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Our Ref: RBS.LW.2435

Mr S Ward,
Manor Cottage,
Aldersey Lane,
Tattenhall,
CH3 9EH

27th April 2018

Dear Mr S Ward,

RE: BUILDING CONDITION REPORT: STONE WORKSHOP, PLAS POWER, RUTHIN ROAD, WREXHAM, LL11 3BS

Further to your recent instruction, we can confirm that we carried out our reinspection of the property on 23rd April 2018 (Previously inspected 16th March 2018) and on the basis of this inspection now report hereunder, subject to the limitations detailed under those detailed in the Terms and Conditions of Engagement.

A. TERMS AND CONDITIONS OF ENGAGEMENT

A1 Particulars

A1.1 The Client:	Mr S Ward, Manor Cottage, Aldersey Lane, Tattenhall, CH3 9EH
A1.2 The Surveyor:	Platt White Partnership Nova House 94 Boughton Chester CH3 5AQ
A1.3 The Property:	Stone Workshop Plas Power Ruthin Road Wrexham LL11 3BS
A1.4 Purpose of the Report:	Building Condition Survey

A1.5	Principal Exclusions: (including Limitations on Survey and report)	Testing of the mechanical and installations has been excluded.
A1.6	Details of any special Instructions:	None
A1.7	Define Costing:	Not Applicable
A1.8	Inspection Date:	16 th March 2018/23 rd April 2018
A1.9	Likely report delivery date:	27 th April 2018
A1.10	Number of copy reports to be provided:	One
A1.11	Reports to be delivered To:	Client
A1.12	Agreed fee (exclusive of VAT):	£350.00 + VAT
A1.13	Basis for additional fees (exclusive of VAT):	Hourly rate charges
		Principal £95.00
		Senior Surveyor £80.00
A1.14	Payment date: On delivery of report and late Payment provisions.	7 days and interest at 3% above base rate for late payment.
A1.15	Date:	27 th April 2018
A2	Additional Particulars	
A2.1	Other specialists directly engaged by client Who/Responsibility for co-ordination/Liability/Costs	N/A
A2.2	Other specialists engaged by Surveyor Who/Liability/Costs	N/A
A2.3	Contractors' attendance Who/Liability/Costs	N/A
A2.4	Insurance Details – Professional Indemnity Insurance level £2 million.	
A2.5	Dispute Procedures:	Platt White Partnership complies with the Royal Institution of Chartered

Surveyors complaints handling procedure requirements. A copy of our procedure is available on request.

A3 Limitations

A3.1 Content of the Report

In accordance with these terms the Surveyor will use his or her best Endeavours to report upon:

- (a) the main aspects of the Property including assessing the site/location, the design, structural framework, fabric and services;
- (b) any requirements for further investigation arising from the inspection.

A3.2 Assumptions

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

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

A3.3 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 Building 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 that would risk damage to the Building or injury to himself, herself or any other party.
- (iii) The surveyor will not undertake any structural or other calculations.
- (iv) The Surveyor will not produce a repair schedule, planned maintenance report, feasibility report or advise on design, procurement or project management unless expressly agreed with the client.

(b) Accessibility

- (i) The Surveyor will inspect as much of the internal 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, fixtures, fittings and floor coverings.
- (iii) The Surveyor will not open up or cut into the building fabric without specific directions from the Client. Such intrusive investigations, if instructed by the client, will be at the risk and liability of the client and will be assumed to be with agreement between the client and the building owner.

(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 or other floor fabric without the express permission of the owner.

(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 applicable if there is a safe working platform available to work from. Where no safe working platform or access is available, the roof spaces will not be inspected using binoculars, but will be excluded if they cannot be seen.

(f) Boundaries, Grounds and outbuildings

If applicable and where reasonable access is available the inspection will include boundaries, grounds and permanent outbuildings but will not include temporary buildings or structures.

