



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

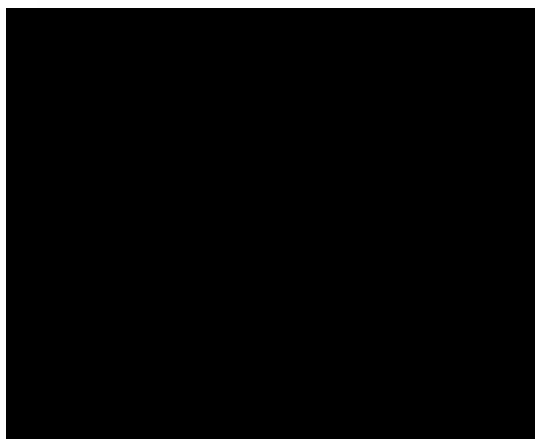
4.01 To sum up, the fitting out and completion of the building works to the cottage is required.

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.



21st November 2025

Appendix 3

I, **Simon Neville Arden Leefe**,
of **West Riddens, Cuckfield Road, Ansty RH17 5AJ**

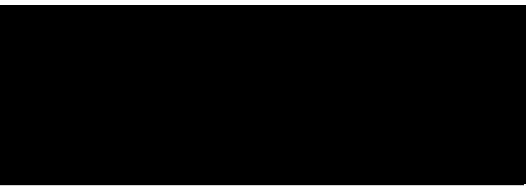
DO SOLEMNLY AND SINCERELY MAKE OATH AND SAY AS FOLLOWS:

1. I am the freehold owner of the property known as **West Riddens, Cuckfield Road, Ansty RH17 5AJ** ("the Property").
2. I purchased the Property on or about **September 2004** which is approximately **22 years ago**, and have been the owner and occupier since that date.
3. At the time I purchased the Property, a **self-contained cottage** was already **present and established on the land**.
4. The cottage is located **to the north of the main house** on the Property and was in that same position at the time of my purchase.
5. The cottage has remained in continuous existence in that location since my acquisition of the Property and has not been newly constructed, relocated, or materially altered in its footprint during my ownership.
6. To the best of my knowledge and belief, the cottage formed part of the Property **prior to my ownership** and was not erected by me or on my behalf.
7. This affidavit is made for the purpose of providing confirmation to **West Sussex Council** that the cottage was already in situ at the time I purchased the Property.
8. I make this affidavit believing the facts stated in it to be true and knowing that it is of the same force and effect as if made under oath.

SWORN / AFFIRMED by the said
Simon Neville Arden Leefe



Solicitor / Commissioner for Oaths / Notary Public



Aberdeen House • South Road
Haywards Heath • West Sussex
RH16 4NG • Tel. 01444 450901

Appendix 4

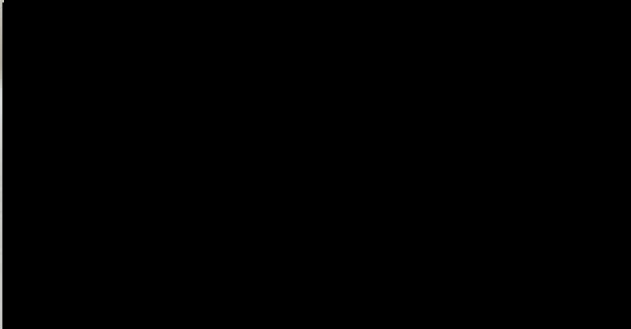
To Whom It May Concern,

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.



Date: 16/9/2026 .

Appendix 5































Appendix 6

19/04/2026



01/05/2025



23/03/2022



09/08/2020



23/04/2020



10/10/2018



10/09/2015



12/04/2015



06/06/2013



31/08/2012



28/03/2012



01/01/2005

