

I hereby certify that

1. * ~~1 am~~ * the estate owner in respect of the fee simple of every part of the land to which the accompanying application dated 20-4-65 relates;

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

or:—

*2. * I have given the requisite notice to every person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.:—

Name of tenant

Address

Date of service of notice

Signed

Dominic Hand C Handland Architects

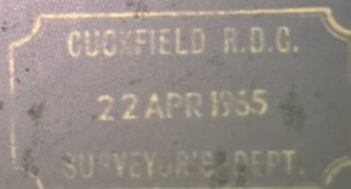
*On behalf of C. Keppens

Date 20-4-65

*Delete where inappropriate.

Form C.P. 103.

(Revised 1/6/63)



CP 103 5474/10M

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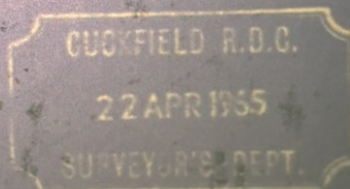
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(Revised 1/6/63)



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Appendix 2



BUILDING SURVEY REPORT

On

**WEST RIDDENS
ANSTY
WEST SUSSEX
RH17 5AJ**



Client

Patricia Estridge

Inspected by

Godfrey Baker

File Reference

GH1080

**GOULD BAXTER
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex RH16 1HE**

01444 452604

November 2025

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Appendix 1 – Agents Sales Brochure
 Appendix 2 - Terms of Engagement
 Appendix 3 - Energy Performance Certificate
 Appendix 4 – Garage/Annexe
 Appendix 5 – Leisure Complex
 Appendix 6 - The Cottage

1.00 **INSTRUCTIONS**

Service to be Provided

- 1.01 In accordance with your instructions, subsequently confirmed by our letter of the 4th November 2025 we attended the above property on 12th November 2025 in order to carry out a detailed inspection of the property, identify any defects, causes of such defects, and advise in relation to possible remedies.
- 1.02 We have listed our findings with respect to the Garage/Annexe in Appendix 4, Leisure Complex in Appendix 5 and The Cottage in Appendix 6.
- 1.03 We have not been instructed to provide or arrange for any other associated services.

Client Detail

- 1.04 We have been instructed by Patricia Estridge.
- 1.05 Our report is to be issued electronically to Patricia.j.estridge@gmail.com.

Property Use

- 1.06 It is our understanding that the subject property is to be occupied by you as a residential dwelling. We have not been advised of any intention to let the property.

Property Ownership

- 1.07 We understand that you are purchasing the Freehold interest in the property.

Proposed Alterations

- 1.08 We have not been advised of any specific future extension, alteration, or refurbishment proposals that you have for the property that are to be taken into account during our survey.

Surveyor

- 1.09 The survey inspection and report have been prepared by

Mr Godfrey Baker BSc (Hons) MRICS
RICS Membership No 0071733

2.00 **GENERAL DESCRIPTION**

Orientation

- 2.01 For ease of reference, the front elevation of the property is assumed to face north.

General Type/Form

- 2.02 The subject property is a large detached, nine bedroomed house with accommodation on lower ground, ground, first and second floors.

Age

- 2.03 We understand that the property was originally constructed in the 1930's, to a specification typical of the period.
- 2.04 An indoor swimming pool was constructed we suspect within the last 30 years.

Construction

- 2.05 The main external walls are formed with cavity brickwork with bricks of local origin.
- 2.06 The walls are surmounted with a series of timber framed, pitched, hipped and gabled roofs covered with plain clay tiles.
- 2.07 Internally the walls are a combination of solid brick/block construction supplemented with areas of timber stud partitioning.
- 2.08 All the wall surfaces have subsequently been plastered and decorated.
- 2.09 Large areas to the main reception rooms have been covered with original pine panelling.
- 2.10 The floors at ground level are a combination of solid and suspended timber.
- 2.11 The first and second floors are formed with timber joists overlaid with softwood floorboards.
- 2.12 The floors throughout have been covered with a variety of floor coverings, including carpets, oak boarding, ceramic and quarry tiles.
- 2.13 PVCu double glazed replacement side hung casement windows have been provided throughout.





Services

- 2.14 The property has air/ground source heat pumps which serve central heating and mains electrical and water supplies. It also has a secondary oil fired boiler.

Renewables

- 2.15 The property is well served with air/ground source heat pumps, buffer tanks and hot water cylinders.

Drainage

- 2.16 The property is connected to a private drainage installation.

Grounds/Outbuildings

- 2.17 Sited within the grounds, which we understand extend to 28 acres, are the following ancillary buildings to the main house:

- Garage/Annexe
- Cottage
- Indoor Swimming Pool
- Stable
- Hay Barn
- Single Garage
- Double Garage

- 2.18 There is also an external tennis court and cricket net.

Listing Status

- 2.19 We understand that the property is not Listed as being of architectural or historic interest

3.00 **ACCOMMODATION**

- 3.01 You are no doubt aware of the room layout and sizes within the property, but for record purposes we attach as Appendix 1 a copy of the Vendor's Agents' particulars.
- 3.02 We have not remeasured the individual rooms and cannot confirm the accuracy of the dimensions given therein.
- 3.03 For the purposes of this Report, we have referred to the rooms as set out in the Vendor's Agents' particulars.
- 3.04 The approximate Gross Internal Floor Area of the house, cellar, garage/annexe, cottage and outbuildings (excluding the Stables and Hay barn), is approximately 1,254sqm or 13,501sqft.

4.00 **LOCATION**

Highway

- 4.01 The subject property is located on the eastern side of Cuckfield Road between Hurstpierpoint and the village of Ansty approximately 2 miles to the south west of Cuckfield, which has an extensive range of local shops, amenities and schools.
- 4.02 Haywards Heath town centre is approximately 3 miles distant with its more extensive range of shopping and leisure facilities. It is well served with a Main Line Railway Station with frequent services to London Victoria and London Bridge.
- 4.03 The A23/M23 is approximately 2 miles away and gives access to the South Coast, Gatwick Airport and the motorway network.

Area

- 4.04 For the purposes of our report, we assume that you are familiar with the property's location and that it satisfies your particular requirements.

Local Authority

- 4.05 The property is understood to be in the boundaries of Mid-Sussex District Council and West Sussex County Council.

Conservation Area

- 4.06 The property is not situated in a Conservation Area.

Tree Preservation Orders

- 4.07 We are not aware of any Tree Preservation Orders affecting the subject property.

Area of Outstanding Natural Beauty/National Park

- 4.08 The property is not situated in an Area of Outstanding Natural Beauty, or a National Park.

Connectivity

- 4.09 We have not assessed mobile phone coverage and broadband availability at the property. You may wish to investigate further.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

- 4.10 The flood risk from rivers and the sea is considered to be very low risk.
- 4.11 The flood risk from surface water is considered to be very low risk.

Radon Risk

- 4.12 The property is in the 'less than 1% of homes' band of radon potential (lowest of 6 bands).

5.00 **CONSTRAINTS OF INSPECTION**

Generally

- 5.01 We refer you to our Terms of Engagement documentation, see Appendix 2, which sets out in detail the limits of our building survey inspection.

Weather

- 5.02 Our survey was carried out during a bright clear day following wet weather in the preceding days.

Access

- 5.03 The property was occupied and fully furnished at the time of our inspection. The floors were concealed in places by tightly fitted coverings. We have not inspected any parts of the property which were concealed, unexposed or inaccessible, and we are therefore unable to report that such parts are free of rot, beetle or other defects. We have however made as close an inspection as possible in the circumstances.

Services

- 5.04 We did not arrange for tests to be undertaken of the various service installations, and our comments about such are based upon a visual inspection only.

Contamination

- 5.05 We are not aware of the contents of any environmental audit, or other environmental investigation or soil survey which may have been carried out on the property, and which may draw attention to contamination, or the possibility of any such contamination.
- 5.06 Based on our local knowledge, we suspect that there has been no contamination of the original site. Nevertheless, your solicitor should make further enquiries in this respect.

Consents/Approvals

5.07 It has been assumed for the purposes of this report that any internal alterations and extensions have been executed with Local Authority Approval, in accordance with Planning Laws and Building Regulations. Your solicitor should make enquiries and advise you on these issues.

6.00 SCOPE OF REPORT

6.01 Building Survey Reports are critical documents by their very nature and seem negative as no property is free from defect. We stress that the comments in our Report should be balanced with the age and character of the property.

