



**Chartered Building
Surveyors**



**SJ Design Limited
The Old Co Op Building
Church Street, Hayfield
High Peak SK22 2JE**

**Tel: 01663 742903
Fax: 01663 741268
Email: info@sjdesign.net
Web: www.sjdesign.net**

Survey Report

At the premises:

**Agricultural Barns 1, 2, 3 and 4
Ravens Leach Farm,
Birch Vale**

Prepared for:

Jan Butler

Prepared by:

Simon Jones BSc (Hons), MRICS
SJ Design Limited
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE

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1.0 Introduction

The purpose of this report is to assess the structural condition of the Barns for the suitability for conversion to living accommodation.

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

The property was inspected on 18/04/2024 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 Figure 1 identifies Barns 1 - 4.

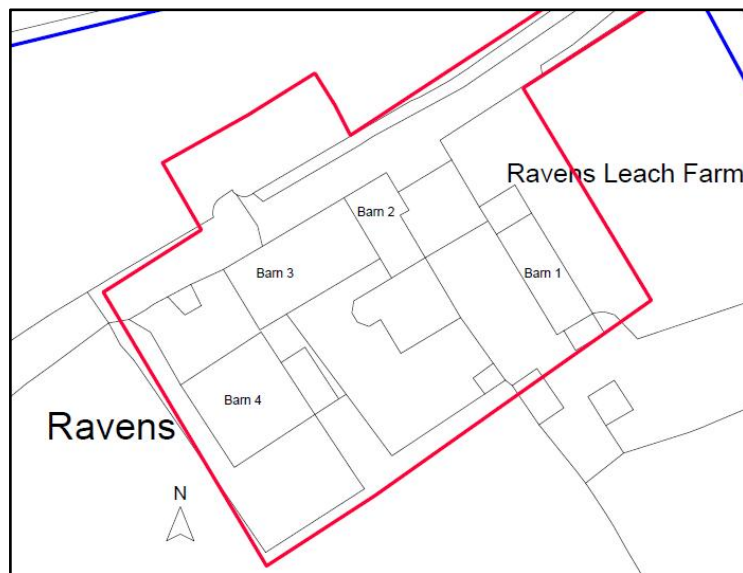


Figure 1: Location of Barns

3.0 Structure

3.1 Roof

Barn 1.

The roof was constructed as a pitched roof with corrugated cement board roof cover and timber structural members. The southerly section of the roof has partially collapsed and will need to be replaced.

Barn 2.

The roofs were constructed as pitched roofs with stone slate roof cover and timber structural members. No major works to the roof structure are anticipated. Any individual roof timbers found to be decayed to be replaced on a like-for like basis. The roof timbers should be treated.

Barn 3.

The roof was constructed as a pitched roof with corrugated cement board roof cover and concrete frame structural members. No major works to the roof structure are anticipated.

Barn 4.

The roof was constructed as a pitched roof with corrugated cement board roof cover and concrete frame structural members. No major works to the roof structure are anticipated.

3.2 External Walls

Barn 1

The external walls are constructed of natural gritstone and are approximately 450mm thick. Localised areas will need to be replaced/repared as required.

Barn 2

The external walls are constructed of natural gritstone and are approximately 450mm thick and appeared in good condition throughout.

Barn 3

The external walls are constructed of blockwork and corrugated sheet cladding and appeared in good condition throughout.

Barn 4

The external walls are constructed of blockwork and corrugated sheet cladding and appeared in good condition throughout.

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 of the Barns.

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.

End