

Our Ref: 18067/EO/RPT/01/01
Date: July 2025

Richard Ellis
Old Manor Farm
Wedhampton
SN10 3RR

Dear Richard Ellis,

Re: 18067 – Old Manor Farm, Wedhampton, SN10 3RR – Barn 1



Registered Office Address:

C/O Accrue Accounting, Unit E4 Arena Business Centre, Holyrood Close, Poole, Dorset, United Kingdom, BH17 7FP

James Cuniffe Partnership Ltd.

Company Reg. No. 02588800

VAT Reg. No. 568 3832 04

Summary:

The existing barn is structurally sound and capable of supporting the loadings associated with the conversion of use to residential premises. There are some minor refurbishment works recommended as part of the ongoing maintenance cycle of the building, and these are reasonably achievable within the existing building envelope.

Introduction:

We were instructed to visit the premises and undertake a visual inspection of the existing barns at Old Manor Farm, Wedhampton, SN10 3RR. The purpose of this inspection was to provide an assessment of the general structural condition of the existing barns and their suitability for a conversion of use; it is proposed that the building is to be converted to residential premises.

The inspection was not a detailed measured survey. Parts of the structure, which were covered, unexposed or inaccessible, were not inspected. We are therefore unable to report that any such part of the property is free from defect. Drains and services have not been inspected.

Limitation:

This report is prepared for the sole benefit of the client by whom it is commissioned, and we have no liability or duty to any other parties in respect of the contents or opinions expressed.

Inspection:

An inspection, without exploratory cutting away or the provision or use of special access equipment, was carried out on Tuesday, 17 June 2025. At the time of inspection, the existing barns were accessible for inspection from ground level. At the time of the inspection, the weather conditions were dry and sunny.

General Description:

Building 1:

The existing building structure is an agricultural barn consisting of a duo-pitched roof, supported on masonry load-bearing walls, with a concrete floor slab at the ground level. The roof is formed using common rafters on each pitch, spanning between the eaves level and the ridge point, and is supported by intermediate steel purlins on each roof slope. The purlins are of universal beam sections spanning between the gable end walls of the barn. The walls (flank and gable) are of solid brickwork construction. The ground floor is a stepped concrete ground-bearing slab, which appears to be of adequate construction to sustain the loadings associated with heavy-duty agricultural loadings.



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Observations and Recommendations:

Building 1:



The existing brickwork walls have deteriorated in certain places and could do with localised replacement of individual bricks where they have become damaged, and repointing in a suitable bedding mortar.

The steel beam purlins have begun to show signs of surface-level rusting and could do with cleaning and repainting for long-term durability.

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Conclusion:

The existing barn is structurally sound and capable of supporting the loadings associated with the conversion of use to residential premises. There are some minor refurbishment works recommended as part of the ongoing maintenance cycle of the building, and these are reasonably achievable within the existing building envelope.

We trust that this report is self-explanatory; if, however, any clarification or further advice is required, do not hesitate to contact us.

For J.C.P. Engineers
Eric Ojjerro BEng (Hons), C.Eng, M.IStruct.E.
Director