7.00 CONDITION RATINGS

7.01 For ease of reference, we have given summary condition ratings to the building elements. Whilst we emphasise the need to consider the detailed comments in our report, the summary condition ratings generally mean:

1. Condition Rating 1 – No repairs currently required. The element must be maintained in the normal manner.
2. Condition Rating 2 – Defects are currently present and require repairs, but are not considered serious or urgent. The element must be maintained in the normal manner.
3. Condition Rating 3 – Defects are present that are considered serious or urgent and require repair or further investigation as soon as practicable.
4. Condition Rating R – We recommend obtaining associated documents in order to assess potential liabilities.

8.00 EXTERNAL INSPECTION

Main Roof

8.01 The main roof is constructed with a series of timber framed, pitched, gabled and hipped structures.

8.02 The main ridge line runs from east to west parallel with the main frontage.

8.03 Secondary ridge lines run from north to south and connect into the north and south facing roof slopes.

8.04 The timber framed pitched roof over the front entrance hall is terminated with a gable.

8.05 Dormer windows are incorporated at second floor level to all the roof slopes.

8.06 All of the pitched roof slopes are covered with plain clay tiles.

8.07 The ridge and hip lines are formed with half round clay tiles and clay bonnets.

8.08 Junctions between the various roof slopes are formed with swept tiled valley gutters which we presume have been underlined with lead soakers.

- 8.09 The dormer windows and the north and south facing roof slopes incorporate pitched, hipped roofs covered with clay tiles and vertically hung tiled former cheeks.
- 8.10 The dormers to the east and west facing roof slopes are of timber framed, flat construction surfaced with lead.
- 8.11 The roof slopes were inspected with the aid of a drone survey and through binoculars from vantage points at ground level.



- 8.12 We would make the following observations:

1. The roof profiles remain generally true and even with no signs externally to indicate any deterioration of the underlying supporting timber framework.



2. Moreover, there was no evidence of surcharging of the external walls by the rafter feet at eaves level.
3. The clay tiles are of reasonable quality and remain generally free from excessive surface spalling.

4. The alignment and gauge of the tiles, although slightly uneven in places, is considered satisfactory.
5. As is to be expected given the age of the roof covering, a number of tiles are chipped, cracked, spalled or have slipped and will need to be replaced as part of ongoing maintenance.
6. The ridge and hip lines undulate slightly but significantly so.
7. The majority of the ridge and hip tiles remain well pointed and bedded.
8. Isolated tiles however have open and weathered bedding joints and will need to be repointed/rebedded when access is next available.
9. The swept tiled valley gutters are generally well detailed and remain in reasonable condition.



10. It was noted that some repairs and re-forming of the valleys have been undertaken in recent years.
11. The tiled roofs and vertically hung tiling to the hipped dormers are considered serviceable. Some replacement of cracked and chipped tiles, and rebedding of ridge and hip tiles, should be anticipated in the short term.



12. The lead lined flat roofs to the dormers on the east roof slopes appear to have been replaced in recent years. The leadwork is well detailed and laid. No significant defects were noted.



13. The lead work serving the flat roofs to the dormer windows to the west facing roof slope is original and generally aged and worn. Moreover, there was evidence of patch repairs having been carried out to the lead in recent years.



14. Whilst there was no evidence of internal damp penetration through the covering we are of the opinion that the lead has a limited lifespan, and allowances will need to replace it in the short term.
15. The front gable over the entrance lobby is terminated with a projecting brick parapet wall.
16. The wall is terminated with a brick on edge coping with tiled creasing and cement fillets.
17. The inner face of the parapet wall is detailed with stepped lead flashings and cement fillets.
18. In general terms, the leadwork, although aged and worn, appears to be well fixed and dressed over the adjoining tiles. No significant defects were noted.



19. Sections of the cracked cement fillets will need to be repointed, and some isolated spalled bricks replaced as part of ongoing maintenance.
20. The upper brickwork is damp stained which has led to the early stages of the surface spalling.



8.13 In general terms, the original tiled roof slopes are in reasonable condition for their age. With routine maintenance, which will include refixing/replacing slipped, cracked and spalled tiles, repointing/rebedding some ridge and hip tiles and aged leadwork, the roof covering should continue to perform satisfactorily.

8.14 Summary Condition Rating **2**

Oriel Window Roof

8.15 This roof is of pitched timber framed construction surfaced with lead.

8.16 It would appear that the lead covering has been replaced in recent years.

8.17 The leadwork is in good condition and is well fixed into the brickwork.

8.18 No significant defects were noted.



8.19 Summary Condition Rating **1**

Front Entrance Canopy Roof

- 8.20 This roof is of timber framed flat construction surfaced with lead.
- 8.21 The junction with the external brickwork is formed with lead flashings which have been dressed down over the adjoining leadwork.
- 8.22 The leadwork is original and showing signs of aging and we suspect has a limited lifespan.
- 8.23 Summary Condition Rating **2**

Chimney Stacks

- 8.24 The property is provided with four brick-built chimney stacks which project above the main ridge line.

Chimney Stack 1

- 8.25 This stack surmounts the main ridge line and serves the aga in the kitchen, and fireplaces in the sitting room (first floor level) and bedroom 7.
- 8.26 The stack is served with two terracotta chimney pots and a metal flue terminal.
- 8.27 We would make the following observations:
1. The stack is formed in local brickwork and incorporates brick oversailing coursing.
 2. The stack remains upright and plumb with no evidence of any abnormal stress cracking extending either through the brickwork or mortar joints.



3. The bricks are of reasonable quality and are well preserved, free from significant surface spalling.
4. The cement-based mortar joints are generally well preserved and intact.

5. The cement flaunching into which the chimney pots are seated is cracked in places and will need to be repaired/reformed when access is next available.



6. The junction with the roof covering is formed with original stepped lead flashings and front and back lead lined apron gutters.
7. Some flashings appear to have been replaced in recent years.
8. The leadwork is showing signs of ageing and is split in places. In our opinion, the original leadwork has a limited lifespan.

Chimney Stack 2

- 8.28 This stack projects above the east facing hip and serves fireplaces in the drawing room, main bedroom and second floor bedroom.
- 8.29 The stack is terminated with two terracotta chimney pots and a metal flue terminal.
- 8.30 The lower shoulders to the stack have been covered with plain clay tiles.
- 8.31 We would make the following observations:
 1. The stack is upright and plumb with no evidence of any significant structural cracking.
 2. For the most part the bricks are in reasonable condition.
 3. An isolated number of bricks are however showing signs of early stages of surface spalling. This process is unfortunately irreversible and over a period of time will require the affected bricks to be cut out and replaced or refaced with a tinted mortar.
 4. Some moss and lichen growth was noted to the upper oversailing courses and ideally should be removed.
 5. Two layers of slate have been incorporated within the brickwork to act as a horizontal damp proof course to discourage vertical penetrating internal dampness.
 6. The slates are embedded within an external mortar joint.

7. Isolated tiles are cracked or missing from the lower shoulders and should be replaced.
8. The junctions with the projecting dormer window and roof slopes are formed with stepped lead flashings and back lead apron gutters.
9. The leadwork is generally well detailed and is considered serviceable
10. The flaunching is cracked in places and will need reforming.



Chimney Stack 3

- 8.32 This stack projects through the west facing roof slope (north section).



- 8.33 The stack is surmounted with three terracotta chimney pots and serves the fireplace in the family room, bedroom 4 and bedroom 5.
- 8.34 In general terms, our comments in relation to chimney stack 2 apply equally to this stack, and similar repairs are required.
- 8.35 Isolated bricks are showing the early stages of surface spalling.
- 8.36 The upper oversailing courses are blackened with soot deposits and some of the mortar joints are open and weathered. Areas of brickwork in this area will require to be carefully raked out and repointed.

Chimney Stack 4

- 8.37 This stack projects through the west facing roof slope (southern section).
- 8.38 In general terms the stack is in similar order to chimney stacks 2 and 3 with spalled brickwork and aged and worn leadwork.
- 8.39 A vertical crack was noted extending from the cement flashing through seven courses of brickwork. A further examination is advised when access is next available. Some Hilti steel bars may need to be fitted within the joints to prevent any further thermal cracking together with repointing.



- 8.40 Some mortar joints, particularly to the south facing section, are weathered and open and will need to be repointed. Some spalled individual bricks were noted and will need to be replaced
- 8.41 Repairs to the cracked cement flashing will also be required.