(g) Services

The Surveyor will carry out a visual inspection of the service installations, as instructed. Drainage inspection covers will be lifted where they are reasonably 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 reasonable and practicable. The Surveyor will report if it is considered that tests are advisable. Specialist inspection of electrical installations or gas mains will not be undertaken.

(h) Areas not inspected

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

(i) Environmental and other issues

- (i) Noise, dust, flooring or contaminated land and disturbance affecting the Property will only be noted if it is reasonably significant at the time of 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 reasonably obvious health and safety hazards to the extent that they are apparent from elements of the Property and considered as part of the inspection.
- (iii) The Surveyor will not undertake a fire risk assessment or consider fire safety risks to the extent that they are apparent from elements of the property considered as part of the inspection.

A3.4 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 view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should then be made or tests carried out by a specialist.
- (b) Subject to clause A3.3 (b) the Surveyor, based upon a limited visual inspection, will note and advise upon the presence of lead water supply pipes and asbestos.
- (c) The Surveyor will advise in the Report if, to the best of his or her knowledge, the Property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor may advise that tests should be carried out to establish the radon level.
- (d) The Surveyor will endeavour to advise if there are transformer stations or overhead power lines which might give rise to an electromagnetic 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.

A3.5 Ground Conditions

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction implications, or other forms of contamination, nor will the Surveyor advise on the adequacy of the substratum for any particular purpose unless geotechnical tests or specialist advice are commissioned by the client.

A3.6 Consents, approvals and searches

- (a) The Surveyor will be entitled to assume that the Building or site 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.

1. CIRCUMSTANCES OF THE INSPECTION

- 1.1 The weather at the time of the inspection was wet with constant rain. Revisit was dry.
- 1.2 The property was a derelict barn.
- 1.3 We accessed the property through open doors. No access was available to the first floors due to safety issues.

2. CURRICULUM VITAE

- 2.1 This report has been prepared by Robert Benjamin Sunderland, Partner in Platt White Partnership, Chartered Building Surveyors and Consulting Engineers of Nova House, 94 Boughton, Chester, CH3 5AQ.
- 2.2 I have been a Professional Member of the Royal Institution of Chartered Surveyors since 2002 and hold the post nominals M.R.I.C.S and (Hons). I graduated with a Bachelor of Science Degree in Building Surveying in 1993.
- 2.3 I have 20 years experience of commercial and residential building surveying working mainly in the areas of defect diagnosis and repair, survey and dilapidations and neighbourly matters including party wall and boundary

disputes. I have experience of the design and project management of extensions and refurbishment of commercial and residential buildings. I am currently acting on behalf of several clients in relation to defective building work.

3. THE PROPERTY

3.1 General Description

- 3.1.1 The property is a detached two-storey stone barn with a single storey brick and stone element to the right.
- 3.1.2 The stone walls are some 500mm thick with some brick infill and timber infill over the central driftway.
- 3.1.3 The roof is of slate cover over a timber suspended roof. The roof is of trusses and purlins with rafters over. There is a small pediment roof slightly offset to the front right which has now collapsed.
- 3.1.4 The windows and doors, these are ledge and brace to all elements.

3.2 Accommodation

- 3.2.1 Ground floor – 2 large rooms and 1 small room to the single storey.
- 3.2.2 First floor – no access but assume 2 large open areas.

3.3 Means of Escape

- 3.3.1 N/A

3.4 Security

- 3.4.1 N/A

3.5 Energy Efficiency

- 3.5.1 N/A

3.6 Services

- 3.6.1 We believe that the property is to be served by a shared septic tank. We would recommend that your legal adviser obtains all the papers attaining to this, its location and any drainage runs that have been laid already.
- 3.6.2 We believe that power is available to the site. Your legal adviser to confirm.
- 3.6.3 We believe that heating would be via oil or electric.
- 3.6.4 We believe that a water main has been laid to the site.

4. EXTERIOR

4.1 Roof

- 4.1.1 The roof is of slate cover, in a poor condition, set under a butt jointed ridge.
- 4.1.2 The main roof core will require stripping back. We believe you should be able to save a percentage of the slates but until they are removed the percentage could not be clarified.
- 4.1.3 The single storey roof to the right has collapsed in on itself and this again would require removal.
- 4.1.4 The property would require re-roofing as a whole.

