BUILDING SURVEY



"THE LINDENS"

74 HIGH STREET,

HEYTESBURY.

BA12 0ED

3PI.CO.UK

CHARTERED SURVEYORS AND VALUERS

Philip Noble Wood, Dip. RSA., MRICS,

RICS Registered Valuer. Chartered Building Surveyor.

13 February 2023

Client:

James Trayhurn & Annabel Scholey

Surveyor:

Philip Noble Wood, Dip RSA, MRICS, RICS Registered Valuer, Chartered Building Surveyor.

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AVSV Member Number: 413 RICS Member No 1143783

Date of Inspection:

13 February 2023

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Property:

"The Lindens", 74 High Street, Heytesbury, Warminster, Wiltshire, BA12 0ED

Weather:

At the time of inspection, the weather was dry with bright sunshine.

Circumstances of inspection:

The property was occupied and fully furnished on inspection with the vendor present.

Limitations to inspection

Floors were mostly covered with fitted carpet or other finishes.

Related Party Disclosure

So far as we are aware there are no conflicts of interest as defined by relevant RICS documentation.

“THE LINDENS”, 74 HIGH STREET, HEYTESBURY, WILTSHIRE, BA12 0ED





East Gable Elevation

Tenure:

We understand the property Tenure is Freehold with title absolute with part a flying freehold and we assume without unusual restrictive or onerous covenants and with vacant possession on legal completion.

Shared Service:

We understand that the private septic tank drainage is shared with the neighbouring property (Number 73 High Street) although the tank is located within grounds belonging to “The Lindens”.



Rear Elevation

Legal advisor to confirm responsibility for maintenance and ownership of all boundary treatments.

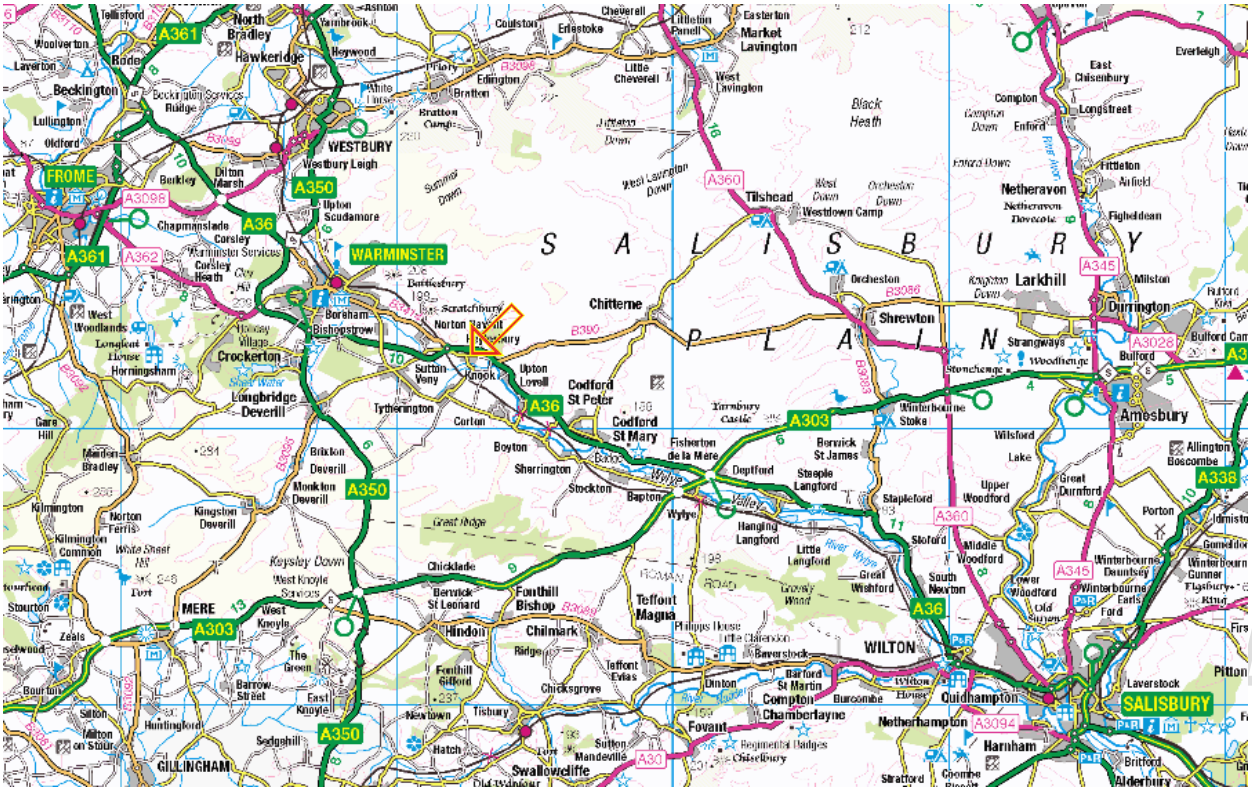


Rear Staircase to the roof terrace.

Description

The property is a semi-detached house with three reception rooms, five main bedrooms, one with a dressing room and Juliet bathroom, box room, house bathroom; of mainly two storey construction built in the C18th with a rear extension being C19 th under a mainly pitched roof with a central valley gutter, located in a good sized flat garden including a greenhouse, garden store and single storey extension incorporating a flat roof terrace with access from the rear garden via a wooden staircase or from the first floor interior of the house.

Location Plan


SALISBURY PLAIN
WESTBURY
WARMINSTER
FROME
MERE
GILLINGHAM
SALISBURY
WILTON
Amesbury
Tilshead
Chitterne
Shrewton
Larkhill
Durrington
Netheravon
Codford St Peter
Codford St Mary
Heytesbury
Chilmark
Fonthill Bishop
Teffont Magna
Hindon
Sutton Veny
Upton Lovell
Longbridge Deverill
Crockerton
Horningsham
Maiden Bradley
Kilmington
Stourton
Zeals
Bourton
Mere
Wincanton
Hawkeridge
Beckington
Frome
Westbury
Warminster
Chapmanslade
Corsley
Upton Scudamore
Tytherington
Boyton
Sherrington
Stockton
Bapton
Deptford
Steeple Langford
Hanging Langford
Little Langford
Great Wishford
South Newton
Stapleford
Upper Woodford
Middle Woodford
Lower Woodford
Berwick St James
Winterbourne Stoke
Wilsford
Lake
Great Durnford
Porton
Allington
Boscombe
Bulford
Figheldean
Milston
Everleigh
East Chisenbury
Longstreet
Enford
Compton
Netheravon
Fittleton
Orcheston
Westdown Camp
Market Lavington
West Lavington
Littleton Panell
Cheverell
Easterton
Erlestoke
Coulston
Edington
Bratton
Imber
Black Heath
Summer Down
Westbury Leigh
Dilton Marsh
Burkley
Oldford
Lullington
Beckington Railway Station
Woolverton
Rode
North Bradley
Yarnbrook
Heywood
Ashton
Tellisford
Norton Bavant
Knook
Scratchbury
Battlesbury
Boreham
Bishopstrow
Corsley Heath
Corsley
Chapmanslade
Longleat
West Woodlands
Longleat House
Horningsham
Crockerton
Longbridge Deverill
Tytherington
Corton
Codford St Peter
Codford St Mary
Sutton Veny
Upton Lovell
Knook
Norton Bavant
Scratchbury
Battlesbury
Boreham
Bishopstrow
Warminster
Dilton Marsh
Westbury Leigh
Westbury
Frome
Beckington
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Amesbury
Wilsford
Lake
Great Durnford
Porton
Allington
Boscombe
Upper Woodford
Middle Woodford
Lower Woodford
Stapleford
Berwick St James
Winterbourne Stoke
Hanging Langford
Little Langford
Great Wishford
South Newton
Steeple Langford
Deptford
Wylye
Stockton
Bapton
Sherrington
Boyton
Fisherton de la Mere
Codford St Mary
Codford St Peter
Tytherington
Corton

Type

Private Residence.

Year Built

We estimate the date of original construction of the property to be approximately 1780 with more recent extensions and alterations.

Orientation

The front elevation faces approximately North.

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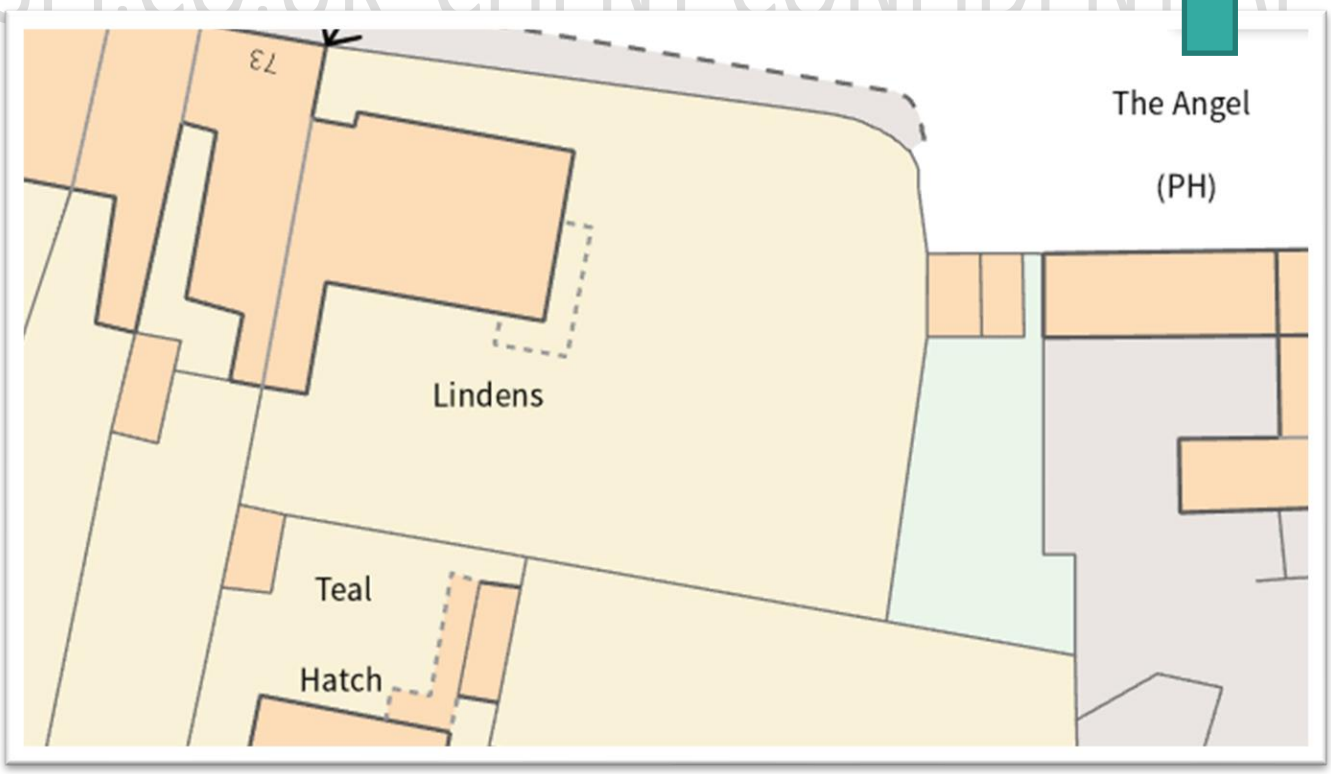

Accommodation

Ground floor:

Entrance Hall, Open plan Drawing Room, Dining Room, Sitting Room, Kitchen with breakfast area, Side entrance lobby, Utility, Store and W.C

First Floor:

Five Bedrooms, Dressing Room, Juliet Bathroom, House Bathroom. Two storerooms.