- 8.42 It was noted that copper lightning conductors have been secured to the external brickwork to some of the chimney stacks.
- 8.43 The lightning conductors generally appeared to be well fixed.
- 8.44 We cannot comment on the condition of the individual flues to any of the stacks or the presence of flue linings as we were unable to gain access.

8.45 Testing and inspection of fireplaces and flues is beyond the scope of our survey inspection. Given the age of the property, if it is intended to use open fireplaces within the property, we would strongly recommend testing/inspection by a HETAS contractor to confirm condition and suitability for use.

8.46 Summary Condition Rating **2**

Eaves, Gutters and Rainwater Pipes

8.47 The eaves to the property comprise of close boarded, painted timber fascias, underlined with softwood painted soffits and moulded cornices.

8.48 Surface rainwater falling onto the main and secondary roof slopes discharges via original ogee profiled, cast iron and replacement half round PVC gutters, which in turn discharge via cast iron and PVC rainwater pipes into open brick kerbed gullies.

8.49 We presume that the gullies connect into soakaways located in the front and rear gardens, although this could not be confirmed without arranging for further investigations to be carried out.

8.50 Some original cast iron hopper heads remain and serve copper, lead and PVC waste pipes from sanitary fittings in the bathrooms.

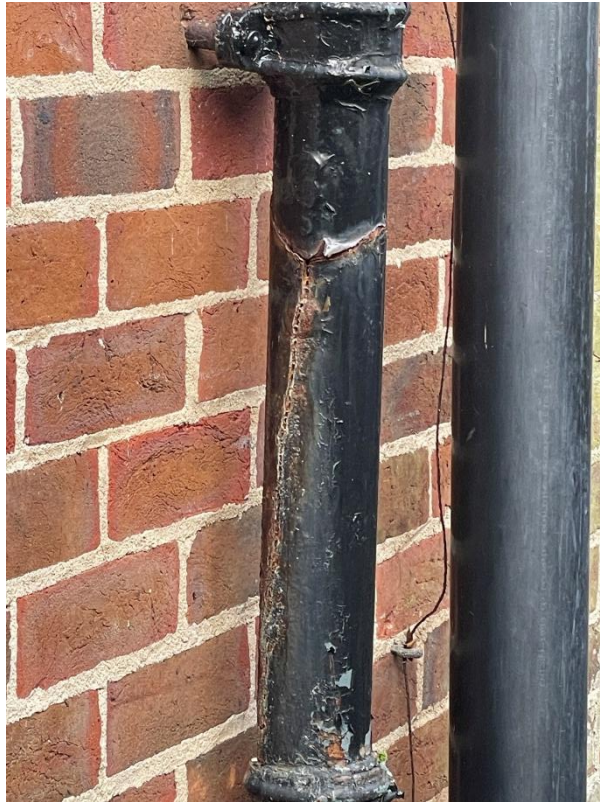
8.51 We would make the following points/observations:

1. There is as one would expect given the age of the property, evidence of softening of sections of fascia and soffit boarding, particularly where joints have opened up and are defective and leaking.



2. Allowances will need to be made for the defective sections to be cut out and replaced as part of the next phase of external redecoration works.
3. For the most part, the external gutters and rainwater pipes appear to be well fixed and in reasonable condition.

4. There was however evidence of corrosion around some original cast iron sections. Moreover, some rainwater pipes are cracked and leaking. This has led to some isolated damp staining to areas of brickwork.



5. Some of the original cast iron hopper heads are also showing the early stages of corrosion and will need to be treated with a rust inhibitor prior to external redecoration.
6. In our opinion, the external gutters and rainwater pipes require an overhaul. Such work will include resealing open collar joints to the gutters and swan neck connects to rainwater pipes, together with the replacement of corroded and cracked sections of pipework. Some gutters require stop ends being fitted.
7. Gutters also require clearing of leaves/debris on a regular basis to prevent overflowing and damp staining of the external brickwork.
8. Waste pipes serving sanitary fittings at second floor level have been crudely fixed into larger downpipes to the south elevation wall. This detailing in our opinion is poor, and the general fixing of the pipework is inadequate. Consideration should be given to the re-running of the waste pipes internally. Some additional soil and vent pipes may need to be added.
9. We would recommend that all external gutters and open gullies be regularly cleared of leaves. The kerbed gullies appear to be in fair condition with only minor repairs anticipated as part of routine maintenance work. Some repointing to cracked and loose sections of cement fillets and clearance of the build up of leaves and debris are required.



8.52 Summary Condition Rating **2**

External Walls

8.53 The main external walls of the property are of standard 275mm cavity brick construction.

8.54 The walls have been formed with handmade bricks of local origin (Keymer Brickworks), laid in stretcher bond.

8.55 Decorative rubbed cambered brick arches have been provided above window and door apertures. The arches have been provided with lead cavity trays.

8.56 Some time was spent in examining the main external walls of the property for signs of significant structural movement that might cause expense in future years.

8.57 The results of our findings from this point of view were generally satisfactory. Nevertheless, we would make the following observations:

1. The walls throughout generally remain upright and plumb with no evidence of significant structural cracking extending either through the brickwork or mortar joints.
2. The bricks are of good quality and generally remain in reasonable condition.
3. Isolated bricks, as with the chimney stacks, are showing the early stages of surface spalling. In time the individual bricks will need to be cut out and replaced with matching brickwork or covered with a tinted mortar.



4. The mortar joints remain generally well preserved and intact.
5. It was noted on the north elevation wall that some holes remain where redundant pipework has been removed over the years. We would advise that they should be filled in with a lime gauged mortar.
6. Crude repairs to sections of brickwork (east elevation wall) have been carried out in recent years.



7. The rubbed brick arches are well formed and generally free from rotational cracking around their bearing ends.
8. The lead trays which protrude over the arches facilitate drainage of the brick cavities.



9. There was no indication from our visual external inspection to suggest that the property is suffering from cavity wall tie corrosion or failure.
10. On the evidence available from our single inspection, the risk of wall tie failure to this particular property is considered unlikely in the short term.
11. The condition of the individual wall ties could not be assessed without arranging for an endoscopic survey to be carried out. In our opinion, such a survey is not required at present.
12. Air vents in the form of tiled slits have been incorporated within the external brickwork at ground level.
13. Wire gauge netting has been provided over the tiled slips to prevent and discourage entrance by rodents.
14. The tiled slips facilitate ventilation of the suspended timber floors.

8.58 Summary Condition Rating **2**

Damp Proof Course

- 8.59 The external walls incorporate two layers of natural Welsh slate embedded within a mortar joint to form an effective damp proof course.



- 8.60 We suspect that a similar damp proof course has been incorporated within all internal partition walls, although this could not be confirmed without further investigative works being carried out.
- 8.61 In general terms, the damp proof course maintains an adequate height (150mm above) in relation to external ground levels to prevent the possibility across bridging across debris filled cavities which can lead to internal damp penetration.
- 8.62 Moisture meter readings were randomly taken to the inner faces of external walls and internal partition walls, and no high levels of damp penetration were noted.
- 8.63 Only low levels of dampness were recorded in isolated locations and in our opinion, this has to be accepted given the age of the property. It may mean that internal decorations have to be carried out on a more frequent basis in these areas.
- 8.64 Summary Condition Rating **1**

Foundations

- 8.65 The foundations to the property could not be inspected and therefore no warranty can be given that they are free from major defects.
- 8.66 The building has been erected on a sloping site which generally runs from north to south.
- 8.67 We would make the following observations:
1. During the course of our inspection, we were unable to find evidence of significant major structural movement within the external walls, internal walls/partitions, and roof and floor structures, of an ongoing nature.
 2. As is to be expected, historic settlement was noted resulting in some hairline shrinkage cracking around window and door apertures, and at junctions with internal partition walls/ceilings.

3. The cracking is not considered to be of major structural significance.
4. From a geological survey map of the area, and our local knowledge, we suspect that the sub soil to the building is Upper Tunbridge Wells Sand. The actual sub soil could not be confirmed without arranging for detailed trial holes to be excavated, and there may be a clay content.
5. Clay we would mention is susceptible to extensive movement in extreme climatic conditions, and there is always the risk that properties built on this sub soil may require extensive remedial work should foundation failure occur.
6. In our opinion, the risk of subsidence necessitating underpinning in the future is small, but we always consider it advisable for householders to take out insurance cover against subsidence and ground heave as a precautionary measure. Insurance companies will normally provide this under their domestic household building policies.
7. We would add that there are a large number of oak trees sited within close proximity of the property. It is essential that these trees are pruned on a regular basis to reduce the risk of tree root penetration to the existing foundations.

