

Our Ref: 18067/EO/RPT/05/01
Date: July 2025

Richard Ellis
Old Manor Farm
Wedhampton
SN10 3RR

Dear Richard Ellis,

Re: 18067 – Old Manor Farm, Wedhampton, SN10 3RR – Barn 5



Registered Office Address:

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

James Cuncliffe 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 5:

The existing building structure is an agricultural barn consisting of a duo-pitched roof, supported on a masonry wall at the rear and a series of timber posts to the front elevation. The roof is formed of common timber rafters, which span onto purlins, which in turn span between principal timber trusses. The wall at the rear is of solid brick 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 5:



A supporting staddle stone at the front elevation was seen to be damaged and requires replacement.

The brickwork at the gable end (front side) appears to be deteriorated and coming loose; this could do with localised replacement of the individual bricks and repointing in a bedding mortar of a suitable specification.

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