External

Green house, Garden store, Store room, 2 X Concrete garages.

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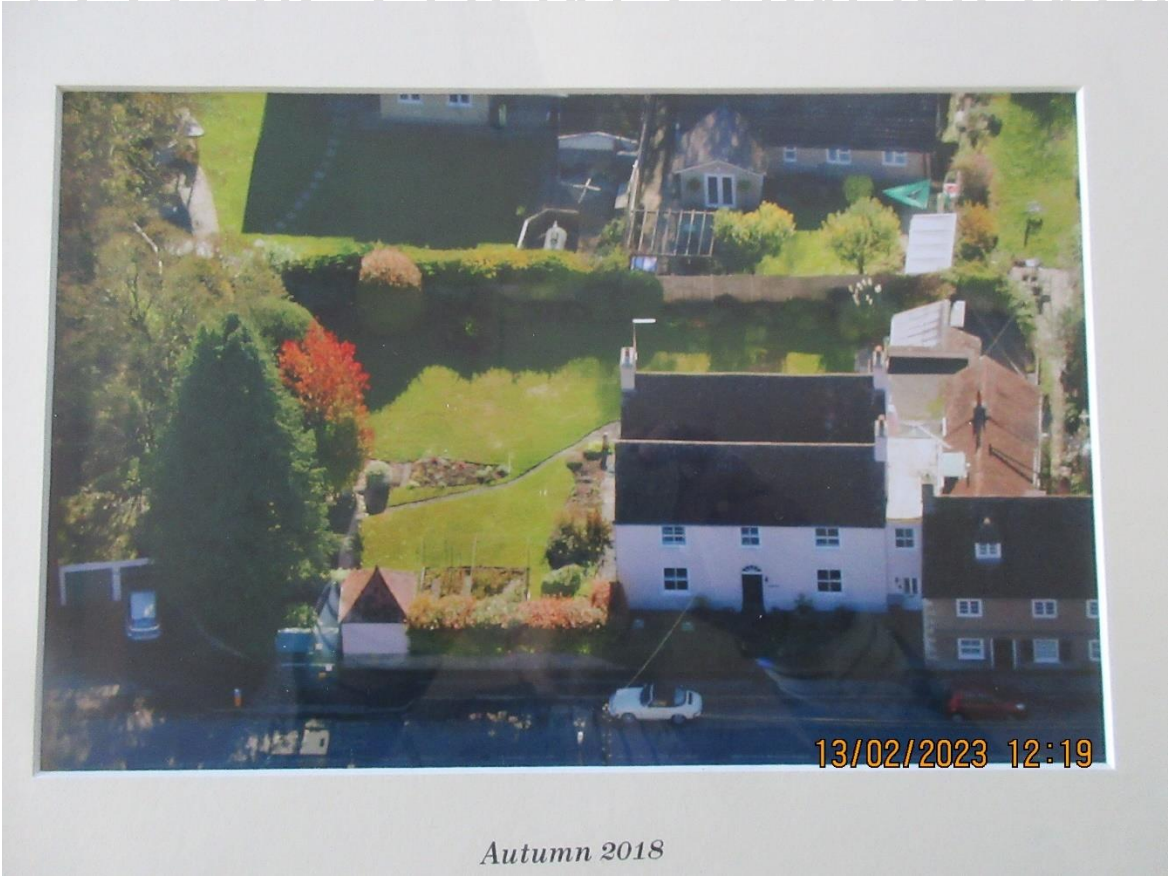
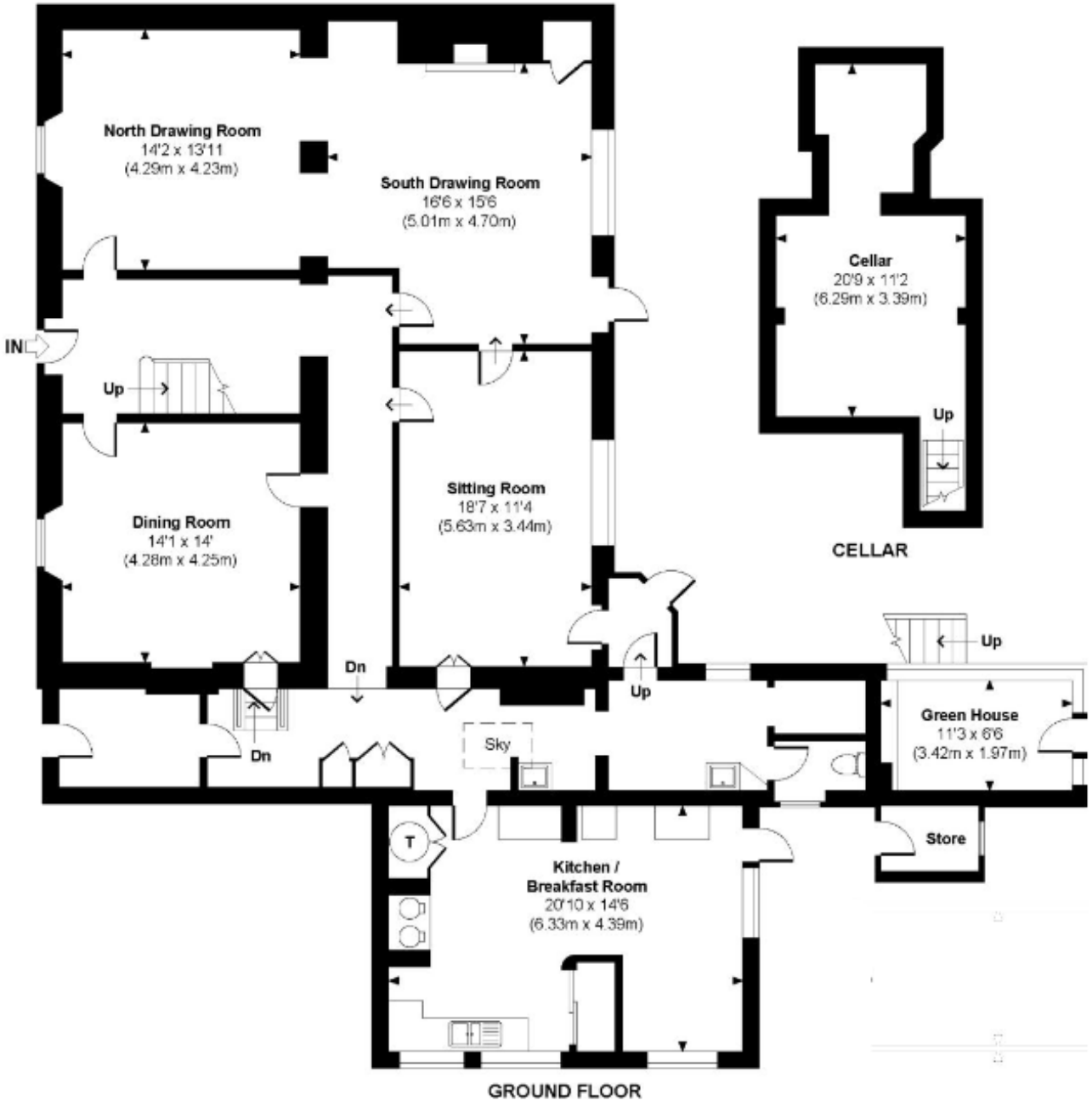
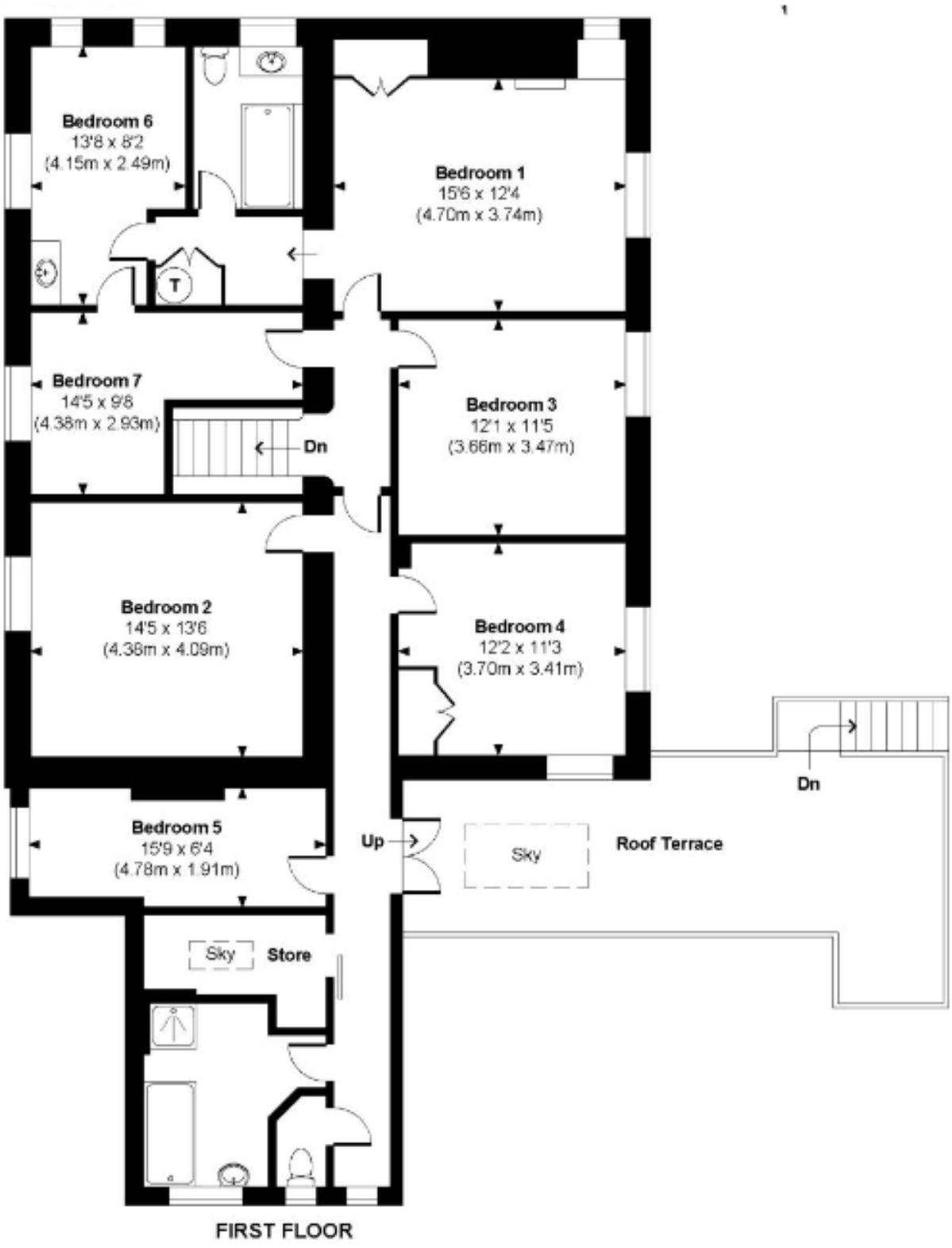