8.68 Summary Condition Rating **1**

External Joinery

- 8.69 The windows throughout are formed with replacement, double glazed, uPVC side hung casements, with opening fanlights.
- 8.70 The windows are set within aluminium frames and incorporate aluminium projecting cills, and original tiled sub cills.
- 8.71 The original venetian window to the east elevation wall is single glazed and of timber construction, incorporating timber cill and tiled sub cill.



- 8.72 The front entrance door on the north elevation is formed with raised and fielded, panelled timber, set within a Bolection moulded door case with projecting canopy.
- 8.73 Access into the rear garden is provided by a number of fully glazed, powder coated aluminium replacement French doors, which lead onto the patio.
- 8.74 A similar glazed and panelled door provides access into the courtyard (west elevation).
- 8.75 We would make the following points/observations:
1. Not all of the windows were tested but those that were appeared to be operating satisfactorily. Some require minor easing and adjusting.
 2. We suspect that the windows were installed approximately 25 years ago, and as such will not be as thermally efficient as their modern counterparts. Nevertheless, they appeared to be of reasonable quality and are considered serviceable.
 3. The projecting tiled sub cills are in good order, well fixed and pointed.
 4. Junctions between the window/door frames and brick reveals are well formed with mastic sealants.
 5. The Venetian single glazed timber window on the eastern elevation is showing signs of softening to the lower frame and repairs should be anticipated prior to redecoration.
 6. Some softening was noted to the oak thresholds to the French doors, and some replacement/repairs will be required in the short term.

8.76 Summary Condition Rating **2**

External Decorations

- 8.77 Flaking of paintwork was noted to areas of the fascia, soffit and cornices, together with cast iron sections of external gutters and rainwater pipes.
- 8.78 In addition, the timber frame to the original Venetian window and cill are also showing signs of extensive flaking, with cracked or missing putties. Some softening to the window frame was also noted.



- 8.79 We have identified repairs being required to areas of the external joinery and gutters and rainwater pipes. Once these repairs have been attended to we would strongly advise external redecorations are carried out.

8.80 Summary Condition Rating **2**

9.00 **INTERNAL INSPECTION**

Main Roof Void

- 9.01 Access into the main roof void was through a trap hatch located in the ceiling of a cupboard off the second floor landing.
- 9.02 We would strongly recommend that a retractable roof ladder be fitted to facilitate future maintenance inspections.
- 9.03 The roof timbers were inspected with the aid of a powerful torch, and we would make the following observations.
1. The main roof is of traditional timber construction comprising a series of timber rafters (measured to be 110mm x 50mm), set at approximately 450mm centres, secured at the apex to a ridge board and notched over the wall plates at eaves level.



2. The main rafters are supported by means of timber purlins (measured to be 150mm x 75mm), which run from east to west and are in turn supported with diagonal struts.



3. The rafters rest at their lower ends on timber wall plates formed above the north and south elevation walls.
4. The roof structure is further tied in by means of ceiling joists and timber collars, which span from north to south, and ceiling binders.
5. There was no evidence of any major deflections within the roof structure at the time of our inspection.
6. In general terms, we consider the roof framework to have been well constructed, using timbers of suitable quality and dimensions. Moreover, we consider the roof structure to be adequately formed to support any loadings likely to be imposed upon it.

7. The main roof slopes have been lined with roofing felt which provides a secondary line of defence against internal water penetration. The felt would appear to be original and is now somewhat old and fragile.



8. The presence of the felt prevented a full assessment of the condition of the projecting nibs and nails which secure the tiles to timber battens.
9. In isolated areas where the felt is torn or split, or has been removed, the projecting nibs appear to be well preserved.
10. We did not detect any evidence of recent active woodworm infestation by wood boring insects, although a more detailed examination should be made by a specialist contractor when the insects emerge in May/June.
11. We would advise that your solicitor make enquiries to ascertain whether the timbers throughout the property have been treated in the past by a specialist contractor and whether such work has the benefit of a guarantee, which can be transferred to you upon the sale of the property.
12. Glass fibre insulation has been laid in between the ceiling joists to a nominal depth of 200mm .
13. Building Regulation recommendations require a minimal layer of 300mm. If the level of insulation within the roof void was to be increased we would strongly recommend consideration be given towards the introduction of additional proprietary roof vents which would prevent the possibility of condensation occurring on the undersides of the roof structure.
14. There was no evidence of any such condensation occurring at the time of our inspection.
15. Replacement PVC cold water storage tanks are located within the roof void.
16. The tanks are well supported on timber stollage and covered.

17. Ancillary pipework feeding the tanks has been well lagged with hessian wrap foam insulation and fibre lagging.
18. Whilst inspecting the roof void it was noted that there was considerable evidence of bats and rodent infestation.
19. Bats are protected by The Wildlife and Countryside Act 1981. It is illegal not only to kill, injure or handle bats, but also to damage, destroy or obstruct access to any place that a bat uses for shelter or protection, or disturb a bat while it is occupying such place.



20. If any action is proposed which would affect bats or their roosts, then the Nature Conservancy Council must be informed and allowed time to advise on any special precautions that may be necessary.

9.04 Summary Condition Rating **2**

Ceilings/Skeilings (Sloping Ceilings)

- 9.05 The ceilings and skeilings would originally have been formed in timber lath and plaster.
- 9.06 It was evident that over the years a good number of ceilings have been covered/overboarded with plasterboard, with a plaster skim and emulsion paint finish.
- 9.07 Decorative plastered and pine cornices have been applied to the ceilings in the majority of the main reception rooms, and at junctions with internal wall partitions.
- 9.08 We would make the following observations:
 1. There is as one would expect, evidence of undulations and unevenness, particularly to the remaining lath and plaster ceilings.
 2. Some vintage hairline cracking was observed underneath lining papers.

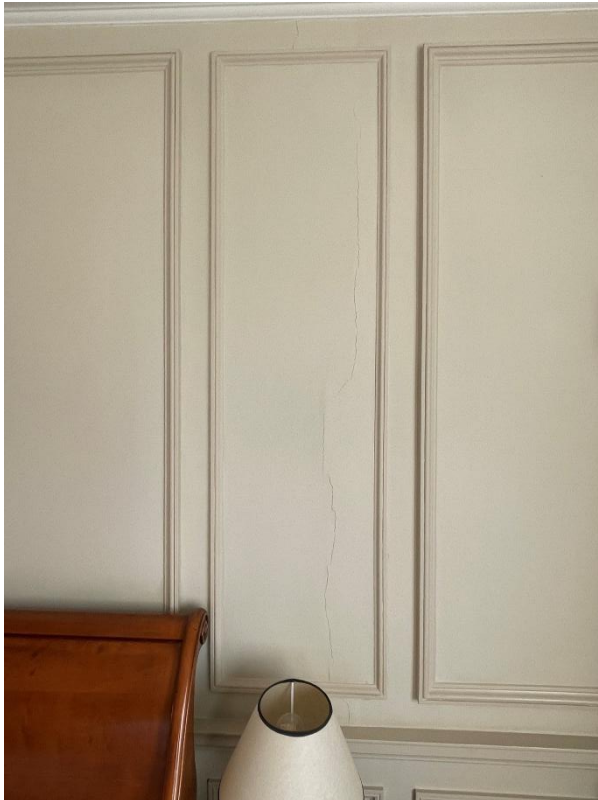
3. The life of lath and plaster ceilings depends upon the quality of the original construction, and the degree of exposure to leaks and flexing. Where tested, the ceilings and skellings appeared to be in reasonable condition.
4. Hairline cracking was noted in isolated places at junctions with the timber cornices, or internal partition walls. Such cracking in our opinion relates to thermal shrinkage and is not considered to be of structural significance. The hairline cracks can easily be cut out prior to the next phase of internal redecoration works.
5. We would add that some reopening of cracks should be anticipated.
6. The embellished cornices throughout are of high quality and remain in good condition.



9.09 Summary Condition Rating **1**

Internal Walls and Partitions

- 9.10 The internal walls and partitions appear to be largely of solid construction (we suspect brickwork), plastered and covered with wallpaper, lining paper and/or emulsion paint.
- 9.11 Some walls are formed with timber studwork at second floor level which have been overlaid with plasterboard and decorated.
- 9.12 Areas of walls in the bathrooms and kitchen are covered with ceramic wall tiles.
- 9.13 We would make the following observations:
 1. The internal partition walls throughout remain upright and plumb with no evidence of significant stress cracking.
 2. Limited hairline shrinkage cracking was noted around window and door apertures and through some plastered surfaces.



