



**Chartered Building
Surveyors**



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Survey Report

At the premises:

**The Old Workshop
Holly Farm
Kinder Road
Hayfield
SK22 2LE**

Prepared for:

Ian Shaw

Prepared by:

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1.0 Introduction

The purpose of this report is to assess the structural condition of the building.

This report is for your exclusive use and of your professional advisors, to whom liability in respect of its contents will be limited.

The property was inspected on 19th November 2020 by Simon Jones BSC (Hons), MRICS.

The weather conditions were fine and dry.

The limitations of the report are:

- External inspection was carried out from ground level only.
- No liability can be accepted for areas of the property which were unseen due to restricted access.
- No floor voids, roof voids, ceiling voids etc were inspected.
- No foundations were inspected
- No liability will accepted for the presence of mining activity in or around site.

2.0 Description of Property

For the purpose of this report the 'Old Workshop' is south facing. It is assumed the building was constructed at least 50 years ago.

3.0 External Inspection

3.1 Roof

The roof was constructed as a pitched roof running east to west with profiled cement sheet roof cover.

The roof appeared in reasonable condition.

3.2 Main External Walls

The main walls are constructed of brick and rendered to the east and west.

The walls appeared in reasonable condition.

3.3 Foundations

No trial hole investigations have been undertaken by us to establish the nature of the sub-soil or establish the type and condition of the foundations.

Notwithstanding the comments above and due to the condition of the external walls, the foundations appear adequate for purpose.

It is vital to ensure that drains around a property are maintained in good order because leaking drains can wash away fine particles in sub-soils causing sub-soil erosion and foundation movement.

4.0 Internal Condition

No internal inspection was possible.

5.0 Conclusions and Recommendations

The building will be removed as part of the proposals.