Floor Plan

Ground Floor and Cellar



First Floor



FIRST FLOOR

Floor Area

332 Square Metres (Woolley and Wallis)

Construction

Main walls	Solid brick and render finish.
Roof	Mainly pitched with plain clay tiles. Part copper roof. Mineral felt.
Floors	Solid and timber suspended construction.
Windows	Part timber, part uPVC framed and mainly single glazed with some secondary glazing. Aluminium roof light.

Means of Escape

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Adequate means of escape in case of a fire in the property is relevant to all occupiers, guests and visitors to dwellings either houses or flats. The fire risk is covered by the current Building Regulations by Approved Document B, (fire safety, B1 - means of escape). Dwellings constructed from about 1980 onwards should have been built in accordance with the relevant Building Regulations then current at the time of construction. Subsequent alterations and extensions, especially garage conversions and loft conversion or extensions may have been undertaken without proper Building Regulations observance and the work may not be compliant without a final Building Regulations Approval Certificate.

Older property built before the introduction of National Building Regulation Standards may never have been compliant as it predates the introduction of Building Regulations as is the case with the subject property.

We recommend that upon taking occupation or as the occupier you consult with the local fire safety officer and seek advice on what improvements need to be made to minimise fire risk. We recommend you obtain quotations for the recommended work and instruct a suitable contractor to undertake any works.

Security

It is important that all external doors and windows provide an adequate level of security to prevent or slow unauthorised entry. You should confirm by reading your insurance policy that such external fittings and locks comply with the minimum standards imposed by your policy. Advice can be had from your local Crime Prevention Officer at the Police Station and your insurers may provide advice or wish to inspect your security arrangements for the property.

Energy

The property is Listed Grade II and does not require to have a Registered EPC.

We are unable to determine the quality or presence of hidden insulation and other materials behind facing materials and cannot say if any such insulation is combustible or not combustible.

The Environmental Impact Rating is not Registered

Services

Mains electricity at 240 volt and 415 volts, and water are believed to be connected.

Space Heating is by off peak electricity to two night storage heaters, one in the hall and the other in the living room.

Hot water heating is by an oil fired AGA to a large insulated hot water cylinder and by electric immersion heater to a smaller insulated hot water cylinder.

There is no mains gas in the village of Heytesbury.

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Drainage is to a private septic tank located in the South East corner of the grounds. It is approached by a footpath from High Street. We understand the septic tank is brick built and shared with the adjacent property (Number 73). We understand the vendors have recently had an inspection of the septic tank undertaken by specialist drainage contractors. The vendor has undertaken to forward a copy of the drainage engineers report to 3pi.co.uk. The report should be available within the next few days.

Facilities

Local facilities include a Bus Stop outside the property. To the Northwest the towns of Warminster and Frome, and to the South East, Salisbury, provide town centre facilities.

Local Environment

Please see: -	**Radon Risk**	**Page 16**	
	Flood Risk	**Page 17**	**Rivers and Sea**
	Flood Risk	**Page 18**	**Surface Water**
	Coal Mining	**Page 18**	

Building Reinstatement Insurance

We recommend a policy which covers the actual rebuilding cost at the time of any claim, to include the costs of alternative accommodation in the event of total loss and all professional fees or loss of rent. A readily available policy is likely to have a maximum claim limit of £1,000,000.00.

You should instruct a Quantity Surveyor to provide you with a detailed specification and insured figure for the total rebuilding cost in the event of total loss.

Grounds – Rear Garden

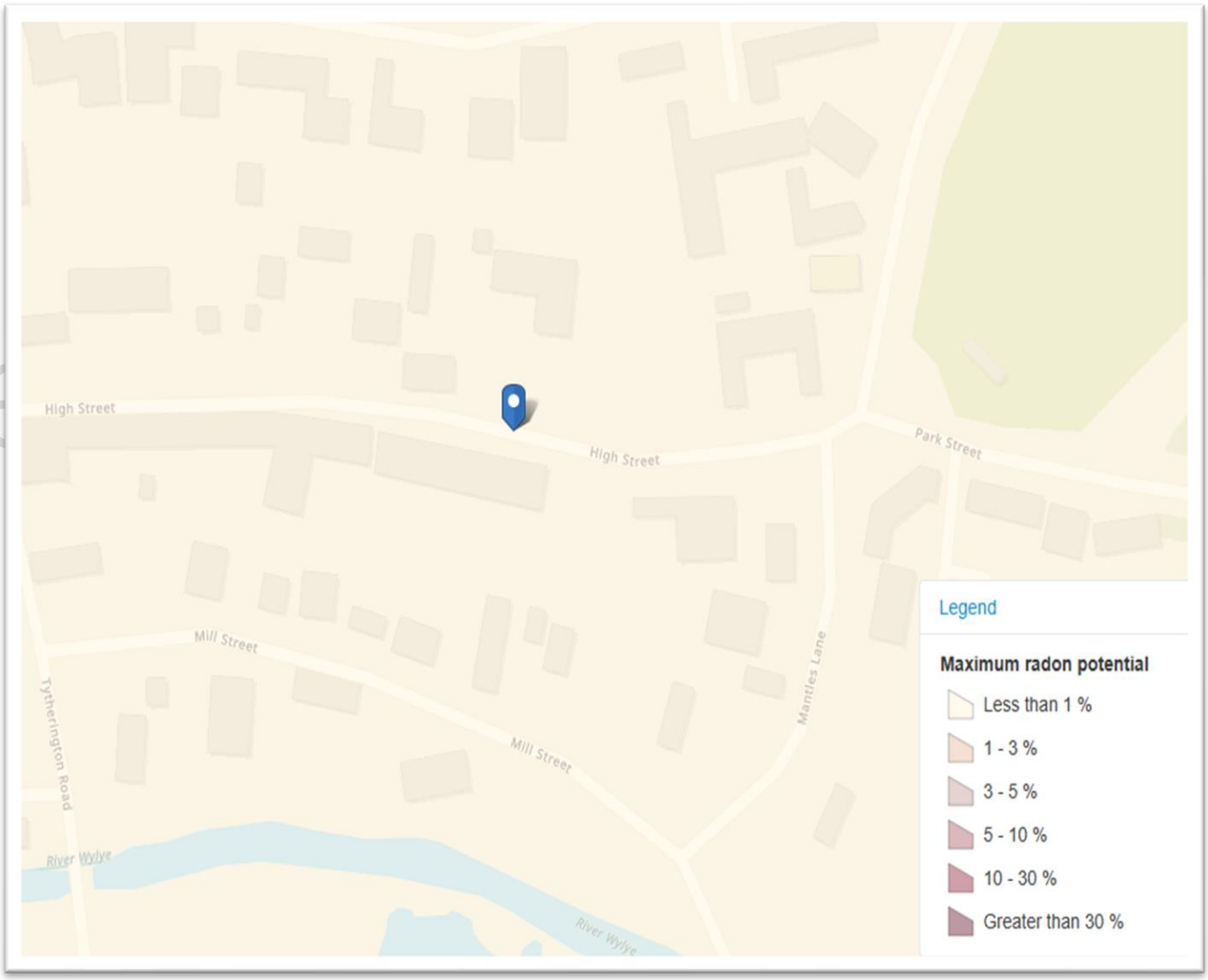


Grounds – Side Garden to the East with open fronted garden store.