3. The cracks are not considered to be of major structural significance and can be filled prior to the next phase of internal redecoration.
4. It is likely that some shrinkage cracking wills reopen.
5. The plastered surfaces, particularly to the inner faces of external walls, where tested appear to retain a good degree of adhesion to the underlying brickwork.
6. The ceramic tiles generally remain well fixed and grouted.
7. Wall surfaces in the main en suite bathroom have been lined with marble which is well fixed and remains in reasonable condition.
8. Some flaking of paintwork and black pin mould growth was noted to some shower cubicles. This has occurred primarily due to a lack of mechanical ventilation leading to high levels of condensation.



9. We would recommend allowances be made for mechanical extract fans to be introduced within all bathrooms and en suite shower rooms.
10. The affected areas of tiling should be treated with a proprietary fungicide or replaced.

9.14 Summary Condition Rating **2**

Fireplaces

- 9.15 The property is provided with a variety of original fireplaces, formed in stone/marble, with stone/marble hearths, and oak panelled over mantles.



- 9.16 Although the fireplaces were not tested, it was evident that that some have been in use in recent years.
- 9.17 Some original fireplaces at first and second floor levels have been boarded over.
- 9.18 Some but not all have been fitted with air vents, which is essential to reduce the risk of any condensation problems occurring within the individual brick flues.
- 9.19 There was no evidence of any significant internal penetrating dampness around upper chimney breasts at the time of our inspection.
- 9.20 The fireplaces throughout are of high quality and remain in good order.
- 9.21 Testing and inspection of fireplaces and chimney flues is beyond the scope of our survey report. We recommend arranging for testing/inspection by a HETAS contractor to confirm condition and suitability for use.
- 9.22 Summary Condition Rating **R**

Floors

- 9.23 The floors throughout the property are concealed in places by tightly fitted coverings in the form of carpets and vinyl coverings.
- 9.24 Replacement oak and original softwood butt jointed floorboards are provided throughout.
- 9.25 We probed the carpeted floors as far as possible at the edges of the rooms, and our comments are based upon the evidence.
- 9.26 The ground floor is of part suspended timber and part solid construction.
- 9.27 The solid floors would appear to have been covered with a sand and cement screed overlaid with quarry and stone floor tiles.

- 9.28 The floors remain generally true and even with no evidence of any significant settlement noted at the junctions with timber skirtings.
- 9.29 The floor surfaces were tested with the aid of a moisture meter and revealed no significant levels of dampness.
- 9.30 It would not be possible to confirm whether an effective damp proof membrane was laid within the solid floors without carrying out further investigative work. This would not appear to be justified at present.
- 9.31 The remaining floors at ground level are of suspended timber.
- 9.32 We suspect that they comprise of timber joists running from north to south, which are supported on dwarf "sleeper" brick walls from the sub structure. The joists have been overlaid with oak strip flooring (drawing room) and large areas of oak/pine floorboarding.
- 9.33 A number of slip tile air bricks have been provided within the perimeter walls to allow air to penetrate below the ground floor joists. It is essential that these slip tile air bricks are not blocked as they perform a preventative measure against both wet and more importantly dry rot.



- 9.34 The oak strip/floorboards appear to be well fixed with no significant defects.
- 9.35 The first and second floors are formed with suspended timber joists overlaid with butt jointed softwood floorboards.
- 9.36 The floors, particularly at second floor level, are slightly uneven. In addition, a number of floorboards are squeaky underfoot and may need to be screwed down when carpets are next lifted.
- 9.37 We would advise that your solicitor make enquiries to ascertain whether the timbers throughout the property have been treated in the past by a specialist contractor and whether such work has the benefit of a guarantee, which can be transferred to you upon the sale of the property.

9.38 Summary Condition Rating **1**

Internal Joinery

- 9.39 Throughout the property the internal joinery is of painted softwood, including skirtings, door frames, linings and architraves.
- 9.40 Carved pine architraves and cornices are provided to some of the reception rooms at ground floor level.
- 9.41 Pine panelling has been applied to wall surfaces at both ground and first floor level.
- 9.42 The doors are a combination of two, four and six panelled type.
- 9.43 We would make the following observations:

1. The architraves and door frames are essentially plumb with no evidence of any significant sloping.



2. The doors generally fit their apertures correctly, although some minor easing and adjusting is required to a limited few.
3. The doors are fixed by means of painted and brass butt hinges.
4. The door furniture has been upgraded in recent years and generally appeared to be working satisfactorily.

5. The kitchen fittings comprise of low Shaker style oak cupboards with inset sink unit and square edged oak and polished granite work surfaces.
6. The units are of modern design, and we understand were installed by the current vendor.



7. The property is provided with timber framed and cantilevered stone staircases.
8. The main staircase which is approached from the reception hall, incorporates wrought iron decorative balustrading and oak handrails with capped newel posts.
9. The staircase is formed with treads of 350mm, and risers of 175mm.
10. The wrought iron balustrading remains well fixed.
11. In our opinion the staircase is a particular feature of the property and of high quality and remains in good order.



12. The secondary staircase, which serves the western end of the property, has been enclosed with softwood painted square edged timber balusters.



13. We are of the opinion that the staircase has also been adequately constructed and is considered easy and safe to negotiate.
14. The pine panelling is of good quality and remains in good order. Similar comments can be made with respect to the pine dado rails.



15. The remaining internal joinery, including moulded skirtings, has undergone a reasonable amount of wear and tear over its lifetime. Apart from minor dents, scratches, etc, it is considered to be generally in good condition.

9.44 Summary Condition Rating **1**

Internal Decorations

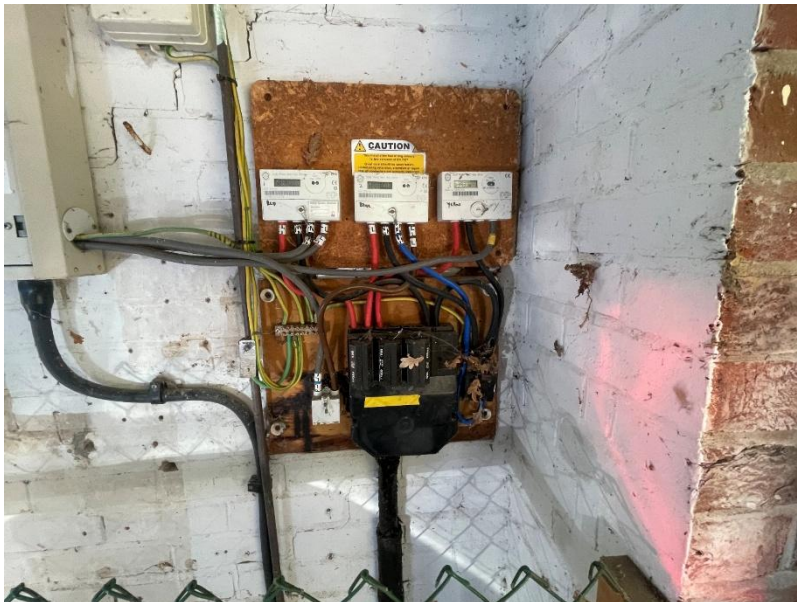
- 9.45 We assume that you have made your own inspection and formed your own opinion on the condition of the internal decorations.
- 9.46 For record purposes, in our opinion the decorations are generally well presented and in good order.
- 9.47 As is to be expected, there are areas which are marked and soiled, and you will no doubt wish to change these to suit your own individual requirements.
- 9.48 Summary Condition Rating **1**

10.00 SERVICES

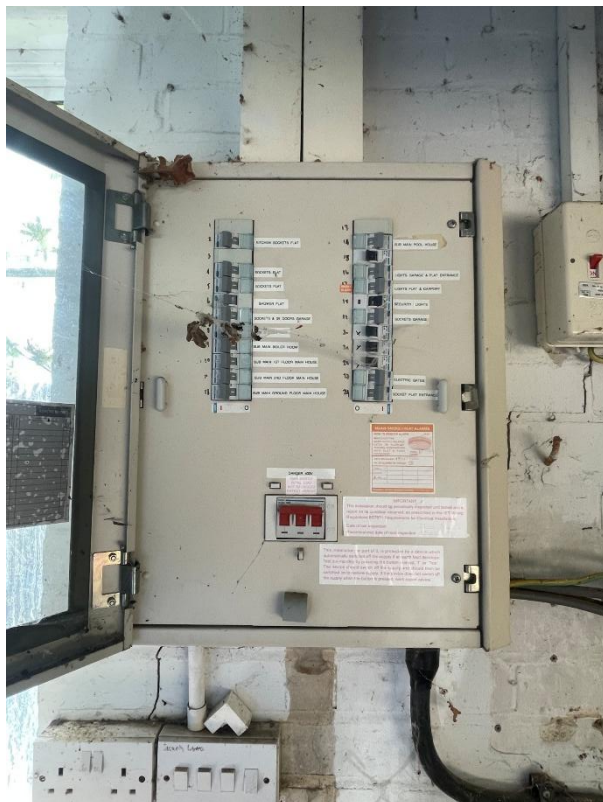
- 10.01 We have not been instructed to test the services, and our comments about such are based upon a visual inspection only.

