



Chartered Surveyors



Offices located in:

St Helens
Merseyside

Manchester
Greater Manchester

Leeds
West Yorkshire



LIMITED STRUCTURAL REPORT.

Jackson Fold Farm
Pilsworth Road
Bury
BL9 8QZ

PREPARED ON BEHALF OF:

Paul Warner

LANDLORD:

Not applicable.

TENANT:

Not applicable.

PREPARED BY:

Mike Cosy 1 FRICS, Civil Eng.,
HND. BA., DipSurv, FCABE,
Registered Valuer

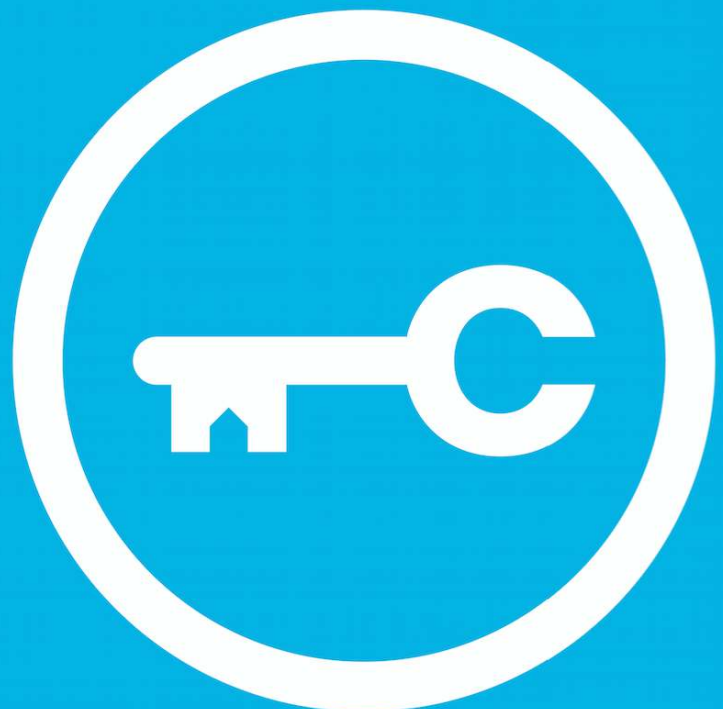
SURVEY DATE:

Friday 25th August 2023

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1.0 Preamble



Instructions

1.1

I have been asked to state if the buildings referred to in this report are structurally stable and capable of being developed and adopted for alteration and modification.

Related party disclosure:

This report is carried out by Mike Cosy. FRICS Civil Eng. HND. BA. DipSurv FCABE.

I am an independent chartered Building Surveyor with 23 years experience in valuation and 43 years experience in the building industry. My experience is in design construction and inspection of buildings. I am an RICS registered valuer, a Fellow member of the Chartered Association of Building Engineers as well as a fellow member of the RICS. I am an asbestos registered surveyor.

I can confirm that there is no conflict of interest in relation to this report.

Scope & Areas Not Accessible

1.2

All inspections have been visual. No intrusive checks have been carried out.

Property Description

1.3

The property can be best described as a farm building and stables.

Limitations

1.4

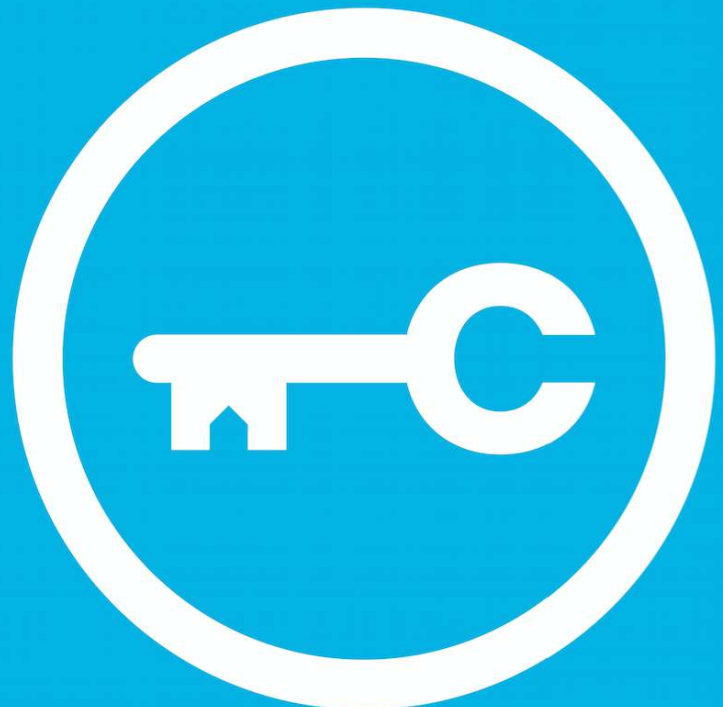
All accessible areas were checked.

Further Investigations

1.5

Walls may have absorbed ground salt capable of absorbing hygroscopic moisture. This can be dealt with by use of a salt inhibitor solution or other measures internally.