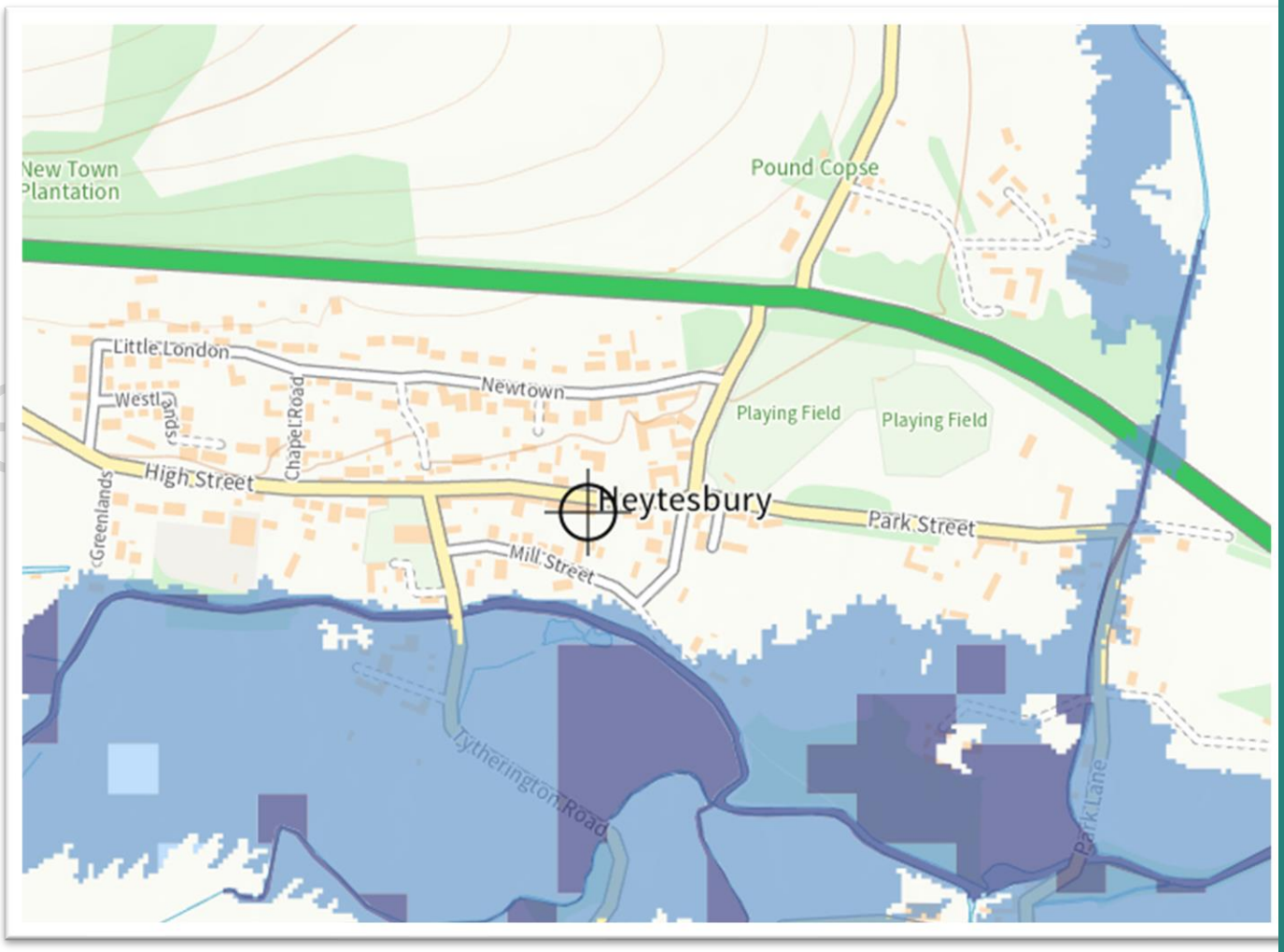
Indicative Radon Map

Examination of the Radon Map for England from the Environment Agency indicates that the area has a maximum Radon risk potential of less than 1%.



Indicative Flood Risk from Rivers or the Sea.

Examination of The Environment Agency Flood Risk Map for England indicates that the area has a LOW RISK of flooding from rivers or the sea.



Your Legal Adviser should make full enquiries of the Local Authority and with The Environment Agency to ascertain the level of risk prior to you making any further financial or legal commitment. Our report assumes that you are able to obtain building and contents insurance on normal terms. You may wish to consider using the existing insurer in order to maintain continuity of cover.

Flooding from SURFACE WATER.

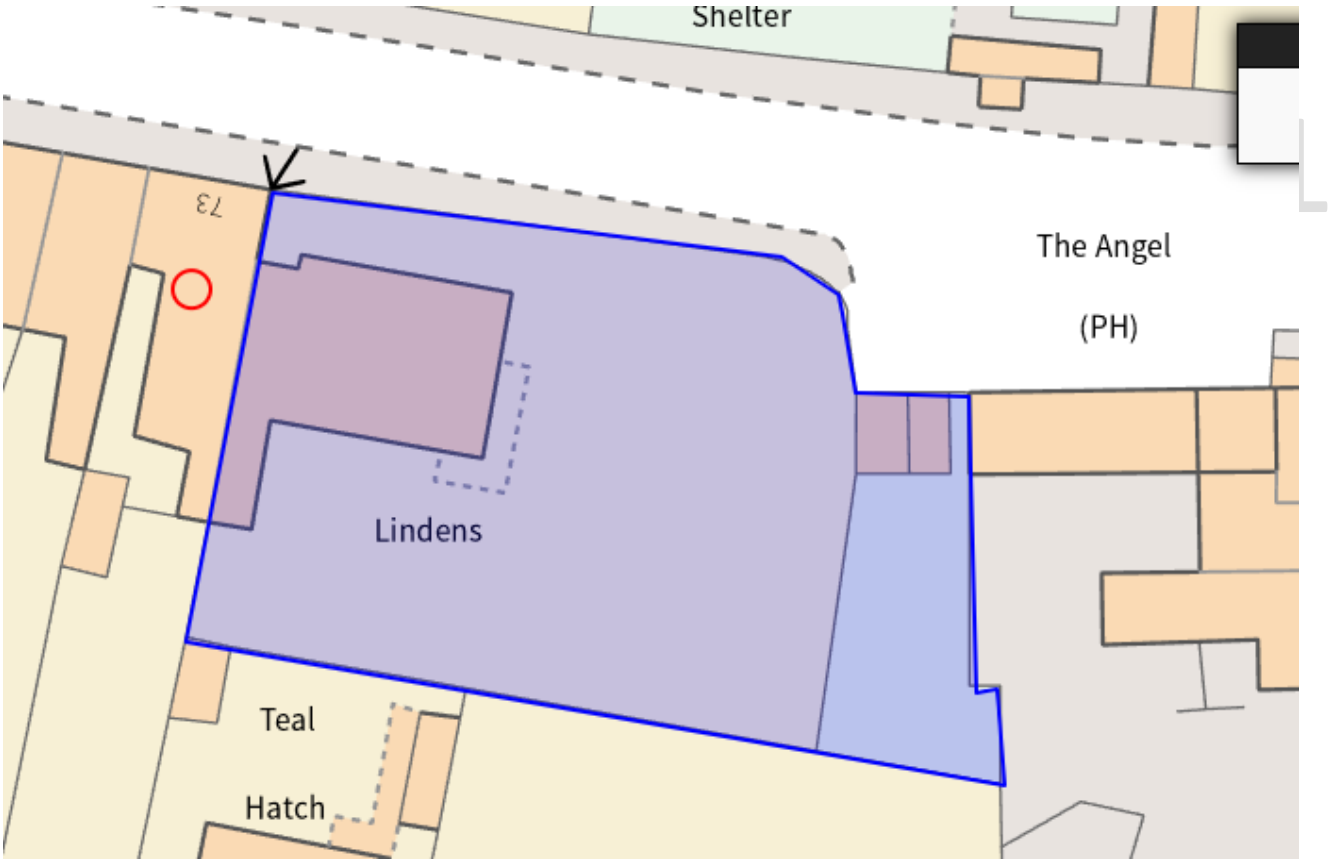
Flooding arising from surface water is unpredictable as it depends upon the volume and duration of heavy rainfall and can be affected by runoff from adjacent property, ground water saturation levels and blocked or defective drains.

MINING

A search of the Coal Authority internet web site indicated that the property is off the coalfield area.

The subject property approximate domain is shown shaded blue for the search area.

This is not the legal title plan which may differ.



The adjacent property marked with a "red O", is number 73 High Street, which shares the drainage to the septic tank and an intermediate holding tank in the rear garden of No. 73.

Listed Building Register

Location

Statutory Address: LINDENS, 74, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Heytesbury

National Grid Reference: ST 92677 42582

Details

HEYTESBURY HIGH STREET ST 92 SW (south side) 9/77 No. 74 (Lindens)

GV II

Semi-detached house. Late C18 with mid C19 rear range. Rendered brick, tiled roof, brick stacks. Parallel-range plan. Two storey, 3-windowed; sashes. Central 6-panelled door with fanlight in moulded round-arched surround, 4-pane flush sash with keystone to either side. First floor has three 4-pane sashes. Chamfered rusticated quoins to right corner of front. Left return has glazed door and C20 casements to first floor, C20 wooden fire escape. Rear has margin-pane French windows, glazed door and 2-light casement to ground floor, first floor has three 4-pane sashes with keystones. Interior has central stairs with stick balusters, wreathed handrail and shaped cheeks to treads, elliptical arches between front and rear ranges, front has 6-panelled doors, rear has 4-panelled doors in moulded architraves, internal window shutters.

Listing NGR: ST9267742582

Conservation Area



ENTIAL

Development Control

(a) All planning applications will be carefully examined to ensure all new development is appropriate in land use and visual appearance terms to the character of the area concerned. All new buildings will be expected to be of good architectural quality. They should relate in mass and outline to the existing fabric, continue the rhythm of the street scene and in character, scale and colour respect the design of neighbouring buildings.

(b) Consent will be required from the Local Planning Authority to demolish most types of building within Conservation Areas.

(c) Applications likely to be of interest to the general public will be advertised allowing the Local Planning Authority an opportunity of knowing public reaction to such proposals.

(d) Outline applications will not normally be accepted and the provisions of Article 5(2) of the Town and Country Planning General Development Order will be invoked to ensure adequate detailed information is available to the Local Planning Authority.

(e) It is expected that all new building work will be carried out in materials similar to those of the area. In examining the planning applications, careful consideration will be given to the use of appropriate building materials.

(f) A high standard of advertisement control and careful siting of street furniture will be required in the Conservation Area, and any clutter of existing signs will be reviewed. New advertisements must be in keeping with the scale and character of the building to which they are attached or which they abut.

Advertisement signs on business premises should not be higher than the top of the fascia position except in very special circumstances.

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Listed Buildings

Very careful attention will be paid to the effects of new proposals on listed buildings. Listed building consent for demolition will only be recommended in exceptional cases.

Applications for alterations to Listed Buildings will be extremely carefully scrutinised to ensure a very high standard of development.

Where appropriate, and in relation to resources available, grant aid for work of restoration of listed buildings will be recommended.

Car Parking

Where possible the needs of car parking must be met in the Conservation Area, but special care must be taken to ensure proper location of any car parks.

Trees

Existing trees will be preserved wherever possible by means of Tree Preservation Orders, and in appropriate places new planting will be encouraged. Subject to certain exemptions, notice must also be given to the Local Planning Authority of any intention to cut down, top, lop or uproot trees greater than 75 millimetres in diameter.

The property is in a Conservation Area. You will require specific permission to make alterations to any part of the property including the exterior, grounds and trees from the Local Authority Conservation Officer. You should ensure that your Legal Adviser alerts you to the implications.

Conservation Areas are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a duty to consider the designation and review of conservation areas and any proposals within the Area.