4.2 Leadwork

- 4.2.1 N/A.

4.3 Chimneys

- 4.3.1 N/A

4.4 Rainwater Goods

- 4.4.1 Currently upvc to the property. These are poor and allowing water to cascade down the face of the stonework.

4.5 External Walls

- 4.5.1 The external walls are of 500mm thick stone to the main barn with some timber cladding above the driftway. The single storey element is of 500mm thick stone and 9" brickwork.
- 4.5.2 We will comment upon each elevation in turn.
- 4.5.3 Front Elevation
 - 4.5.3.1 This is of stone. There is some weathered pointing which will require re-pointing. The timber over the driftway is in a fair condition but water has been running down the face of the stonework, mainly to the right-hand side and vegetation is noted. The vegetation should be removed to the whole of the elevation. Once the rainwater goods and the roof is fixed the saturation from the rainwater will dry out. This would take approximately 1" per month. Following the drying period, it would be beneficial to re-point the whole of this elevation.
 - 4.5.3.2 We cannot confirm the depth of the foundations but there were no signs of any rotational movement or cracking and we believe they are capable of taking the load of the barn, but confirmation would be required to check whether they are also suitable to take the load of additional first floors insulation etc that would be required on a conversion. This can be done by a trial hole, confirming the depth and the type of the foundations and the type and condition of the ground beneath.

4.5.4 Left Hand Elevation

4.5.4.1 This again is of stone. It has had a building attached to it in the past and there was some paint and render evident and vegetation is noted to this elevation. This should be removed and again this elevation would require re-pointing and cleaning down during the refurbishment.

4.5.4.2 Rear Elevation

4.5.4.3 The rear elevation is of stone, 500mm thick. However, the far right was excessively weathered with holes visible through the 500mm stonework and there was some minor leaning of this elevation. The area to the right of the driftway, we believe, would possibly need to be partially re-built. It was also not tied-in internally with straight joints between this and the left-hand gable.

4.5.4.4 The remainder of the back appeared to be relatively plumb but again would require a full re-pointing.

4.5.5 Right Hand Elevation

4.5.5.1 This is the gable end to the main body of the property and gable end to the single storey.

4.5.5.2 The gable end to the single storey is poor, it is 9" solid brickwork and has been damaged by the roof collapsing. We believe that this gable would require to be partially re-built.

4.5.5.3 Again, there was old paint and lime wash to the end gable and this would require a general clean down in the conversion.

4.5.6 Walls Generally

4.5.6.1 The walls are generally in a fair condition, the majority being relatively plumb in the vertical and horizontal nature, however the rear left element will require works in partial re-building to ensure that the walls are plumb and fully pointed with no holes. It may be difficult to source the additional stonework required for the re-build and this should be budgeted in within your conversion and also clarification should also be obtained from the Planners as to whether an exact match would be required for the stone. The single storey element may be able to be used to rebuild the rear and a new element used to construct the single storey.

4.5.6.2 The wall can be rebuilt in cavity blockwork and re faced in stone.

4.5.6.3 The brick arches and lintels appear to be secure with no signs of any major defects above them across the barn and the timber lintels should be removed

and reinstated with stone or concrete, or proprietary lintels with stone dressing.

4.6 Windows

4.6.1 N/A. All would be removed and replaced during the construction.

4.7 External Doors

4.7.1 N/A. All would be removed and replaced during the construction.

4.8 External Joinery

4.8.1 N/A. All would be removed and replaced during the construction.

4.9 Above Ground Drainage

4.9.1 N/A

4.10 Other

4.10.1 N/A

5. INTERIOR

5.1 Roof Structure

5.1.1 The roof structure has been affected by water ingress and is in a poor condition. As looking at the property to the far right, the last truss has rotted and dropped into the first floor. This is why there is a sag on the right-hand side of this roof, and water damage has rotted purlins and rafters and this roof would be required to be stripped back, calculations undertaken on the purlins and rafters with regard to the additional insulation being provided and their spans, but this would be required for Building Regulation Approvals.