2.0 Schedule of Condition

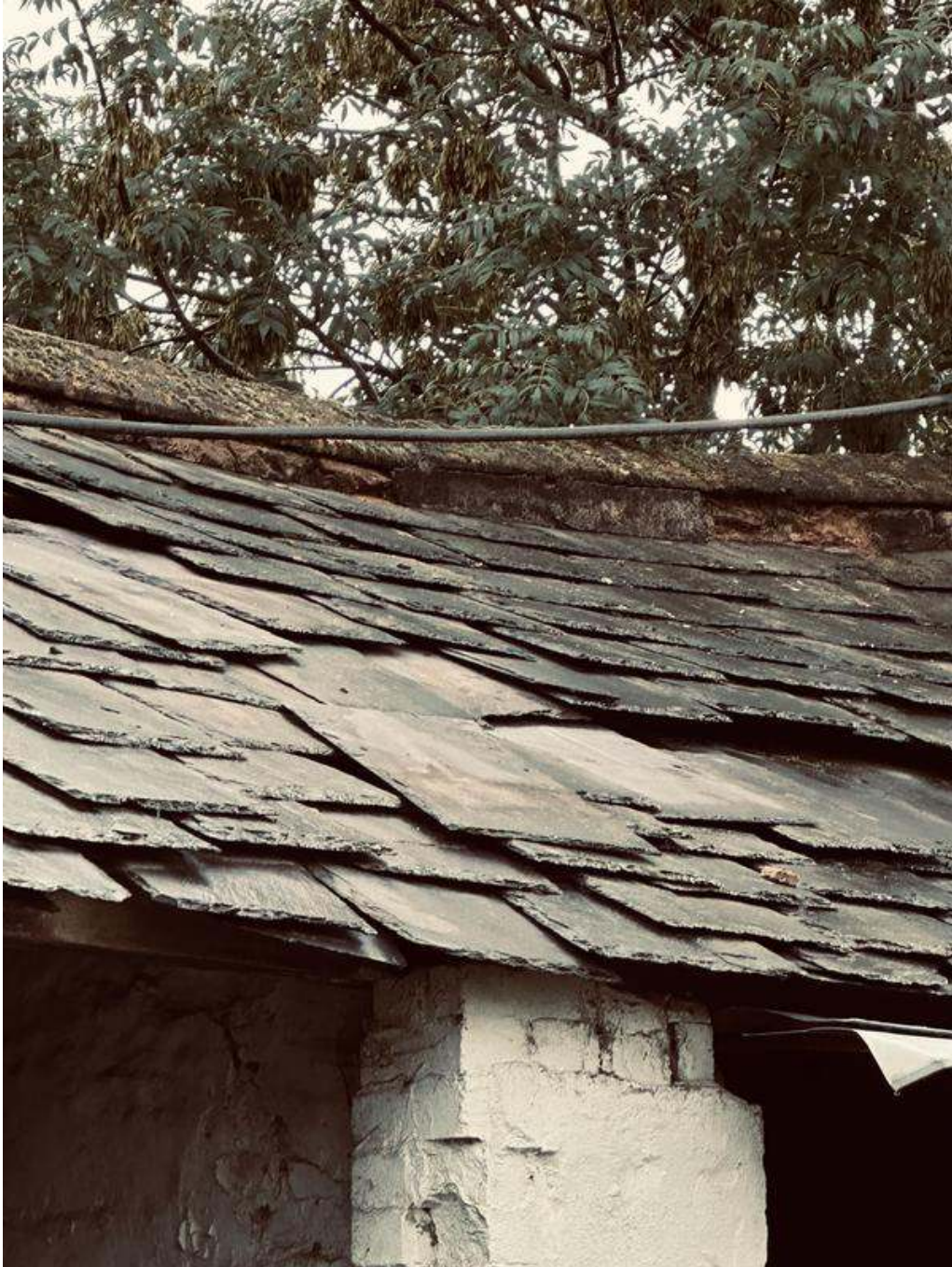


Floor Plans

2.1















































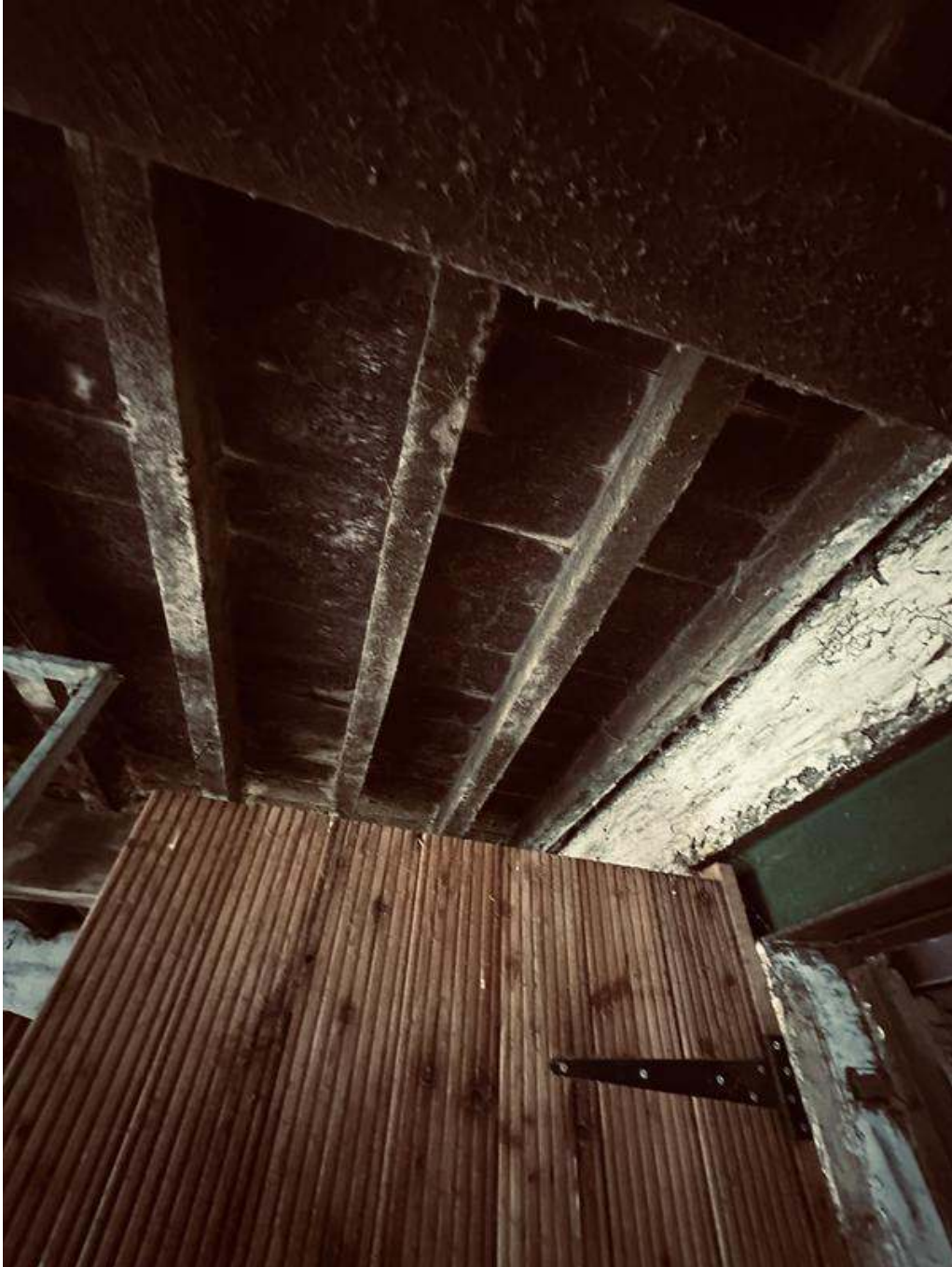




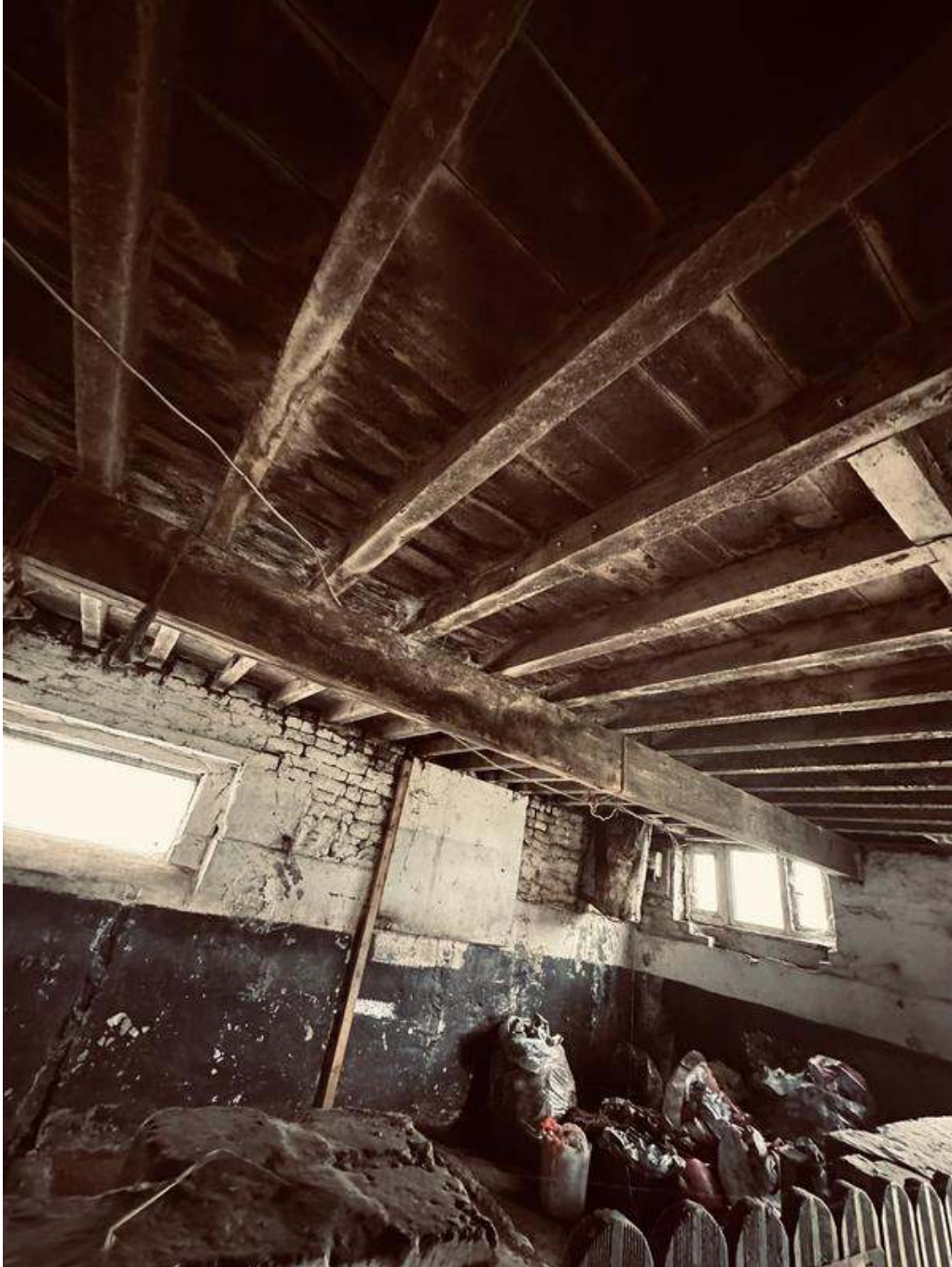




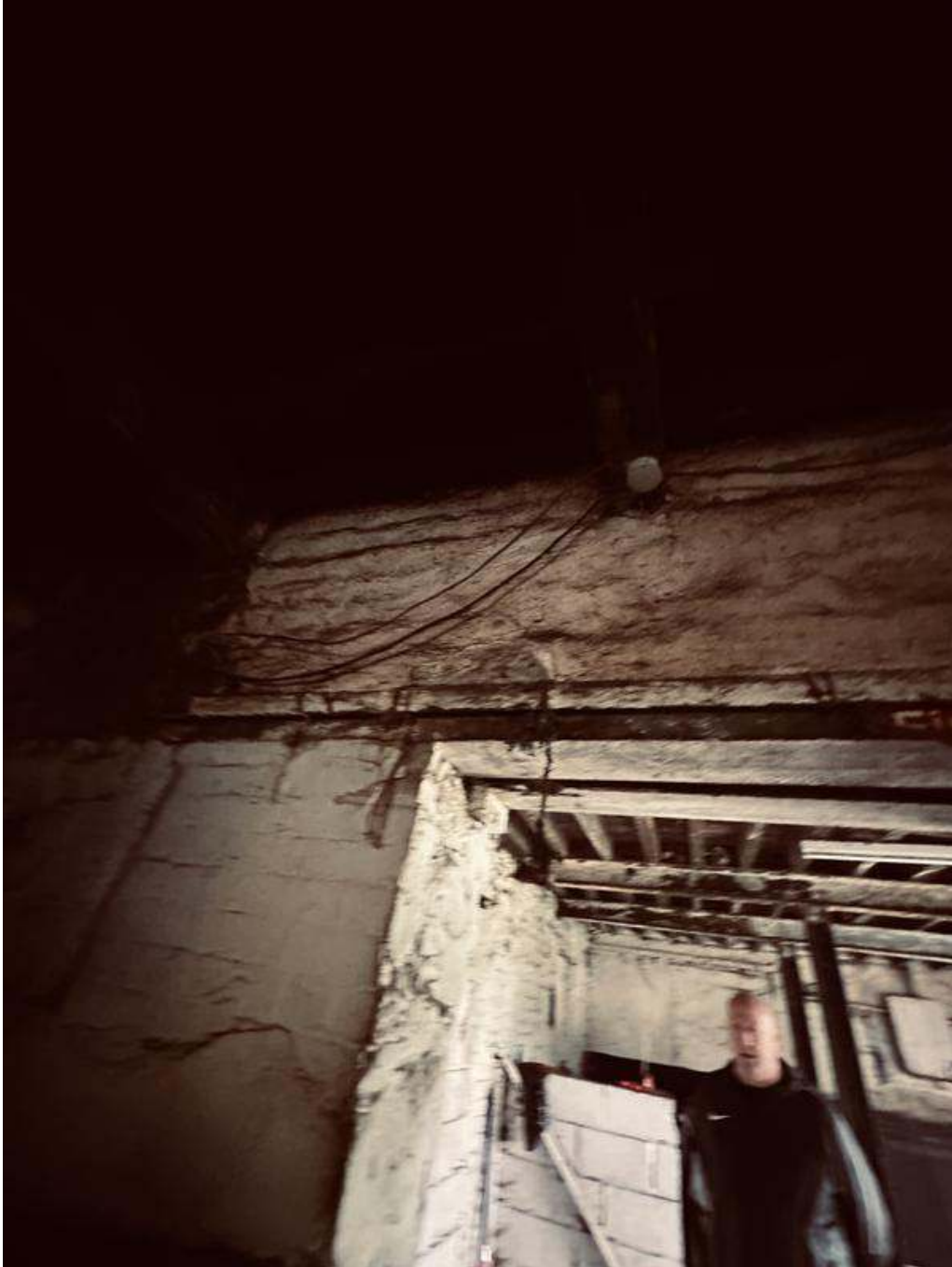


























































































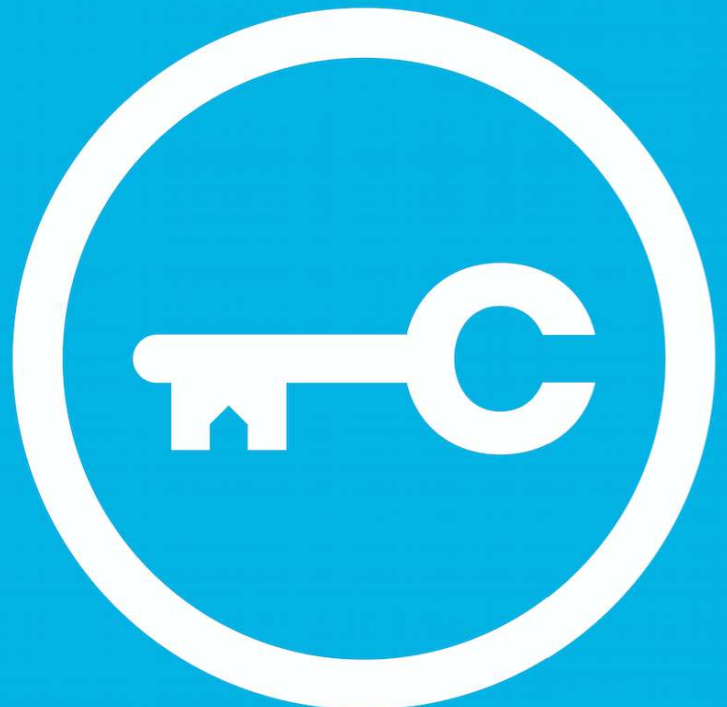








3.0 Inspection Details



Background

3.1

This report is required for planning purposes.

Inspection

3.2