Your Legal Adviser should check to see if an Article 4 Direction is in place.

Control of development in Conservation Areas

In Conservation Areas some **permitted development rights** are restricted. This means that planning permission is needed for some changes that would usually be considered permitted development. When determining applications for development within conservation areas, the Council has a duty to assess the proposal against the need to preserve or enhance the character or appearance of the area. The **Planning Portal** provides a useful set of guidelines to help you understand when planning permission is required. The following types of householder development generally require planning permission within conservation areas, in addition to normal planning controls:

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- Rear extensions of more than one storey
- Side extensions
- The construction of out-buildings, containers or enclosures to the side of a dwelling
- Any enlargement or extension to the roof, such as inserting a dormer window
- External cladding with natural or artificial stone, render, pebble-dash, timber, plastic or tiles
- The installation, alteration or replacement of chimneys, flues or soil vent pipes on a wall or roof slope which fronts a highway and is part of the main or side elevation of the house. Or in the case of rear elevations, where the height of would exceed the highest part of the roof by 1 metre or more.
- The installation of satellite dishes or antennae on a chimney, wall or roof slope where it is visible from a highway, or on a building that is higher than 15m
- The installation of solar panels and other solar thermal equipment on a wall which fronts a highway.

We recommend early discussion with Development Control before submitting an application for development in a Conservation Area. Planning applications can be made via the Planning Portal.

Limitations

The inspection was limited to the parts of the building that could be seen from ground level within the property boundary or adjacent public areas. Condition opinions provided may be based upon the limitations of the inspection and subject to further discovery if better access is enabled.

You must have all the recommended repairs or defects raised in the report investigated and obtain quotations for the work from competent contractors before proceeding to any legal or financial commitment. If you not do so, you proceed at your own risk.

When your costs are known we recommend that you carefully consider the currently agreed purchase price without delay.

It is vital that you read the whole of this report. In the main part of the report, we will notify you of the actions you need to take prior to exchange of contracts, or any further financial commitment being made by you.

The condition opinions in the report are assessed from a visual inspection only, from within the grounds or available public observation points or internally subject to safe access. Where repairs are not attended to further deterioration may quickly take place.

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This report should be considered a brief comment upon the visual condition of the property, and it is not to be considered as a detailed inventory of every single defect. The report is compiled upon the basis of the condition as at the inspection date and no liability can be accepted for any deterioration or fault in its condition after the date of inspection.

Besides the issue of the purchase price you may also incur additional costs of Stamp Duty Land Tax, HM Land Registry charges, VAT on repairs and professional fees, legal and surveying costs, together with any charges for mortgage application fees and the cost of removal, new carpets, decorating and general household improvements.

This report must be read in conjunction with our Letter of Engagement and our Standard Conditions of Engagement for a Building Survey to RICS Standards.

We have made no investigation to check if High Alumina Cement was incorporated in the structure.

We do not investigate the historical or underground conditions and your legal adviser should make all necessary local searches.

Our inspection of the main roof voids was only made from within the roof hatch areas whilst standing on a ladder, as insulation was laid over the ceiling joists, safe access could not be made.

External Matters

Chimneys and Stacks



The chimney stack is constructed of brick with cement mortar rendered surfaces.
The chimney is weathered, with some deterioration and cracking to the render but satisfactory for its age.

We could not see the top of the chimney stack due to the height of the building and cannot comment upon the condition of any flaunching or the upper surface of the stack or chimney pots.

The flues are entirely hidden, and we are unable to comment upon their condition.
Unused flues should have the chimney capped and ventilated to prevent rain penetration.



The chimney stack is within an acceptable vertical plane.

Due to bright sunshine and deep shadow we could not fully see the junction of the chimney stack with the roof covering. It appears as though the junction is sealed with a cement mortar fillet. Such fillets tend to shrink and develop a crack at the joint with the chimney, down which rainwater can reach the interior. It would be better to install a lead flashing. (Subject to planning consent).

The chimney to the Aga.



The chimney brickwork and pointing appears to be satisfactory together with the cowl fitted to prevent down drafts. We could not see the side facing West or adjoining the wall.

It should be noted that the vertical clay tiled face of the wall to the right of the chimney is a tile hung wall on a timber frame with no secondary lining or wall behind.

The roof covering below the chimney stack requires attention. There are many damaged and slipped tiles with an attempt to divert water away from the damaged area by metal inserts. Please see the next photo.

There should be a lead flashing at the junction of the wall and the roof. The flashing should go behind the tiles on the wall and under the roof tiles. Note that tiles are slipped and damaged and require attention.

Roof Coverings



TIAL



The roof is covered with plain clay tiles.

-The ridge is approximately level with only minor deflection and undulation in the timber roof frame. The pointing to the ridge is aging but is satisfactory. Many of the roof tiles are either slightly slipped out of alignment, damaged or delaminating.

You should ask your contractor to check for defects in hidden parts not visible from ground level and until the works are undertaken you should ensure that further deterioration is prevented. Water penetrating to the interior should alert you to the need for urgent repairs. As said before there are slipped, damaged and delaminating elements.



There is some undulation of the roof but this is to be expected in a property of this age and style of construction as the timber roof carcass settles over time.

The dormer window, whilst covered with sheet copper, does not appear to have an adequate flashing at the intersection with the roof.

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The roof has a central valley gutter. This would originally have been in lead. Lead over time develops small holes and fractures and leaks as a result. Replacement with mineral felt is a short term answer which has a maximum life of about 25 years.

To replace the felt which has been laid in hot bitumen, the first three or four courses of the roof tiles and tile battens have to be removed from both sides of the roof valley.

It is clear from the amount of moss and vegetation that the mineral felt repair is reaching the end of its life, and will shortly require to be replaced. The longer-term solution is to replace with lead, but a modern alternative is to use fibreglass.

At the same time as repairs to the valley gutter are made, a roofing contractor should replace all damaged and slipped tiles on both pitched slopes and the other roof slopes facing the front and rear of the building and on the extensions and vertical wall faces.

Slipped and damaged tiles can be seen in the photo on the previous page.

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This wall, next to the chimney, is simply tile hung. There is no secondary barrier. If you removed a tile you would see into the roof void. There is a vertical cement mortar fillet between the chimney and the wall. The fillet is cracked and has evidence of recent repairs. There is a lead flashing at the base of the chimney.

Rainwater Fittings



Rear rainwater gulley.

The rainwater gutters are half round and appear to be satisfactory. Gutters and fall pipes should be kept clear of debris to ensure that the water runs away correctly.

The gaskets at the joints deteriorate over time which can be the cause of leaks and drips. The gaskets can be replaced, or the joints filled with a flexible waterproof mastic.



Cast iron fall pipes tend to rust and can crack or leak at the joints. The cast iron is showing evidence of surface rust and requires to be cleaned down and repainted.

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ONFIDENTIAL

Main walls



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Rendered external wall.

The elevations are in part cement rendered with a masonry painted finish. The render has been taken down to ground level. If an injected damp proof course is to be installed the render will bridge any new damp proof course. (DPC). This defect can be the cause of internal dampness. The correct construction would be to finish the render just above the installed DPC and fit a bell weather to allow water to drip away from the base of the wall.

The walls are solid brick walls and rendered with a masonry painted finish. We checked the walls in random places for damp internally. Although we found some slightly elevated readings none were sufficiently high to cause deterioration of the decorative finishes. Where walls have been dry lined it is not possible to test for damp in the walls behind the surface finish. The damp meter readings can also be affected by condensation.



The cement render is cracked in various places on all elevations. The above photo is of cracking at the base of the wall on the front elevation.

In the winter months rainwater can get behind the render which in freezing conditions turns to ice. Ice upon melting expands and if this takes place behind the render the expansion can cause the render to be forced away from the wall. This action can take place several times a day with each successive freezing and melting event adding to the movement of the render. Eventually the render simply falls off the wall.



Vertical cracks to the render above the window head.



Horizontal and vertical cracking in the render. This pattern of cracking will quickly deteriorate.



There are insufficient ventilation bricks and further ventilation to the suspended timber floors should be installed.

We can give no guarantee that internal damp has not already been the cause of timber defects such as wet and dry rot. Without proper ventilation the damp has no opportunity to evaporate and dry out which can be the cause of rot and fungal growth in the timbers.
Such defects are often only found when the floor is opened up to install new services such as central heating pipes or for electric cables.

Windows



NFIDENTIAL

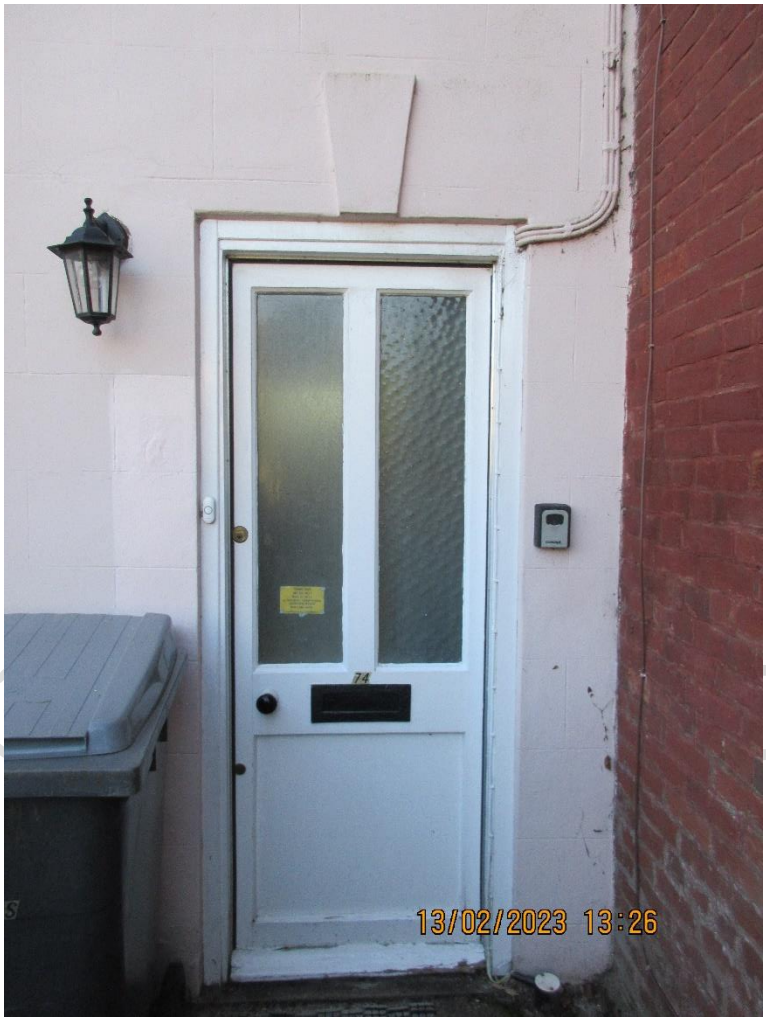
As the property is in a Conservation Area you will require planning permission to make changes to the windows. For example if you wish to replace the frames with wood look uPVC frames and double glazing you will require permission. If you wish to form new windows, that is open up existing solid walls to insert a new window, you will require planning permission. You will also require permission to fit new windows internally to existing windows as this changes the way the light reflects off the existing glass and some Conservation Offices wish to retain the look of the original old single pane glass.