Electrical Installation

- 10.02 The house is provided with mains electricity.
- 10.03 The incoming main, meter and consumer unit are located on the inner south elevation wall of the garage.



- 10.04 An underground electrical supply feeds 3 phase 100amp intake with digital electrical meters.
- 10.05 Sited adjacent to the main intake is a large metal-based consumer unit with miniature circuit breakers and residual current detection.



- 10.06 The service cables where visible appear to be run in insulated PVC to flush and wall mounted single/double white PVC/chrome socket outlets and light switches.
- 10.07 Lighting is provided by means of central ceiling pendants and recessed low voltage/LED lights.
- 10.08 It would not be possible to confirm the condition of the electrical installation without arranging for testing/inspection by a qualified electrician. Such testing is a recommendation upon all changes of residential ownership, and we therefore recommend you arrange for inspection.
- 10.09 Notwithstanding the above, we would make the following observations:
1. We are aware that the property was partially rewired approximately 25 years ago by a local electrical contractor.
 2. There are metal-based consumer units located on each floor, sited within individual cupboards. Each unit incorporates miniature circuit and residual circuit protection. The individual circuits have been well labelled.



3. The consumer units are of modern design and would appear to comply with the current 18th Edition of the IET Regulations. We understand from the vendor that the consumer units have been installed in the last few years.
4. Sanitary fittings have generally been provided with secondary earth bonding.
5. From our visual inspection it would appear that the electrical installation has been installed to a satisfactory standard. Nevertheless, it would be prudent to arrange for a suitably qualified electrical contractor to carry out a polarity and resistance test on the installation. Pending receipt of their report, it is likely that only minor upgrading works will be required to ensure compliance with the current Edition of the IET Regulations.

10.10 Summary Condition Rating **2**

Hot and Cold Water Supply and Sanitary Fittings

- 10.11 The property is provided with a cold water main which serves cold water throughout the property and feeds a PVC cold water storage tank located within the main roof void.
- 10.12 We are unable to assess the condition of the incoming cold water mains within the ground but suspect it may comprise either of original lead or galvanised steel barrel pipework. You will appreciate that such pipework may be original and now coming to the end of its useful lifespan. Expenditure may be required in the future to replace it with a more modern equivalent, such as polyethylene.
- 10.13 Distribution pipework serving hot and cold water services is run in copper and PVC.
- 10.14 Waste pipes serving the sanitary fittings are a combination of original lead and copper, supplemented with white PVC pipework.
- 10.15 The bathrooms, cloakrooms and shower rooms are provided with wash hand basins, WCs, baths and shower cubicles, some of which appear to be original.



10.16 We would make the following comments:

1. Any original pipework remaining, on the grounds of age and health, would be considered vulnerable to rusting and furring, and the renewal of such pipework is likely to be required in the near future.
2. Visible copper distribution pipework was generally free from any weeping or leaking joints.
3. The water pressure to the pipework to the sanitary and kitchen fittings at first floor level where tested appeared to be adequate. The pressure at second floor level to sanitary fittings was not as good.
4. We understand that ISO Energy completed the installation of one CTC air source and two CTC ground source air pumps, in 2012. It would appear that the heat pumps connect up to a buffer CTC tank and Bolly 500 litre hot water cylinder located in the plant room.



5. The heat pumps serve copper pipework, steel panelled, wall mounted radiators.
6. The pumps and buffer tank/hot water cylinders are of modern design and appeared to be operating satisfactorily at the time of our inspection.
7. The sanitary fittings throughout generally appear to be serviceable where tested.

10.17 Summary Condition Rating **2**

Central Heating Installation

- 10.18 The property is served by one air source and two ground source heat pumps, supplemented with an oil fired Thermicon boiler located in the boiler room.



- 10.19 The heat pumps and oil fired boiler supply the source of heat for the central heating and hot water installations.
- 10.20 Steel panelled radiators have been fitted throughout. The radiators are fitted with thermostatic control valves.
- 10.21 We would make the following observations:
1. The heat pumps were installed by ISO Energy in 2012. They appeared to be working satisfactorily at the time of our inspection.
 2. The pipework feeding the tanks and radiators appeared to be in reasonable condition.



3. The pipework has been carefully fixed to walls and insulated in hessian wrap/foam insulation.
4. The oil fired boiler has a balanced flue outlet which projects through the south elevation wall of the boiler room.
5. Notwithstanding the above, we recommend arranging for testing/inspection of the boiler by a OFTEC registered heating engineer prior to use.
6. Whilst from our visual inspection it would appear that the mechanical and electrical installations are of modern design and in reasonable condition it would be prudent to engage the services of a Mechanical /Electrical engineer to make a more detailed inspection and advise you in relation to your future requirements and expenditure.

10.22 Summary Condition Rating **2**

Oil Installation

- 10.23 The property has a modern double bunded plastic oil tank located in front of the garden wall (north elevation).



10.24 The tank is in good order.

10.25 The testing of oil installations does not form part of a normal Survey procedure, and we are therefore unable to verify that it is satisfactory. We would recommend that an 'OFTEC' registered heating engineer be asked to inspect the premises and give advice as to the suitability of the installation for your future requirements.

Drainage Installation

10.26 The property is provided with a private drainage installation.

10.27 We understand that a new Bio Pure 3 below ground sewerage treatment plant was installed by the current vendor.



- 10.28 The treatment plant replaced the old septic tank.
- 10.29 In addition to the treatment plant being installed, pea shingle filled trenches and 110mm uPVC pipework were installed and laid to outfall to a ditch.
- 10.30 We understand that the treatment plant is suitable for the domestic effluent of up to 13 people.
- 10.31 Moreover, the installation should comply with current General Binding Rules.
- 10.32 Original cast iron and replacement PVC soil and vent pipes take foul sewage via inspection chambers located within the garden to connect up to the sewerage treatment plant.
- 10.33 It was not possible to lift all inspection chamber covers, but those that were lifted revealed chambers formed in brick enclosing salt glazed earthenware pipework and cement benching.
- 10.34 To make a complete assessment of the drainage installation up to the treatment plant we would advise that a specialist contractor be asked to carry out a CCTV Survey and report to you on your future maintenance liabilities.
- 10.35 We would highlight that private drainage systems can be an environmental hazard.
- 10.36 A further explanation is provided on the Environmental Agency website – www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground.
- 10.37 Please note that all treatment plants with full certification are exempt from the Regulations.

10.38 Rainwater downpipes and surface water gullies and drainage channels are assumed to connect into soakaways. This could not be confirmed without arranging for further investigations.

10.39 Summary Condition Rating **1**

11.00 **EXTERNAL AREAS**

Gardens, Boundaries and Driveways

11.01 Access to the property is via electronically operated metal gates sited towards the north west corner of the grounds, which lead onto a pea shingled driveway.

11.02 The driveway generally is in poor order with depressions filled with water evident at the time of our survey inspection.



11.03 The concrete hardstanding in front of the three bay garage is showing signs of deterioration. Sections of concrete were uneven and cracked in places.



11.04 Repairs/upgrading of both the driveway and concrete hardstanding should be anticipated.

11.05 Boundaries are defined by means of timber fence panels, wire netting and hedging.

11.06 Your solicitor should advise which will be your responsibility to maintain. In general terms, they are considered fit for purpose.

Miscellaneous

11.07 During the course of our inspection, we could find no obvious major outbreak of Japanese Knotweed in the immediate garden areas, but we did not carry out a formal examination, as this would be beyond the terms of our reference.