There are two main separate buildings, the first one measuring 4.5 m x 11.9 m. This building is single storey and is split into two sections. The first section is of brickwork with double skin, dividing solid wall and slated roof. The second section is built with block walls, steel trusses and asbestos roof cover. The dividing wall is well built and in good condition. The block walls are predominantly single skin with intermediate pillars and rafters and purlins for roof support. The floor to the second section is also of concrete. The concrete floor is not in good condition to the second section of this building. A number of wooden lintels have decayed. There is no settlement associated with this building and it can be considered as structurally safe.

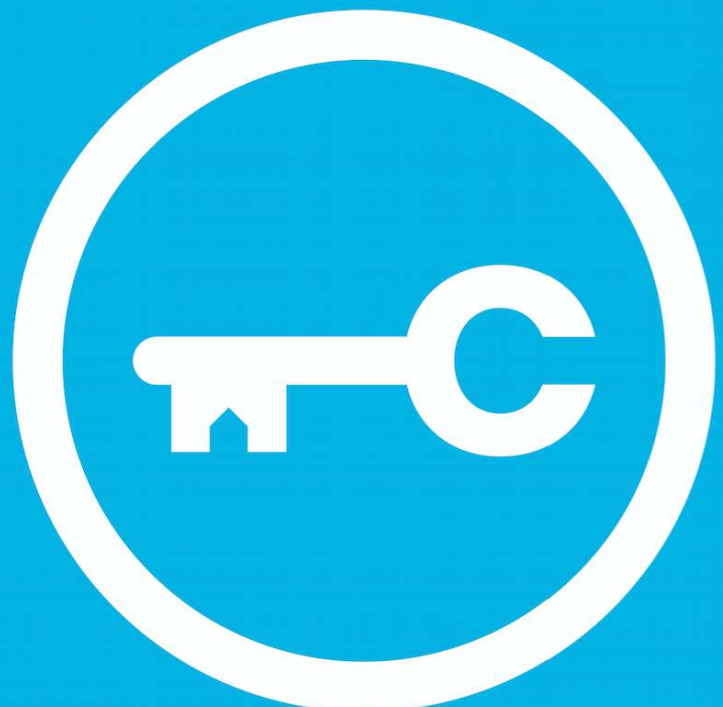
The second structure measures 4.5 by 11.1 m and is constructed of 9 inch brick walls, concrete floor rafters and purlins, and slated roof. This building has been divided into three sections with two internal brick walls being built at around equal intervals. One of the dividing walls is around 330mm in thickness and the second one is of 9 inch solid construction.