The existing windows are a mixture of timber and uPVC frames with mostly single glazing although some secondary glazing has been installed. Some of the glass is damaged.



It is important to install and maintain a mastic seal between the masonry and the window frame on the external face. Mastic has generally not been applied. Once applied it will require to be replaced when it hardens and shrinks away from the masonry or frame.

External Doors



You may wish to consider replacing the doors with a multi-point locking uPVC unit fitted with toughened or laminated double glazing.

Doors with large single glazed panels are insecure and easy entry points for unauthorised intruders.

CONFIDENTIAL







Access can be gained from the rear garden to the French doors on the roof terrace. This could be used as an entry point for unauthorized entry. We recommend that a security grill is fitted on the interior or alternatively the doors replaced with frames suited to double glazed laminated and toughened glass with smaller panes.

Please check that your proposed building and contents insurance does not require additional locks fitted to either external doors or windows to maintain cover; especially for theft or damage of contents due to burglary or house breaking. You may wish to use the existing insurance company to maintain continuity of buildings insurance cover.

You should read the terms and conditions to ensure that all locks and other security measures comply with the terms of the policy. If the terms of the policy are not met the insurer may void the policy in the event of a claim, make only a partial settlement or simply return the premiums paid.

The Greenhouse





The greenhouse timbers require restoration and redecoration. The existing roof is plastic and we recommend that if the greenhouse is to remain that you consider installing a double glazed glass roof system.

Some of the Oak frame is beginning to rot and early application of a timber preservative or oil is recommended.

Miscellaneous

GENERALLY

When installing new windows and doors your legal adviser should confirm that a FENSA Certificate is available otherwise the installation of the windows may not comply with the Building Regulations. At least one opening window should enable escape in an emergency.

A frequent source of water penetration around window and door frames is failed or missing mastic. It is prudent to periodically check and replace all mastics as over time they can harden and fail.

Double glazing when it fails can be the cause of misting between the glass panes or condensation forming on the internal face of the glass. The easiest remedy is to install a new double-glazed unit. It is possible to remove the old unit and to have it refurbished; or even repaired in situ by a specialist contractor.

If during other renovations an asbestos containing material is thought to be present, the material should not be worked in any way.

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If we say that you should "not work a material" which may contain asbestos (ACM) (Asbestos Containing Material) we mean that you should not cut, saw, drill or otherwise work the material in any way without taking full health and safety precautions including a breathing respirator specifically designed to exclude small particulates including asbestos particles. Any proposals that require larger scale building works, that expose asbestos materials to being worked or removed, should be undertaken by a specialist licensed asbestos contractor.

As said before any works to the building will require you to prior consult with the Conservation Department and if necessary to make a formal planning application for your proposals. Do not commence any works until you have written approval.

Internal Matters

Limitations to inspection

We were unable to physically inspect the roof voids where insulation had been installed over the ceiling joists. Our inspection of these areas was limited to only the areas close to the loft hatch opening whilst the surveyor was standing upon a ladder.

We were unable to fully inspect all the floors due to fitted carpets, floor tiles or other coverings.

We were unable to fully inspect the wall surfaces due to fixtures and fittings, tiling, fitted wardrobes, furniture, and decorative items.

Fitted cupboards and fixtures partially prevented examination of areas of the floors and walls.

Personal possessions were stored in various places which prevented examination of these areas. Due to Health and Safety and other considerations, surveyors do not touch or move personal items.

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We do not inspect chimney flues which are hidden behind surface finishes.

Entrance Hall



Roof Structure



The roof over both the 18th Century and 19th Century sections are similar with support provided by timber trusses, bearing timber purlins which support timber rafters. Above the rafters is a felt secondary lining.

It can be clearly seen in the photo above that there is a secondary barrier in traditional felt below the roof tiles and timber tile battens. In the areas visible it appears to be in a satisfactory condition. There may be some torn or damaged felt in other areas hidden from view.

We recommend that you ask a local specialist timber and damp company to survey the whole property for timber defects including wood boring insects and rot and to provide a quotation. for the injection of a damp course in the main brickwork walls on the ground floor together with a separate quotation for any remedial works to the timbers.

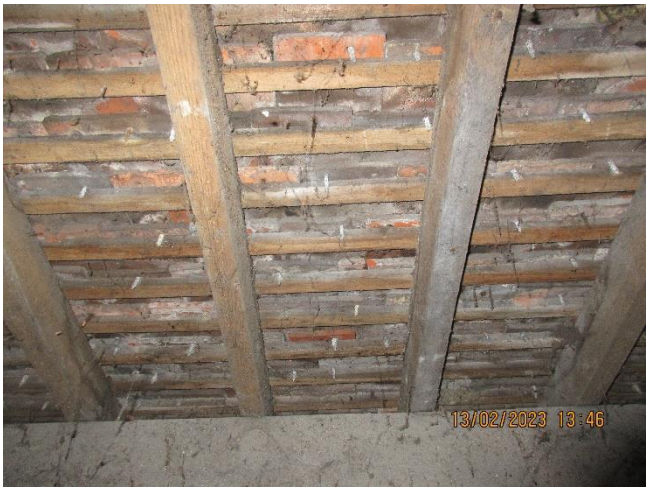
.



Roof void insulation is correctly laid over or between the ceiling joists. We recommend to conserve energy, that the thickness of the insulation should be a minimum of 300mm. A greater depth does very little towards further energy conservation. Insulation 100mm thick should be added to make up the 300mm recommendation.



The roof above the area of flying freehold is timber constructed but there is no secondary lining. The tiles are simply laid on timber battens. Part of the external wall is also formed from timber uprights with tile battens and tiles fixed to the battens.



There is no secondary lining to this area of the roof. The roof covering must be maintained to a good standard to prevent water entry.

The main problem with the roof is “nail sickness” or “nail fatigue”, which simply means the fixings are rusting away, causing the tile to slip. When this becomes extensive the only solution is to strip and recover the roof in entirety.

Roof Timber Defects

Your legal advisor should confirm with the Vendors if any prior timber or damp treatment has been undertaken and if a guarantee was issued and remains valid and is transferable to you.

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Walls and Partitions



Black mould caused by damp penetration of the external wall.

We found no visible evidence of significant settlement, cracking, bulging or distortion to the walls with only very slight evidence of overall settlement of the structure. Such general settlement is likely to be historic and further movement unlikely.

There is significant damp in some ground floor walls which can be detected. Some walls have been lined and any damp behind the lining cannot be detected.

Periods of prolonged dry and hot weather or conversely long periods of heavy rainfall can change the underlying ground conditions and be the cause of differential settlement going forward. The removal of a tree or plant growth can have the same or similar result.

There is some minor cracking to some plasterwork, but this can be filled, sanded, and decorated when the room is next refurbished.

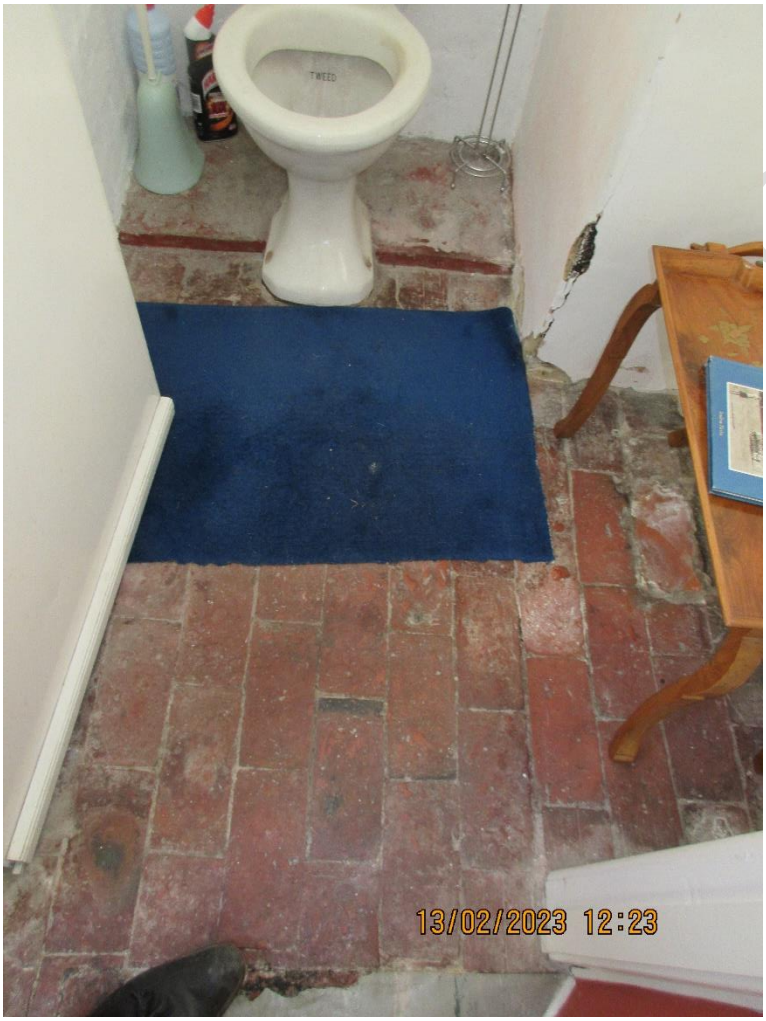
Floors

We found no visible evidence of damp or settlement in the floors, which may not be precisely level, but are within a normal construction tolerance. There is a slight deviation of levels in the side entrance hallway but this can be forgiven in a property of this age..

We think, although they cannot be seen, that the floor to the ground floor reception rooms, are wide timber boards that would have been the original covering. It is likely the boards are held in place by timber battens which may have very little gap between the bottom of the batten and the earth below.

Some of the floors in domestic offices are brick whilst others are solid but covered with a surface finish.