11.08 We would highlight that this is a particularly invasive and damaging species that is classified as "controlled waste". You can also be held liable for costs incurred from the spread of Knotweed into adjacent properties and for the disposal of infested soil off site.

11.09 You should ensure you or your gardeners can identify plants and take appropriate action in accordance with current regulations.

12.00 OTHER MATTERS

Energy Efficiency

12.01 We refer you to the Energy Performance Certificate in Appendix 3. We have no further comments to make with regard to the Energy Performance Certificate.

Fire Safety

12.02 Smoke and heat detectors would appear to have been connected into the electrical installation in accordance with current Building Regulations.

12.03 The smoke and heat detectors were not tested at the time of our inspection, but we suspect that they have been installed in recent years.

Security

- 12.04 We would recommend you make enquiries of your insurers to ascertain their minimum-security requirements.
- 12.05 The property is provided with a security alarm system which appeared to be in use at the time of our inspection but was not tested.
- 12.06 A number of the main reception rooms incorporate infra red wall mounted detectors.
- 12.07 Windows throughout the property have been provided with security locks.

Asbestos

- 12.08 We did not carry out a full survey for asbestos at the time of our inspection as this would be beyond the terms of our engagement.
- 12.09 Given the age of the property, it is likely that asbestos based products would have been used in its original construction. Such products will include asbestos lagging to original pipework serving the central heating installation and fire retardant boarding around radiators, and linings of ceilings in the plant room and to internal doors that we noted. Where visible, the boarding remains in reasonable condition.





- 12.10 We would also highlight to you the risk that when floorboards are next lifted at ground floor, old asbestos lagging may have been left in situ or have fallen into the floor void. If found, this can prove expensive and disruptive to remove.
- 12.11 The same comments can be made with respect to pipe lagging in concealed places within the roof void and old boiler room.
- 12.12 As a precautionary measure it would be prudent to arrange for a specialist contractor to make a more detailed examination of lagging identified in the roof void and provide comment in relation to the boarding surrounding the plant room ceilings.
- 12.13 Asbestos cement boarding generally contains 10-15% asbestos fibres found in a cement matrix that will only be released if subject to significant disturbance such as drilling or sawing.
- 12.14 Early artex products prior to 1990 are also known to contain a small asbestos content.
- 12.15 Whilst there is no known risk if left undisturbed, any works to these materials, e.g. drilling, sawing, removal etc, can pose a significant health hazard.
- 12.16 We would recommend that you take specialist advice before undertaking any such work to asbestos based products. We would refer you to the Health and Safety Executive web link <http://www.hse.gov.uk/asbestos/essentials> HSE - Asbestos: Asbestos essentials for guidance when maintaining or removing asbestos products.

13.00 **SUMMARY**

Condition

- 13.01 To sum up, this is a substantial country house situated in an elevated location with views over the South Downs.
- 13.02 It was clear from our inspection that the property was originally constructed to a high specification utilising good quality local materials. Moreover, it would appear that it has been generally maintained in recent years.

- 13.03 During the course of our inspection, we were unable to find any evidence of significant structural movement of an ongoing nature within the external walls, internal walls/partitions, roof and floor structures to the main house.
- 13.04 We have identified external and internal cracking to the Garage/Annexe which will need to be the subject of monitoring to establish the reason for the cracking before any remedial works can be undertaken
- 13.05 Inevitably, during the course of inspection we have identified a number of items where we consider expenditure will be required in the short term.
- 13.06 Such expenditure primarily relates to items which are coming to the end of their useful lifespans.
- 13.07 We would stress that our report should be regarded as a comment on the overall and general condition of the property and should not be considered as an inventory of every single defect or working schedule of outstanding works required.
- 13.08 Further specialist inspection and opening up works will be required before a full picture can be obtained as to the extent and likely cost of remedial works to be undertaken.
- 13.09 Nevertheless, we set out below a list of items where we consider expenditure will be required in the short term:

Main Roof

1. Replace/refix chipped, cracked, slipped and spalled tiles.
2. Repoint/rebed ridge and hip tiles.
3. Repoint cracked cement fillets to verges.
4. Replace lead lined flat roof coverings to west facing dormer covered flat roofs.

Front Entrance Canopy Porch Roof

5. Replace lead lined roof.

Chimney Stacks

6. Allow to remove vegetation growth and repoint all open and weathered mortar joints with a lime-based mortar.
7. Replace individual bricks showing signs of surface spalling.
8. Repair/replace split and loose sections of lead flashings and lead lined apron gutters.
9. Reform loose and cracked sections of cement flaunching.
10. Arrange for inspection/testing of individual flues by HETAS registered contractor prior to use.

External Joinery

11. Carry out repairs/replace defective sections of fascias, soffit and bargeboards showing signs of softening.
12. Repair/replace door thresholds showing signs of softening.

External Gutters and Rainwater Pipes

13. Carry out an overhaul of external gutters and rainwater pipes. Such work will include removing vegetation growth, realigning misaligned sections of gutters and resealing open collared/swan neck joints.
14. In addition, all corroded and leaking cast iron sections of gutters and rainwater pipes/hopper heads should be replaced.
15. Clear and carry out repairs to external gullies.

External Walls

16. Repoint open and weathered joints to brickwork .
17. Replace isolated spalled bricks.
18. Carry out repairs to Venetian window frame and cill showing signs of softening.

Mechanical and Electrical Installation

19. Arrange for a mechanical and electrical consultant to undertake a survey of the mechanical and electrical installations.
20. Pending receipt of their report, it is likely that all lead and galvanised steel pipework will need to be removed.

Asbestos

21. Arrange for an asbestos survey to be undertaken to analyse samples taken from exposed pipe lagging at lower ground floor.

Drainage Installation

22. Arrange for a specialist contractor to carry out a CCTV Survey of the private drainage installation to ensure compliance with general binding rules.

Miscellaneous

23. Improve insulation levels within roof voids.
24. Introduce or improve mechanical ventilation within bathrooms.
25. Repairs to driveway and stone paved patios and paths.

- 13.10 We would point out that the above list is not exhaustive, and there is the possibility that further investigations will uncover other elements of the structure that require attention.

Further Surveys/Investigations

- 13.11 We recommend you arrange for the following surveys or investigations to be carried out in order to further assess your ongoing liabilities:

1. Testing/inspection of electrical installation.
2. Testing/servicing of oil fired boiler/ air /ground source heat pumps.
3. CCTV survey of below ground drainage.
4. Arrange for inspection of fireplaces and chimney flues by HETAS registered specialist.
5. Asbestos survey.

Matters for your Legal Adviser

- 13.12 We recommend your solicitor investigate/comment on the following matters:

1. Confirm location and ownership of boundaries.
2. Check on Rights of Way over land/through boundary gates.
3. Check whether flat roof coverings have a guarantee.
4. Confirm location/ownership of trees near boundaries.
5. Confirm whether cottage has planning and building regulations approval.
6. Check for any remaining guarantee for windows and doors.
7. Check for any previous timber treatment works/guarantees.
8. Confirm below ground drainage arrangements and liabilities.
9. Check compliance of private drainage with Environmental Agency requirements.
10. We have not made any searches or enquiries regarding notices, orders, planning schemes or other matters likely to affect the property, and we assume and recommend that your solicitor will deal with these in the usual way.
11. All property owners are advised to ensure that their property is insured from the moment of exchange of contracts for a sufficient sum against all usual perils, including fire, impact, explosion, storm, tempest, flood, burst pipes and tanks, subsidence, landslip, ground heave and public liability.

14.00 **VALUATION**

14.01 We have not been asked to carry out a formal Valuation of the property, and we have therefore not undertaken all the investigations necessary for the purpose. We understand that you have provisionally agreed to pay the sum of £3.15M for the Freehold interest.

14.02 We would be happy to advise you further in this respect if you so require.

15.00 **SURVEYOR'S DECLARATION**

15.01 We trust that the information set out in this Report is adequate for your purposes. If we can help by enlarging on any of the points raised in this Report, please do not hesitate to let us know.



G BAKER BSc (Hons) MRICS
CHARTERED BUILDING SURVEYOR

21st November 2025

GB/AT/CM/BG



APPENDIX 6
BUILDING SURVEY REPORT
On
THE COTTAGE



Client

Patricia Estridge

Inspected by

G Baker BSc (Hons) MRICS

File Reference

GH1080

**GOULD BAXTER
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex RH16 1HE**

01444 452604

November 2025

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1.00 **GENERAL DESCRIPTION**

Orientation

- 1.01 Sited to the north of the main house accessed via a garden path, is a detached 3 bedroomed single storey cottage.