5.1.2 We also noted that the truss is retained to the right-hand side. The left-hand side has only 1.3 to 1.4 from floor level to the underside of truss and this is not suitable for habitable accommodation and additional design would be required for the internal trusses or supports to the purlins to increase the head room under the truss.

5.2 Ceilings

5.2.1 N/A

5.3 Internal Walls and Partitions

5.3.1 The internal walls are of exposed stone and some brickwork, generally in a fair condition, however the rear left again, as looking at the property has excessive spalling of brickwork. There are large gaps evident where daylight is visible through the 500mm wall and we believe that this wall has

moved out slightly as this can be seen on the purlin and there is a very poor joint to the left where it abuts the end gable. This is the wall that we have previously noted would require a partial re-building.

5.4 Floors

- 5.4.1 The floors are of either concrete or brick. These would require removal for the conversion to allow insulation to be provided so we will not comment further. However we would reference the fact that it will be costly to remove the concrete area and there is also a large concrete block in the right hand part of the barn and we believe that this was once to hold down machinery.
- 5.4.2 To the first-floor water damage has rotted joists and boards and it is unsafe to access the first floor. Again, we would believe that the majority of the timbers would need to be replaced.
- 5.4.3 There are large timber beams evident. Several of these could be reinstated but they would need to be calculated again and also checked for fire rating and char rating and other beams noted were of newer timber flitch beams. All these beams would need to be checked within the Building Regulation Application.

5.5 Internal Doors

- 5.5.1 N/A

5.6 Windows

- 5.6.1 N/A

5.7 Internal Joinery

- 5.7.1 N/A

5.8 Kitchen Fittings

- 5.8.1 N/A

5.9 Sanitary Fittings

- 5.9.1 N/A

5.10 Fireplaces

- 5.10.1 N/A

5.11 Structural Stability

- 5.11.1 We believe that the property is structurally sound and fit for conversion, but work will be required to the rear left of the property.
- 5.11.2 You will also need to confirm the depth of the foundations. As there will be some additional loads provided to the property.

- 5.11.3 You should also be aware that excavation of the floors to allow for the new thermal ratings could be some 300mm to 400mm deep and this would need to ensure that this does not undermine the foundations. This is another reason why the depth of the foundation should be clarified.

5.12 Damp

- 5.12.1 Penetrating damp has appeared throughout the whole of the property and we believe that rising damp would be evident. This would need to be addressed in the conversion.

5.13 Wood Rot and Woodworm

- 5.13.1 There is evidence of wet rot affecting the property. If left, this could turn to dry rot and all timbers affected should be removed and there was slight evidence of woodworm within the property. Again, this should be treated. If any timbers are retained these should be treated.

5.14 Deleterious and Dangerous Materials

- 5.14.1 None noted to the property, but we did not do a full inspection due to not being able to access the first floor. We did note some cementos asbestos board within the grounds to the property, crushed up and disposed of around the perimeter.

5.15 Other

- 5.15.1 You should be aware that Building Regs will be required for the barn and this will entail a new ground floor with insulation, new roof with insulation and new internal wall linings with insulation up to current standards, new floors and then the full fit out is required.

6. BUILDING SERVICES

6.1 Electricity

- 6.1.1 We believe that power is on the site, but you would need to budget for connection to your property.

6.2 Gas

- 6.2.1 We do not believe that gas is evident. We believe that there would be oil or electric heating.

6.3 Water

- 6.3.1 We would believe that water is available on site, again this would need to be connected to your property and a cost obtained for this.

6.4 Central Heating & Water Heating

- 6.4.1 We would believe that you would be providing an oil or Calor gas heating, or possible electric and this should be decided at Building Regulation time.