Brick Floor



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The timber bi-fold trap door in the ground floor side hall leading to the cellar.

Care must be taken when descending the staircase which is not fixed.



The floor of the rear lobby is not level.

The floor slopes from side to side across the width of the floor. It forms part of the character of house that has stood for over 200 years.

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Basement cellar





Cellars tend to be damp with occasionally standing water on the rough stone floor. You will note the vendors store items on pallets to keep items off the floor.

There is previous evidence of wood boring insects (woodworm) but this appears to have been treated or the timber cut out and replaced with new timber.

Some of the floor timbers and beam have been affected by rot, with the main timber beam supported upon timber uprights. The cellar is under the dining room.





Living Room

The Living Room is in two parts with open arches between the two reception areas.

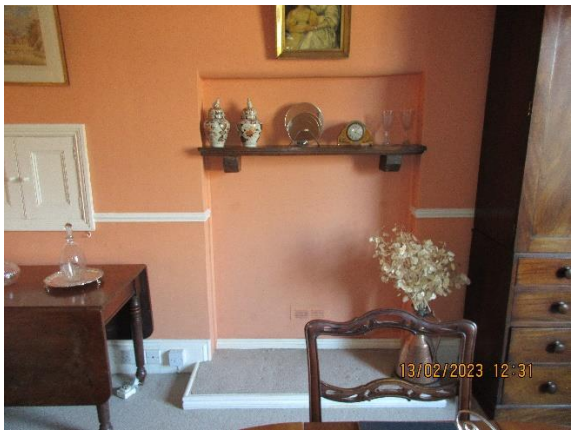
Dining Room





The window to the dining room has operating timber hinged shutters to the internal face of the window revels.

The fireplace in the dining room has been closed off and the flue ventilated.



Kitchen with breakfast area





We assume that you will be fully modernising the kitchen and replacing all existing units.

The kitchen is heated by an oil-fired Aga which also provides the main cooking facility.

The existing units are functional but in a used condition.



Family Sitting Room





Typical ground floor cupboard showing damp to the main wall.

Quite often the damp penetrates the rear of the timber skirting board with rot only discovered during other works.

Ceilings

The ceilings are formed mainly in lathe and plaster. Many ceilings are the original, some interrupted by timber beams that have been boxed in or painted. The lathe and plaster ceilings are standing the test of time well, with few cracks or blemished areas. All ceilings require repainting.

The installation of central heating changes the ambient temperature in each room. The increase in temperature can cause lathe and plaster ceilings to dry further, shrink and this can cause cracking of the surface finish. If the individual rooms are kept at a high level of warmth the plaster can shrink away from the timber lathes and this can destabilize the entire ceiling, resulting in large cracks and possible failure of the ceiling without much warning.



Fireplaces, Flues and Chimney Breasts

Some fireplaces have been removed and the flue blocked off and ventilated; such as in the dining room.

If you intend to have an open fire you should first have the flue swept and smoke tested by a chimney sweep. Old flues can fail resulting in hot gases and smoke entering rooms above the flue. We have made no inspection of the flues which are hidden behind masonry and surface finishes.

Woodwork

This includes skirting boards, architraves, dado rails, windowsills, doors and similar items.

Generally, the woodwork is satisfactory for its age and simply requires cleaning and redecorating to your own requirements.

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Some doorways have transom lights above. These appear to be single glass panes. The glass should be replaced with either toughened or laminated glass or clear plastic as a matter of Health and Safety.



Transom light with unsafe glass above a doorway.



Rear Utility area with pantry store and W.C.

Side hallway



IAL

Lantern Light above side hallway.

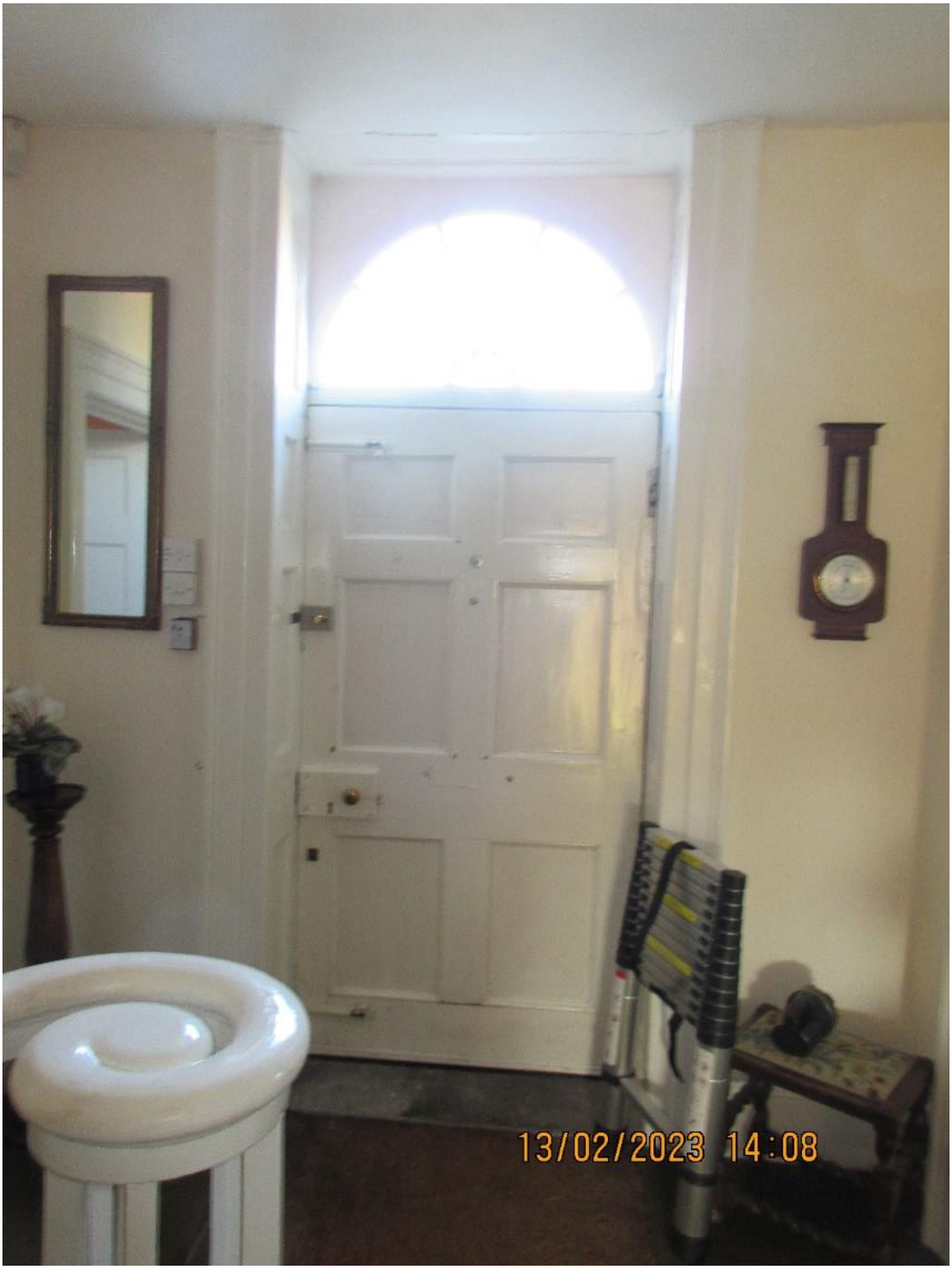


The vendor informed the surveyor that the damp staining is from the original roof light leaking. The new lantern light in aluminium and glass, does not appear to be the cause of the staining. The area requires redecoration internally.

The floor to the side hallway is not level but has a significant slope due to settlement of the structure over the ages. The area is covered with carpet and rugs which may hide timber defects beneath.

You should allow for a financial contingency for defects which come to light only after purchase when the building is empty of furniture and floor coverings removed by the Vendors.

Front Entrance Door with fan light above.



TIAL

The main walls either side of the entrance door indicated higher levels of damp in the plaster.

Bedrooms







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Juliet bathroom



Although the bathroom was being decorated at the time of inspection the fittings are to remain. These are somewhat in a used condition and you may wish to replace the bathroom fittings and electric towel rail. Leaks, especially in hidden fittings such as bath wastes, can go undetected for long periods and cause damage to materials, floors, and ceilings below before the leak is discovered.

Shower trays are especially prone to leaks at the waste and round the edges of the tray where the tray meets the tiled wall surface. It is important that a flexible waterproof mastic seal is maintained in good condition to prevent leaks.

We flushed the WC. and found no evidence of blockage or leaks in the system.





Boxroom







House bathroom with shower and separate W.C.

Services

Limitations to inspection

Our inspection was only of those parts that were exposed and visible. We are unable to make any comment on those services or elements hidden from view, located in ducts, within walls or under floors, buried below ground or hidden by insulation or other surfaces. This survey does not include destructive testing.

Electricity



Mains electricity is connected. The consumer units are in the side hallway wall cupboard and is fitted with RCB micro-switches for individual electrical circuits.

You should have a NICEIC Registered contractor inspect the entire system and provide a quotation to you for the cost of any works required to ensure your safety.



Consumer units.

The visible cable is covered with plastic. There may be old rubber covered cable in floor voids, hidden behind plaster surfaces or elsewhere and any discovered should be replaced with modern plastic covered cable.

The micro switches should be tested periodically to ensure that they are operating satisfactorily. Test every three months is recommended,



Supply meters.

GAS

There is no gas supply in the village of Heytesbury.

You could if desired install an underground (or above ground) Liquified Petroleum Gas (LPG) storage tank to run central heating, hot water and cooking whilst using electricity for the oven(s) and microwave cooker. LPG Tanks are generally supplied by the LPG fuel provider with a rental charge for the tank. Rentals are in the range of £60 per annum for above ground and £100 per annum for a below ground. Some suppliers charge a contribution of say £500 towards installation costs or absorb the costs in return for a fixed price two year contract to supply the LPG. After expiration of the contract, you are free to purchase LPG from any supplier. There are several alternative combinations of terms from different suppliers in the market.

Hot water is provided by the oil fired Aga boiler to a large hot water cylinder. A second smaller tank is heated by an electric immersion heater.

You are advised to have the system inspected and serviced if the system has not been serviced within the last 12 months and a safety certificate issued at the time of the last inspection. It would be preferable to insulate any exposed pipework which is partly in copper and partly in plastic pipe.