Additional Information and Other Details

3.3

None.

4.0 Conclusion and Recommendations



Conclusion

4.1

The existing buildings need extensive renovation and improvement, however the structures are capable of being integrated into the intended conversion.

Recommendation

4.2

Check existing foundations.

Incorporate a damp course at 150mm above ground.

Remove any decayed timber and treat the remaining timber with Fungicide & Insecticide solution.

Where steel is in good condition, sand to remove corrosion and prime with a zinc-rich primer. Paint with at least two coats of acrylic paint. If corrosion is severe, replacement would be needed. Obtain advice from a chartered professional engineer for repair advice or replacement.

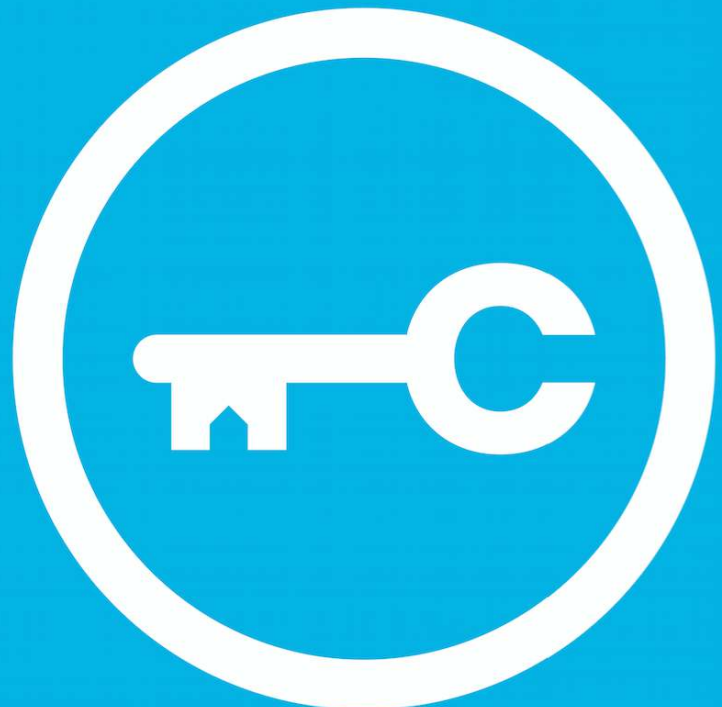
Steel lintels used on external walls should be insulated and fire protected.

Any replacement for external missing stones to match the existing using matching lime mortar.

All work to comply with building regulation and planning requirements.

Where the foundation is well within the zone of influence of mature trees, removal of any trees that are not protected to be considered. Consult a tree surgeon.

5.0 Declaration



Signatures

5.1

Signed: *Mike Cosy*

Name: Mike Cosy

Position: Chartered Surveyor

Date: 25th August 2023

~~For and on behalf of the lessor~~

~~Signed:~~

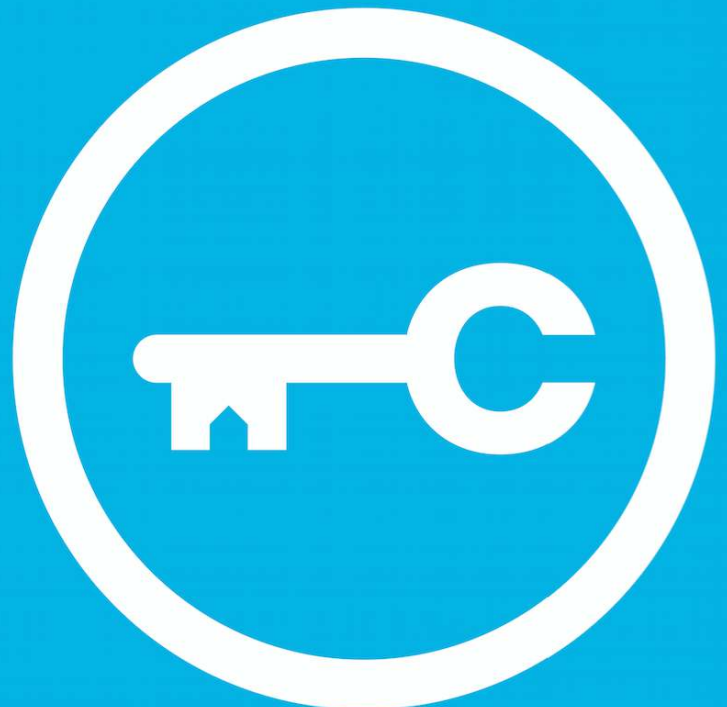
~~Name:~~

~~Position:~~

~~Date:~~

~~For and on behalf of the lessee~~

6.0 Photo Schedule



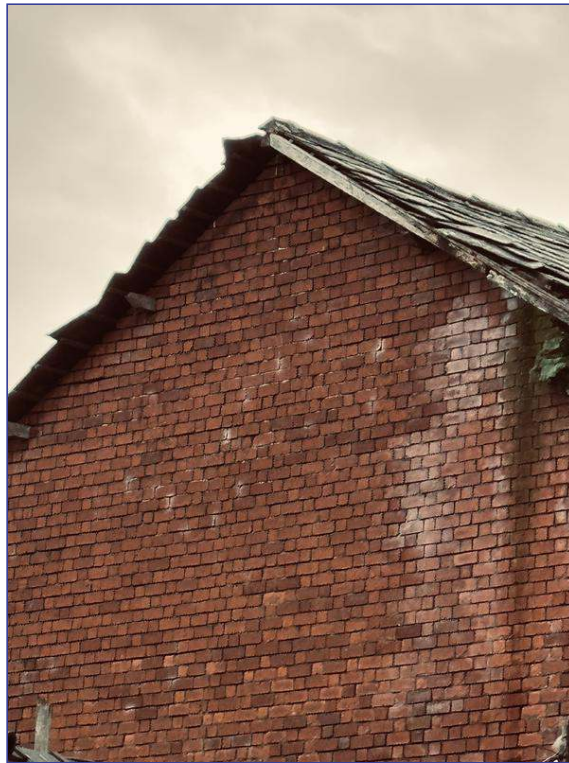


Photo 2 - Roof needs a full overhaul.



