old fuse boxes and switches in that corner. Elsewhere in the barn, there are metal conduits containing electric wiring. There are various light and power points.



The whole of the electrical installation is substandard and it will be necessary for you to rewire the building to your own requirements.

Gas

There is no gas supply to the building.

Foul Drainage

There is no provision for foul drainage.

COMMON PARTS

Your rights and liabilities in respect of the shared parking and access area need to be established.

THERMAL INSULATION & ENERGY EFFICIENCY

This building in its present state is very inefficient. Considerable work would be necessary to even obtain a thermally efficient ceiling. It would probably be beyond the bounds of reasonable practicality to increase the thermal insulation of the walls.

The doors and windows could be improved.

The floor would probably have to be raised in order to provide a thermally efficient floor. The extra thickness would be likely to amount to 150-200mm.



GARAGE, OUTBUILDINGS AND ANCILLARY STRUCTURES

There are no outbuildings.

HAZARDOUS MATERIALS

The possible presence of asbestos has been mentioned in the body of the report. The roofing felt is not generally considered a risk but the fabric ceiling would need to be tested for the presence of asbestos. In other respects, there is very unlikely to be any other hazardous material in the building. You must have an Asbestos Survey and an Asbestos Register produced.

ENVIRONMENTAL MATTERS

The barn is surrounded by places where the general public can arrive. You should take this into account when you consider the use you are going to put the building to.

SECURITY

There are no unusual security risks. The doors open directly onto public space and therefore there is no secondary defence against unwanted intrusion.



SUMMARY

Overall, the barn is honest enough. Despite the historic movement, there would seem to be no immediate cause for concern about the stability of the structure.

There is some work necessary to the edges of the roof, but overall it is in fair condition for the time being.

The first floor is of limited use at present and the unconventional means of support by hangers from the tie beams would need to be examined and to be the subject of engineer's calculations before one relied on it for support to a first floor. The existing mezzanine floor seems to be in fair condition. In any event, if any use is to be made of these, it will be necessary to provide a staircase. This will intrude into the useful space on the ground floor.

A considerable number of points have been raised in the body of the report, but some of the most salient may be summarised as follows:

	Budget Cost £
1. Repairs to the edge of the roof. This will require scaffolding.	5,000.00
2. The electrical installation will have to be rewired.	2,000.00- 5,000.00 Depending on requirements
3. Engineer's measurements and calculations for the major part of the first floor.	1,000.00- 2,000.00
4. Your budget for improvements will depend very much on the use to which the School proposes to put the building.	For the School to agree
SUB-TOTAL	£8,000.00- £12,000.00
VAT @ 20 %	£1,600.00- £2,400.00
TOTAL	£9,600.00- £14,400.00

The figures above are a guide as to the budget cost assuming all work of like trades is done together, and are not a close estimate. If more accurate figures are required it will be necessary to prepare a specification and obtain a builder's quotation.

In addition to these items there will be others on which expenditure will be incurred in the ordinary course of management of the property, and other works mentioned in the body of the report but not summarised here.

If you wish to retain a professional to organise and supervise the building work you should not lose sight of the professional fees.



LEGAL POINTS

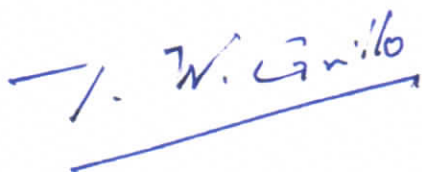
There are matters arising from our inspection that you should ask your legal advisors to include in their report to you, prior to exchange of contracts.

- a) Access
- b) Rights and liabilities for the shared parking spaces and yard.
- c) Right to discharge rainwater onto neighbouring roofs.

In considering Planning Approvals and Building Regulation Approvals, it is important to examine all the relevant documents and not just the Approval Certificates. Relevant documents include the Application, any correspondence amending the scheme, either before the work started or during the course of the work, and most particularly the Approved plans and drawings. What has been constructed must accord with all these. There should also be a Completion Certificate from the Local Authority.

You will appreciate that in the course of the survey we have been unable to inspect woodwork or other parts of the structure or the services which were covered, unexposed or inaccessible, and are therefore unable to report that any such parts of the property are free from defect.

This report is intended for your personal information only and must not be relied upon by any other person without my prior written consent.