There is a plastic external oil storage tank. The tank is bunded (twin wall) with a capacity of 1250 litres. The tank supplies fuel oil to the Aga in the kitchen. The oil is likely to be Kerosene but check with the vendor or oil supplier.

GAS

There is no gas supply to this property. There is no mains gas supply in the village.

Water Heating



The copper pipes would be better insulated where possible.



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Water

Mains water is connected. Existing pipework where visible is in copper and plastic pipework. Due to the age of the property we can give no assurance that lead pipework does not exist elsewhere but hidden in floor voids or located behind plaster surfaces.

The incoming water main due to the age of the property may be of old lead pipe. Lead is an inappropriate material in which to conduct domestic water supplies and you should have the pipe work replaced with new polypropylene. Please ask a contractor for the cost of replacing any lead pipe found.

We did not identify the location of the internal water stop tap. If one is not installed, you should have one fitted.

Water tank storage

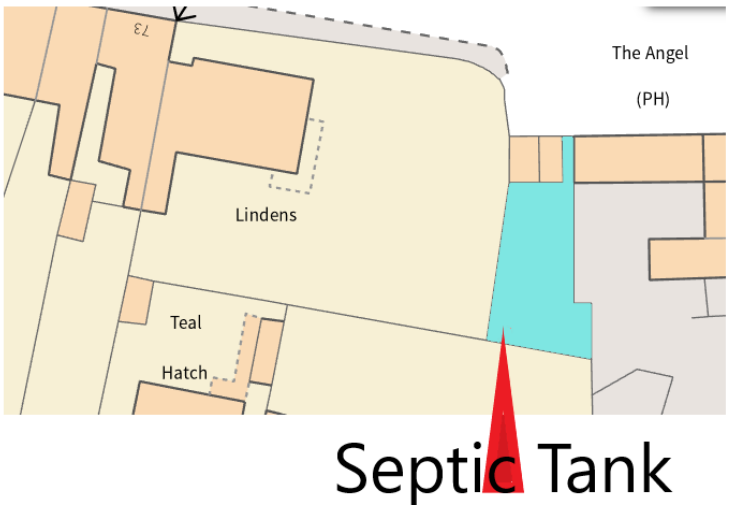


There is a water tank and pipework in the roof void which is inadequately insulated. The water tanks should be fitted with an insulation jacket. The blankets and cloths should be removed.

Drainage



The septic tank is located in the South East corner of the property ownership. The approximate position is shown below.



We understand that the septic tank is shared with the adjoining property, No. 73 High Street. Further we understand from the vendor that the drainage from No. 74, runs to a holding tank in the rear garden of No.73 before reaching the septic tank. We understand that there is an easement for the drains in favour of No 74 and a gate permits entry to No 73's rear garden for the purposes of inspection and maintenance.



Drainage access point in the side garden.

We flushed the internal WC's and did not identify any immediate problem. The age of the property would suggest that there will now be unseen faults that have developed with the drainage system. We cannot confirm the system is serviceable or in a satisfactory condition.

As a prudent measure you should have the system checked by a specialist drainage contractor prior to any further financial or legal commitment. Your legal advisor should confirm if there is a guarantee or maintenance contract. We do not inspect, or report upon private drainage installations. It would appear to discharge to the adjacent water course and the Water Authority may require regular water contamination tests of the effluent outflow.

It is unlikely the system is compliant with current Environmental Regulations and you may require to install a waste digester, such as is provided by Kingspan under the Klargester Brand and powered by an electricity supply.

You should seek quotations from drainage contractors and before undertaking any work confirm with the local Conservation Officer, Building Control and Water Company that your proposals are acceptable. You may alternatively be able to connect to the main drainage system but we have not had the time to confirm this. You could, in installing a new system, consider relocating the digester in an alternative part of the garden. (All subject to ***prior*** Regulatory approvals).

As the occupier of No 73 shares the existing septic tank, you may wish to take in to consideration the drainage requirements for this property when considering a new or revised installation. Future proofing the size and capacity of the new tank would be prudent.

GARAGES

There is a block of two single garages built in concrete and corrugated asbestos roofed.

Technically these arguably are included in the Listed Status (although I would argue that they are outside the “domain”). There should however whatever their status, be no difficulty in obtaining planning permission for demolition and replacement which will be required due to the Conservation Area wether or not they are included in the Listing.



Boundary with “The Angel” public house.



We understand the boundary is the wall on the left of the photo being the boundary with “The Angel”. The line of this wall follows to the rear North boundary.

The “TREE”



We understand that the tree is not protected by a specific Tree Preservation Order (TPO). However it is automatically protected by the Conservation Area and you must not undertake any work to the tree without planning or conservation department formal application and approval. This includes even the removal of small lower branches!



External Matters

Boundary matters.

Your Legal Advisor should confirm to you the exact location of the boundaries and their ownership and your responsibility for maintenance.

Open fronted garden store with tiled floor.



Overall Opinion.

The property is an attractive Grade II Listed semi-detached house providing ample reception and bedroom space standing in a mature garden. Some age-related defects exist, mostly arising from a lack of maintenance over the last few years. Some areas require upgrading and modernization including the kitchen and two bathrooms. Most occupiers would expect to install central heating and to redecorate. Areas of particular concern are the central valley to the main roof, the progressive tile nail fatigue, and the drainage to the septic tank which is not compliant with current regulatory legislation. The septic tank will require to be replaced. The electrical system should be tested for Health and Safety.

The last service of the Aga oil fire range needs to be recent, and if approaching twelve months ago, the boiler should be serviced, and safety checked again. Ready access from the rear garden to the flat roof over the garden room is a security hazard.

An area that could be improved is the windows which vary in style and with or without secondary glazing. Replacement of all the windows with new frames and with double or triple glazing will require planning consent as will any new window openings that you may propose.

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A matter to consider for the future is climate change. Buildings affected by long periods of warmer weather, which causes the underlying soils to shrink as they dry out, could be subject to future settlement. Alternatively prolonged periods of heavy rainfall can cause the ground to swell, again resulting in movement of the structure.

All homes require constant maintenance with repairs being done when a defect is noticed. Defects left alone will almost certainly lead to additional problems and greater expense.

Where in the report we have mentioned some minor defect, this should not be taken as an exhaustive list of every minor defect found. Other similar minor defects may have been noticed but not commented upon in the report. Such defects, whilst an irritation, are of de minimus financial impact.

The installation of central heating in old buildings can cause problems as plaster ceilings dry out further leading to cracking of the ceilings and wall plaster and general shrinkage of architectural timbers such as architraves and staircase balustrades which can become loose as the animal glues used in construction dry out.

There is no original damp proof course and you may wish to consider installing a silicon injected damp proofer to control internal damage to plasters especially if you install central heating which will increase evaporation and draw up more ground waters through the brick walls.

As the property is in a Conservation Area and is Grade II Listed you should consult with the Conservation Officer of the Local Authority before undertaking any works, however slight. There are severe penalties for proceeding with works that are not sanctioned.

You will need to consult with the Water Board and Environmental Protection Department of the Local Authority to ensure that replacement of the septic tank and drainage arrangements are approved before commencing any works.

Please consider that the septic tank is shared by No. 73 and there may be legal title restrictions or obligations in regard to the drainage provision. You should consult your legal advisor.

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In the time available we have not had the opportunity to identify if there is a suitable public sewer to which a connection may be made.

Legal Matters

- Your Legal Advisor should confirm the following.

    1. Tenure
    2. Roads Adopted
    3. Drainage provision and maintenance
    4. Ownership and maintenance of boundaries
    5. Previous timber and damp treatment guarantees. (If any).
    6. The last service date or service agreements for the Aga oil boiler
    7. That all planning and building regulation and conservation approvals were obtained at the proper time.
    8. Drainage easement
    9. Service connections to main services

- Guarantees

    We are not aware of any relevant guarantees. Legal Adviser to confirm.

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Declaration:

I have inspected the property internally and externally where access was possible following Health and Safety procedures as advised by the Royal Institution of Chartered Surveyors and prepared the report from a visual inspection only in accord with the Terms and Conditions. You are advised that no tests of any services, appliances or of the building fabric have been made and you should instruct specialist contractors to undertake such investigations as are recommended in this report who should provide you with cost quotations for all works required before you make any further legal or financial commitment to purchase the property. If you do not do so you proceed at your own risk.

Signed *Noble Wood* Name: Philip Noble Wood Date: As at 07 December 2022

Qualifications: Dip. RSA., MRICS, RICS Registered Valuer.
RICS Member No. 1143783 AVSV Member No 413
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TEL: 0845 644 3415 E Mail: philip@3pi.co.uk Mobile: 07366 851129
Web: www.3pi.co.uk

Terms and Conditions of Engagement

Subject to express agreement to the contrary and any agreed amendments/additions; the terms on which the Surveyor will undertake the Building Survey are set out below.

1. **Based on an inspection as defined below, the Surveyor, who will be a Chartered Surveyor, will advise the Client by means of a written Report as to his opinion of the visible condition and state of repair of the subject property.**

2. The Inspection

2.1 Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas, which are covered, unexposed or not reasonably accessible.

2.2 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 raise fixed floorboards without permission of the building owner.

2.3 Roofs

The Surveyor will inspect the roof spaces if there are available and accessible hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or a single storey roof, not more than 2.7m above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The Surveyor will follow the guidance given in Surveying Safely **issued by the RICS in April 1991, which incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.**

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2.4 Boundaries, Grounds and Outbuildings

The Inspection will include boundaries, grounds and outbuildings but not huts or sheds. Specialist leisure facilities will not be inspected.

2.5 Services

The Surveyor will carry out a visual inspection of the service installation where accessible. Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

2.6 Areas not inspected

The Surveyor will identify any areas, which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained or formed and, furthermore, he will advise on possible or probable defects based on evidence from what he has been able to see. We do not inspect private drainage systems or leisure services.

3. **Deleterious and Hazardous Materials**

3.1 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 view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

3.2 Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage – see paragraph 2.1 above.

4. Contamination

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection, he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

5.1 **The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.**

5.2 **The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the cases of new buildings, and alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the client or his legal advisers. Drawings and specifications will not be inspected by the Surveyor.**

5.3 **The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) 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.**

6. Property Valuation, Reinstatement Costs and Measured Survey

The Report does not automatically include advice on value, a reinstatement cost assessment for insurance purposes or a measured survey of the building. However, should the client wish to receive such opinions or services they can be provided at a separate charge.

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7. Fees and Expenses

The Client will pay AVSV the agreed fee.

8. Restriction and Disclosure

The Report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the Report at their own risk.

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