6.5 Below Ground Drainage

- 6.5.1 The property has the availability to connect to a septic tank and we noted when we ingressed the property that drains have been provided to the roads. It would be beneficial to obtain all the papers attaining to this and ensure that they are fully fitted to Building Regulation Approval.
- 6.5.2 We believe that your rainwater goods would need to be taken to a soak-away and all foul drainage to be taken to the Package Treatment Plant. Details to be confirmed.

7. EXTERNAL AREAS

7.1 Outbuildings

- 7.1.1 None.

7.2 Boundaries

- 7.2.1 The current boundaries to the property are of timber fencing. This is a new additional. It would be beneficial to clarify that this is within the purchase of the property.

7.3 Grounds

- 7.3.1 The property has relatively large grounds accessed off a shared road and we believe this would possibly be adopted by the management company. It would be beneficial to check who is to maintain it. Currently it is of limestone with concrete edges and gullies fitted. It would be beneficial to clarify whether this is to have tarmac or finished in another format and also to clarify who is to pay to finish the road and maintain it.
- 7.3.2 The grounds themselves have been levelled, however there was excessively debris within it, rocks, bricks asbestos sheeting, tyres, glass and timber. This would be very costly to grade. You should be fully aware of the cost of grading this garden to remove all debris and rubbish from it. We cannot confirm whether any contaminants are evident.
- 7.3.3 We would recommend that you obtain a budget coat to remediate the grounds as this cost may need to be adjusted against the purchase price.

8. ENVIRONMENTAL

8.1 Coalmining

- 8.1.1 The property is in an area of coalmining activity. We believe a report would be required. This may have been done on the Planning stage. Legal adviser to confirm.

8.2 Flood

- 8.2.1 The property is not in an area of known flood.

8.3 Radon

- 8.3.1 The property is in an area of known radon and this should be adjusted for in the Building Regulation Approvals. A radon barrier would need to be provided within the ground floor slab.

9. LEGAL

9.1 Planning and Building Regulations

- 9.1.1 We believe that Planning has been obtained for the barns. We would recommend that your legal adviser obtains all the papers attaining to this, we would be happy to inspect the planning approval and any conditions put upon the conversions as these can have a cost implication.
- 9.1.2 Building Regulations would be for you to prepare prior to your construction and renovation of the barn.
- 9.1.3 Details of the previously constructed roads and drainage system should also be obtained.

9.2 Tenure

- 9.2.1 We believe the property is freehold with vacant possession. We would however recommend that your legal adviser be asked to confirm this.

9.3 Restrictive Covenants

- 9.3.1 We are unaware of any restricted covenants. Your legal adviser to confirm.

9.4 Shared Costs

- 9.4.1 We do believe that there would be some shared costs, possibly in the road, drains and septic tank and possible external lighting. Your legal adviser to confirm.

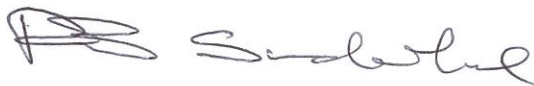
10. CONCLUSIONS AND RECOMMENDATIONS

- 10.1 The property is a vacant barn and will require a full refurbishment along with possible some re-building of the rear left, and you should be fully aware of the cost of this renovation and also the cost implication of grading the garden.
- 10.2 Current costings for conversion to include part external, landscaping and fully decorated and carpeted is £1300/m² plus vat at 5%. This information is from current builds in Cheshire, there may be some savings that can be made but this would be the upper figure to convert to a good standard.

- 10.3 We strongly recommend that you instruct a quantity surveyor or a competent builder to provide you with a quotation for the barn conversion and all associated works, prior to committing to the purchase so that you are fully aware of the cost to convert.
- 10.4 The agents should also be requested to provide a value on completion so you can be fully aware of any future re sale figures..

Please do not hesitate to contact the writer if you have any queries at all relating to the contents of this report. I would be happy to discuss any aspect with you further.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'R. B. Sunderland', written in a cursive style.

R. B. Sunderland
BSc (Hons) MRICS
For and on behalf of Platt White Partnership