T W Grillo FRICS

Grillo LLP - Chartered Surveyors

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Our Ref: TWG/jl

11 September 2017

22 SEP 2017



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**TERMS AND CONDITIONS
FOR A SURVEY OF CONDITION**

- 1 The report should be construed as a comment upon the overall condition of the property and not an inventory of every single defect, particularly if they are not considered to be of major structural significance or would not materially affect the value of the property.
- 2 Save as hereinafter provided, the Surveyor will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of the inspection.
- 3 The Surveyor will inspect as much of the surface area as is practical and will lift loose floorboards and trap doors where accessible, but he will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or are not readily accessible. Inspection will, therefore, exclude both the roof space, if there is no reasonably accessible roof hatch, and the outer surfaces of the roof, if they cannot readily be seen. No part of the property which cannot be seen from within the grounds of the property or the public highway will be inspected. Similarly inaccessible flat roofs over 3m (10 ft) above ground level will not be inspected. Furniture will not be moved and floor coverings will not be lifted, except so far as the Surveyor may consider reasonably practical at his sole discretion.
- 4 Except where the contrary is stated, parts of the structure, woodwork and services which are covered, unexposed or inaccessible will not be inspected and will be assumed to be sound and in good repair.
- 5 The report is based on the condition of the building at the time of our inspection. No liability can be accepted for any deterioration to its condition after the date of the inspection.
- 6 The report will not purport to express an opinion about or advise upon the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.
- 7 The Surveyor will not be responsible for arranging the testing of services unless specifically instructed to do so. Specialist tests will be carried out for an additional fee if it is so agreed.
- 8 A general comment only will be made on outbuildings, grounds and other features such as Tennis Courts and Swimming Pools and the condition of the boundaries.
- 9 Unless otherwise expressly stated, in making the report the following assumptions will be made:-
 - a that no high alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the property or has since been incorporated;
 - b that no asbestos or any other harmful material has been used in the construction of the property including any finishes or coatings or claddings or laggings;
 - c that there is no contamination or vegetation capable of causing pollution of the ground or buildings at either the subject property or neighbouring properties and that the property is not being, nor has ever been put to any contaminative uses;
 - d that no toxic mould either visible or covered exists at the property;
 - e that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown;

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- f that the property and its value are unaffected by any matters which would normally 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, nor its use, nor its intended use, is or will be unlawful;
- g that inspection of those parts which have not been inspected would neither reveal material defect nor cause the Surveyor to alter the value materially;
- h That Planning Permission, Listed Building Consent, Building Regulation Consent and Completion Certificates have been obtained for all current uses and buildings, the property complies with all necessary statutory requirements and that there are no outstanding matters or Notices to prevent the continuation of the current uses.
- j The property has not flooded and there are no factors or circumstances giving rise to difficulties in procuring Buildings Insurance on the usual unrestricted terms or that would result in the payment of unusually high levels of Buildings Insurance Premium.

The Surveyor will be under no duty to verify these assumptions as they should form part of the pre-contract investigations and searches undertaken by your legal advisers.

- 10 The Report is provided for the sole use of the named Client and his Professional Advisers. The Surveyor accepts responsibility to the Client alone for the purposes herein stated and that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor but accepts no responsibility whatsoever to any person other than the Client himself. Any such person relies upon the report at his own risk.
- 11 The provisions of The Contracts (Rights of Third Parties) Act 1999 are expressly excluded.
- 12 The Surveyor will act exclusively for the Client in respect of this property so long as the Client continues to actively pursue his intended purchase, but reserves the right, if after 30 days from the date of the report the Client appears not to be pursuing the purchase, to accept instructions from any other party interested in the same property.
- 13 The written Report will take precedence over any verbal advice given prior to its being received.
- 14 The Survey of Condition does not include a Market Valuation or a Reinstatement (Fire Insurance) Valuation. Should the Client require either of these Valuations, separate Terms and Conditions would apply and a further fee would be payable.
- 15 This survey and report is only valid under UK jurisdiction and English Law.
- 16 Grillo LLP - Chartered Surveyors has a Complaints Handling Procedure to comply with RICS requirements, a copy of which is available upon request.
- 17 The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 apply to this service. They provide you with a right to cancel the contract within 14 days of it having been created. By signing below, you agree to waive your rights to cancellation.

I/We request Grillo LLP - Chartered Surveyors to provide a copy of the report of a Survey of Condition of The Barn, Hall Road, Bramley, Surrey GU5 0AX.

I/We undertake to pay the agreed fee by cash/cheque or direct Bank Transfer prior to the inspection for the Survey of Condition being made.

We have paid by direct Bank Transfer



We enclose a cheque in settlement of the fee



I/We confirm that I/We have read, understand and accept the Terms and Conditions above.

Signed: C. Carlos

Date: 00.9.17

Present Address: % St. Catherine's School, Station Road,
Bramley, Surrey, GU5 0DF

T rev 10/15