Age

- 1.02 We estimate that the property was originally constructed approximately 25 years ago.

Construction

- 1.03 The main external walls are of cavity brick construction surmounted with a timber framed, pitched gabled roof, covered with proprietary fibre cement slates.
- 1.04 Internally the walls are of timber stud construction covered with a plaster skim finish.
- 1.05 The ground throughout is of solid concrete construction.
- 1.06 Double glazed side hung timber casement windows are provided to all elevations.



Services

- 1.07 The property is provided with mains water and electricity mains electricity.

2.00 **EXTERNAL INSPECTION**

Main Roof

- 2.01 This roof is of shallow pitched, timber framed gable construction with main ridgeline running from east to west parallel with the main frontage.

2.02 Both roof slopes have been covered with fibre cement slates.

2.03 The north facing roof slope incorporates Velux roof lights.

2.04 The roof slopes were viewed from ground level only.

2.05 We would make the following points/observations:

1. The roof profiles are true and even with no signs of any significant undulations or major distortions.



2. The fibre slates are well fixed with proprietary fixings and considered to be in good condition.
3. Similar comments can be made with respect to the ridge line which is formed with half round concrete tiles.
4. It was noted that the Velux roof lights were leaking at the time of our inspection with water penetration noted to the ceiling below.
5. The north facing roof slopes are covered with moss and lichen growth which should be removed.
6. Once repairs have been carried out to the flashings at the junction with the roof lights, the roof covering should continue to perform satisfactorily.

2.06 Summary Condition Rating **2**

Eaves, Gutters and Rainwater Pipes

2.07 The eaves to the property are formed with projecting rafter feet covered with softwood painted fascia boards.

2.08 Surface rainwater discharges into boxed profile PVC gutters which in turn, discharge via box profiled PVC rainwater pipes into sealed gullies.

2.09 The rafter feet remain in good condition as are the projecting fascia boards.



2.10 The gutters are well secured to the fascia boards by means of PVC clips.

2.11 It was noted that the number of the collar joints to the guttering are leaking, which has led to damp staining to the underlying brickwork.



2.12 Junctions between the rainwater pipes in sealed and external gullies need resealing.

2.13 In our opinion, the gutters are in need of an overhaul, and all leakages should be attended to.

2.14 Summary Condition Rating **2**

External Walls

2.15 The main external walls are of cavity brick construction with brick outerleaf laid in Stretcher bond.

2.16 The following points were noted:

1. The external wall remains upright and plumb with no evidence of any abnormal stress cracking either through the brickwork or mortar joints.
2. The brickwork and mortar joints are in good condition.
3. Steel Catnic lintels have been provided above window apertures with no signs of any rotational cracking around their bearing ends.
4. Climbing vegetation was noted, particularly to the west elevation wall. We would recommend that this be pruned back or removed as over a period of time it can affect external mortar joints.



2.17 Summary Condition Rating **2**

Damp Proof Course

2.18 The external walls incorporate a "Hyload" polymer damp proof course which generally maintains an adequate level in relation to external ground levels.

2.19 Low to medium levels of dampness were recorded to internal walls and partitions but we suspect this relates to a lack of heating and not to penetrating dampness across the cavity.

2.20 Summary Condition Rating **1**

Foundations

2.21 The foundations were not exposed for examination, and their size, type, depth and condition are not known.

2.22 We were unable to find any evidence at the time of our inspection within the external or internal walls to suggest that any significant defects currently exist due to structural movement of the foundations.

2.23 We would make the following observations:

1. From a geological survey map of the area, and our local knowledge, we suspect that the sub soil to the building is Upper Tunbridge Wells Sand. The actual sub soil could not be confirmed without arranging for detailed trial holes to be excavated, and there may be a clay content.
2. Clay we would mention is susceptible to extensive movement in extreme climatic conditions, and there is always the risk that properties built on this sub soil may require extensive remedial work should foundation failure occur.
3. In our opinion, the risk of subsidence necessitating underpinning in the future is small, but we always consider it advisable for householders to take out insurance cover against subsidence and ground heave as a precautionary measure. Insurance companies will normally provide this under their domestic household building policies.

2.24 Summary Condition Rating **1**

External Joinery

2.25 The property is provided with double glazed, side hung timber casement windows fitted with timber beading.

2.26 The windows incorporate projecting window timber cills.

2.27 Access into the property is via double glazed French doors with part panelled and glazed side lights.

2.28 Access into the side garden is via a part panelled and glazed door.

2.29 Not all of the windows were tested but those that were, appeared to be serviceable. Some minor softening was noted to frames and cills.

2.30 The exterior paint to the window and doors are showing signs of flaking and will need to be redecorated in the short term. Some repairs should be anticipated to the panelled sidelights.



2.31 Summary Condition Rating **2**

3.00 **INTERNAL INSPECTION**

Main Roof Void

- 3.01 Access into the main roof void is via a trap hatch located in ceiling of one of the bedrooms.
- 3.02 The roof is of timber construction formed with a series of trussed rafters.
- 3.03 There was no evidence of significant undulations or distortions within the roof structure. In our opinion, it has been adequately constructed and is considered capable of taking any imposed loadings.
- 3.04 Summary Condition Rating **X**

Ceilings

- 3.05 The ceilings throughout are formed in plasterboard with an artex finish.
- 3.06 No coving has been provided at junctions with internal walls and partitions.
- 3.07 Ceilings generally remain true and even with no signs of any significant structural cracking.
- 3.08 Damp staining and black pin mould growth was noted underneath one of the rooflights which has been referred to in this report. Repairs should be undertaken to the rooflights.



3.09 Summary Condition Rating **2**

Internal Walls and Partitions

- 3.10 The internal walls and partitions primarily comprise of timber stud partitioning covered with plasterboard and a plaster skim finish.



- 3.11 No paint has been applied to the plaster skim coat.
- 3.12 The walls generally remain upright and plumb with no evidence of any major structural cracking.
- 3.13 Summary Condition Rating **1**

Floors

- 3.14 The floors throughout would appear to be of solid concrete construction overlaid, we suspect, with an insulated floating chipboard floor. This could not be confirmed without taking up some of the chipboard.
- 3.15 We suspect that a polythene or similar damp proof membrane has been incorporated within the solid concrete floor.
- 3.16 No significant defects were observed.
- 3.17 No significant gaps were noted between the floor and timber skirtings.



- 3.18 Summary Condition Rating **1**

Internal Joinery

- 3.19 Flush panel hollow core doors with lever handles are provided throughout fixed to softwood doorframes with metal butt hinges. The door apertures are provided with softwood linings and moulded pine architraves.
- 3.20 In general terms, the doors appeared to be functional although of low quality.
- 3.21 No kitchen or sanitary fittings have been fitted although some service pipework was noted.
- 3.22 The property has the benefit of mains electricity although it had been switched off at the time of our inspection.
- 3.23 Steel panel radiators have been fitted to a number of the rooms, although they were not in use.
- 3.24 Summary Condition Rating **2**

4.00 **CONCLUSION**

Condition

4.01 To sum up, the fitting out and completion of the building works to the cottage is required.

4.02 We list below the following works that will be required to make the property habitable:

1. Carry out a test and complete the electrical installation.
2. Complete and test the central heating installation.
3. Supply and fit kitchen fittings.
4. Supply and fit bathroom fittings.
5. Carry out internal decoration works.

5.00 **SURVEYOR'S DECLARATION**

5.01 We trust that the information set out in this Report is adequate for your purposes. If we can help by enlarging on any of the points raised in this Report, please do not hesitate to let us know.



G BAKER BSc (Hons) MRICS
CHARTERED BUILDING SURVEYOR

21st November 2025

GB/BG

Appendix 3

To Whom It May Concern,

Statement concerning the Summer House and stable block at West Riddens

I, Sue Kenrick, confirm that I began working as a cleaner at West Riddens, Cuckfield Road, Ansty, RH17 5AJ, in 2020.

When I first started working at the property, both the Summer House—the cottage at the top of the property—and the stable block were already in place. I saw both structures around that time.

I make this statement in support of the planning application relating to these structures and confirm that its contents are true to the best of my knowledge and belief.

Signed: 

Name: SUE KENRICK

Date: 16/9/2026 .

Appendix 4