Photo 3 - Slates to be taken down carefully to reduce breakage.



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

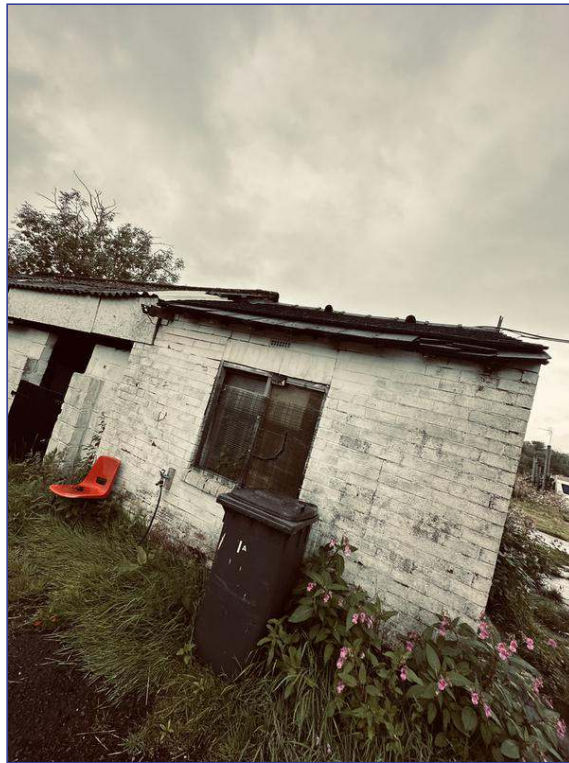


Photo 24



Photo 25



Photo 26



Photo 27



Photo 28 - A damp and timber report to be obtained

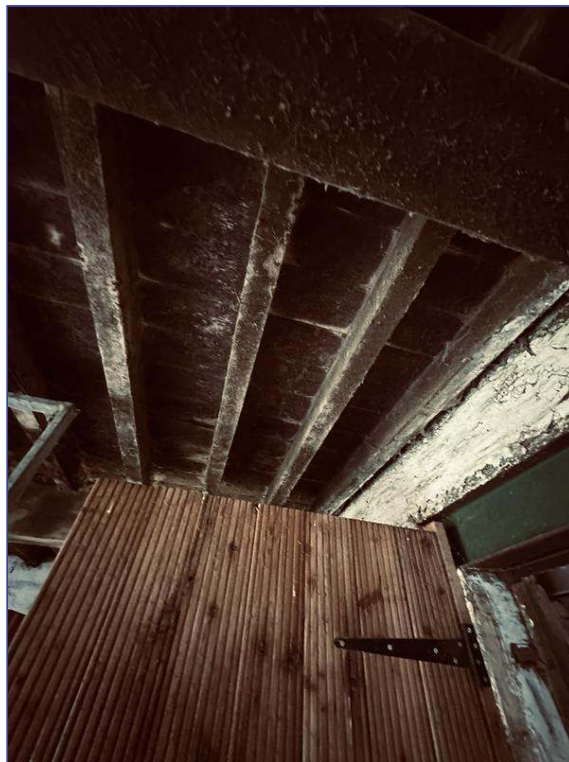


Photo 29



Photo 30



Photo 31



Photo 32

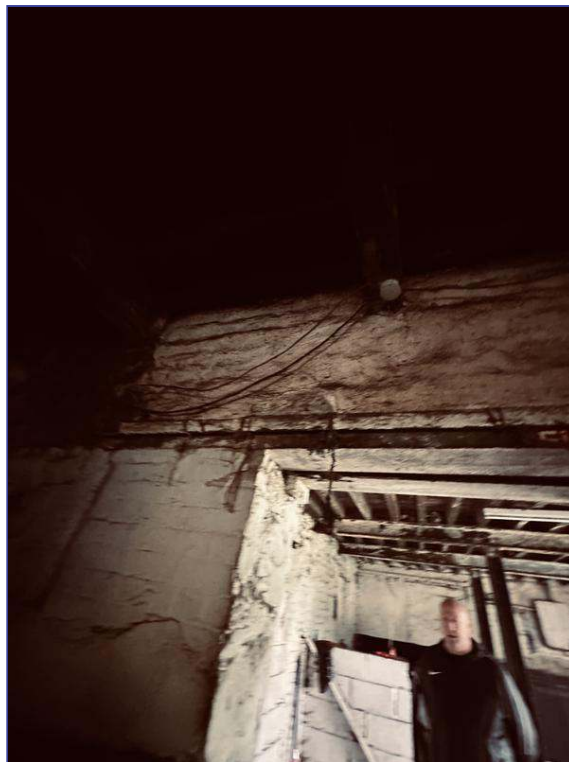


Photo 33

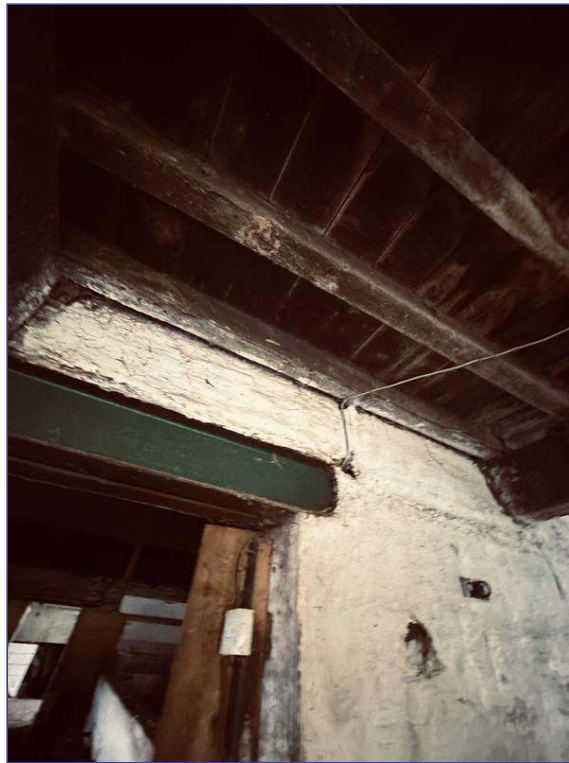


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41 - All internal lintels to be checked closely.



