

Our Ref: SB/04/08

Mr R & Mrs A Weate 146 Victoria Park Road Fairfield Buxton SK17 7PB The Estate Office North Rode Congleton Cheshire CW12 2PH

Tel: 01260 223773

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Dear Mr & Mrs Weate,

4<sup>th</sup> August, 2017

Re: BT Repeater Station, Manchester Road, Longhill, Fernilee, Buxton, SK17 6ST



Thank you for your kind instructions requesting me to inspect the above property in connection with your proposed purchase and finance.

This report is a Brief Building Survey in accordance with a request by the loan facilitator's Chartered Surveyors, Edward Cooper Young. I spoke to Stuart Sherwood (Chartered Surveyor) of the aforementioned firm and confirmed that my report will be suitable for their purposes and can be used by their firm in formulating their report and advice to their clients your loan facilitator.

#### CHARTERED SURVEYORS BSc. Valuation & Estate Development



Mark J. Bullock BSc MRICS NDA Property Consultants Managing and Letting Agents Valuers and Surveyors Compulsory Purchase and Compensation Landlord and Tenant and Land Law Specialists www.markbullock.co.uk



I attended the property on Tuesday 1<sup>st</sup> August 2017 having obtained keys from Nina Lubman the Estate Agent in Buxton instructed with the sale.

The subject property is a disused BT repeater station. The property is located to the north east of Buxton town centre off the A5004 Manchester Road on a south facing slope above open fields outside of the Peak District National Park at 390 metres above mean sea level.



The property is constructed with an external skin of locally quarried sandstone under flat roof coverings with mineralised layered felt.

The property is believed to have been constructed prior to 1954.

### Accommodation:



Double softwood doors to **Entrance Lobby** -  $3.0m \ge 2.2m$ . Ceiling height 4.25m. **Small Room 1** –  $4.27m \ge 2.4m$  **Large Room 2** –  $8.1m \ge 7.45m$ Double doors to **Room 3** –  $12.9m \ge 6.6m$ . Rear double doors onto outside ramp access. Ceiling height 3.6m. **Room 4** –  $12.4m \ge 2.7m$ . Room height 2.4m.

# Large Room 2:



Double doors to **Room 3**:





#### Room 4:



### **Outside:**

There is a stone wall boundary enclosing the site 50m x 24m approximately.

There is a right-of-way benefiting the neighbouring farmer across the north of the site between the fence line with the road embankment and the stone wall enclosing the site.



## **Condition:**

The property is in good structural order with historic settlement cracks to the lower south east corner.



There is a missing downspout to the south corner of the building that is causing damp penetration into Room 4.



There has been damp ingress under the east and south facing windows of Room 3 which has been remedied by the insertion of a damp proof membrane under the stone sills as shown in the photograph. Dampness is still penetrating the structure beneath the south window. This requires the replacement of the window and resealing to its reveals and an inspection of the damp proof membrane to ensure that it is shedding water out of the structure.



There are parapet walls with concrete flags beneath which are damp proof membranes. Pointing of these flags is required to prevent water running down the stone faces for they should shed water away from the structure.



There is hollowness to the floors of Room 3 and 4 either side of the internal divisional wall approximately 2 metres from the southern gable. I am of the opinion that this is related to settlement of the sub floor fill and is unlikely to continue further. I however recommend that the floor is opened up and the void examined prior to rebuilding with hardcore up to the existing asphalt level.

I found the presence of asbestos containing material in the entrance lobby and Room 1. The asbestos is contained within bitumen vinyl tiles to the floor. These tiles can be easily removed and disposed of to specialist waste transfer station site.



Asbestos cement ducting was present to the floor in Room 2 to its northern wall. This ducting can easily be removed and disposed of to a specialist waste transfer station site.



Located to the west side of the site below ground level are two tanks which were used to contain fuel oil for the generators that were housed within the site. The lower tank is foam filled and the higher tank contains oil.

An environmental assessment has been undertaken by Environ in April 2014. They undertook trial pits and analysis of the sub strata finding that the land is heavy clay. They are of the opinion that the risk of contaminated land is to be a low risk.

## **Planning:**

Planning was granted under Planning Consent Application No HPK/2014/0235 for a four bed residential dwelling.

#### **Conclusion:**

I am of the opinion that the disused British Telecom Repeater Station is a suitable property to convert to residential and has minor environmental considerations that need dealing with such as the removal of the low risk asbestos.

Yours sincerely

Mark J Bullock

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