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

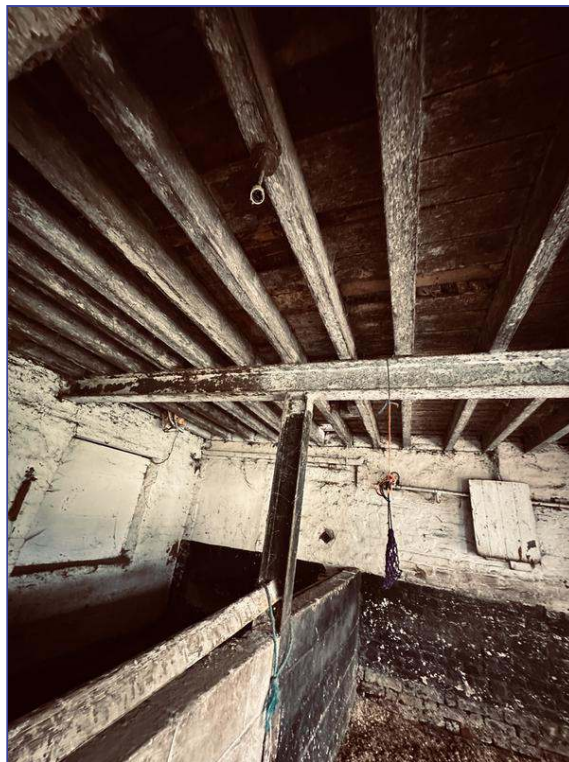


Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

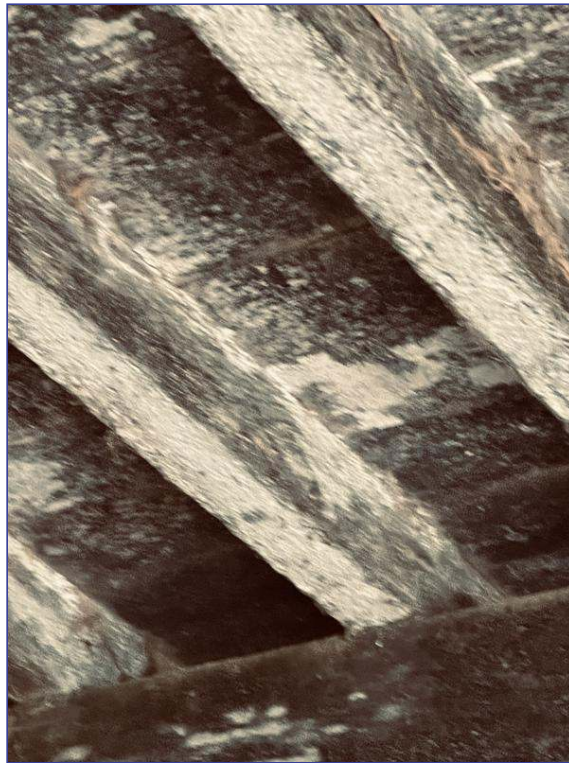


Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61 - Wall thickness 400 mm

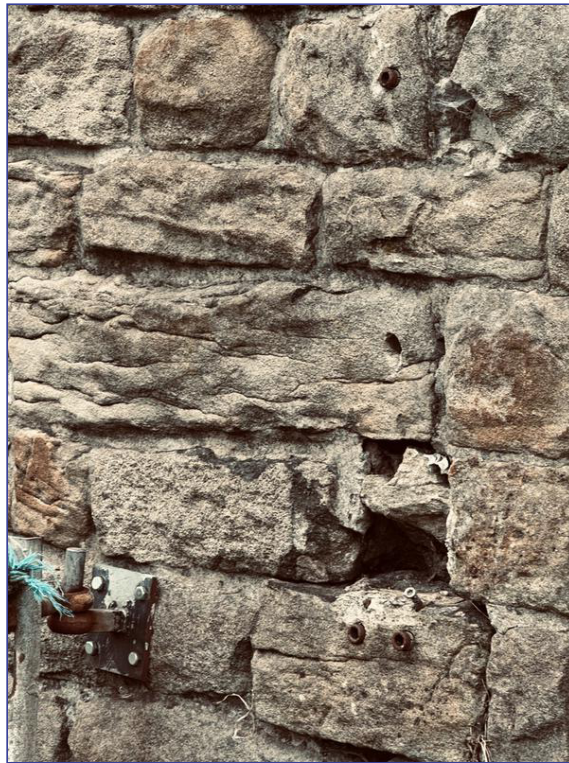


Photo 62

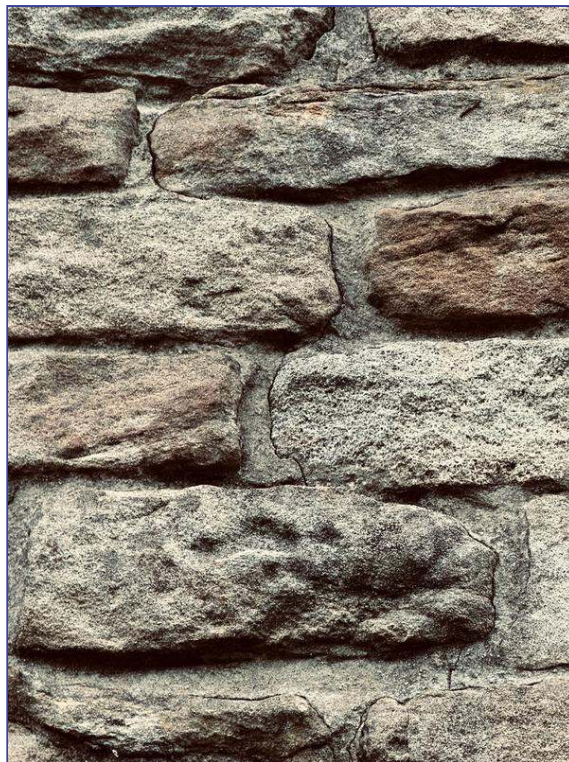


Photo 63



Photo 64



Photo 65



Photo 66 - Cracks to external stone work mortar need pointing



Photo 67

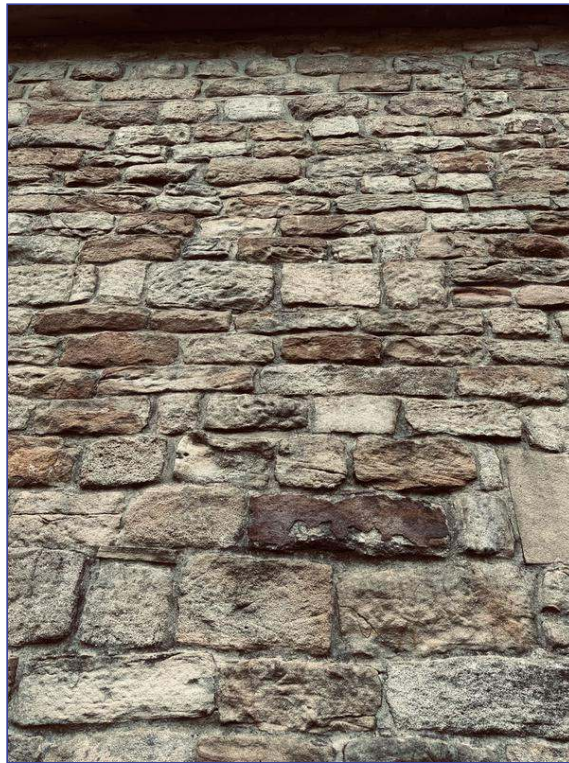


Photo 68



Photo 69



Photo 70



Photo 71

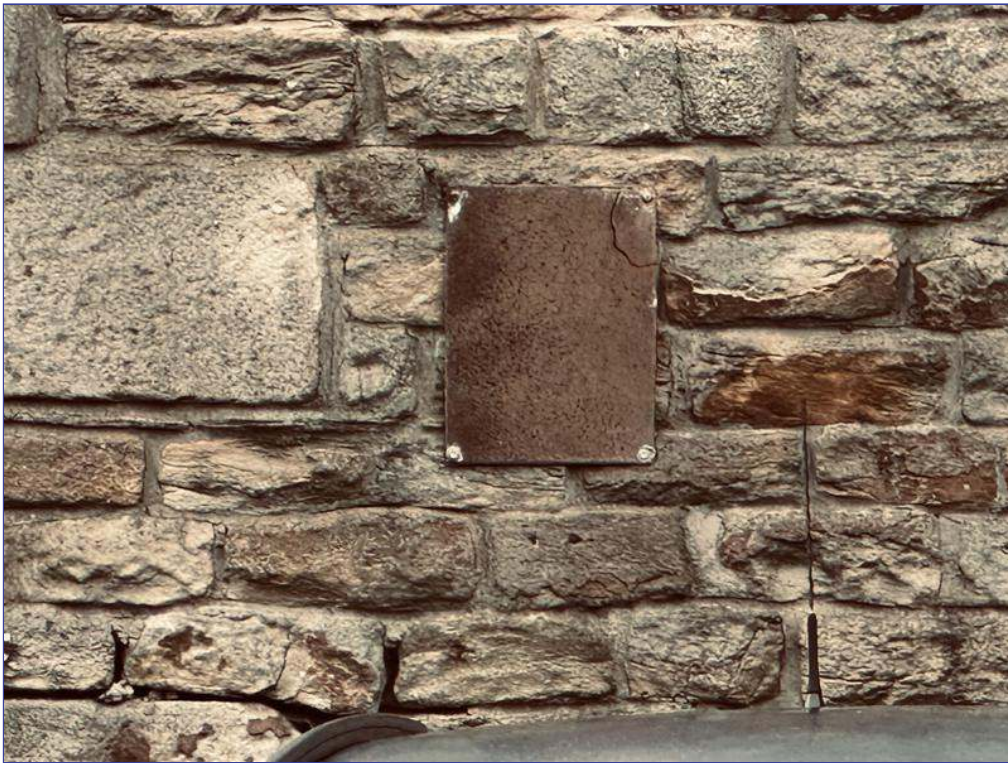


Photo 72



Photo 73

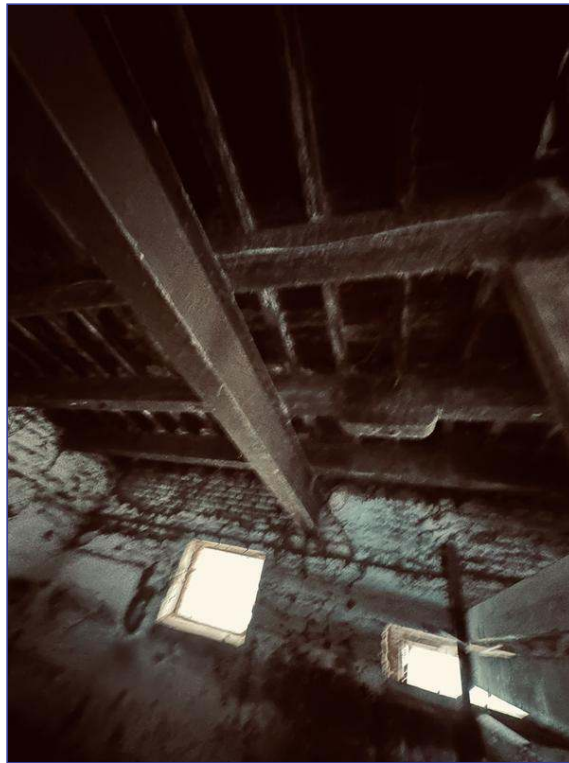


Photo 74



Photo 75



Photo 76



coseyhomes



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