

320170045P

RICS
Building Survey

Property address

Newton Hall
Newton In Bowland
CLITHEROE
Lancs
BB7 3DY

Client's name

Mr Mark Bentley

Date of inspection

21 July 2016

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* Please read the entire report in order.

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Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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About the inspection

Surveyor's name	<input type="text" value="Michael Holden"/>		
Surveyor's RICS number	<input type="text" value="0084831"/>		
Company name	<input type="text" value="Michael Holden Chartered Surveyors"/>		
Date of the inspection	<input type="text" value="21 July 2016"/>	Report reference number	<input type="text" value="Newton Hall"/>
Related party disclosure	<input type="text" value="We are not aware of any conflicts of interest arising with this instruction, however, the report author lived in Newton in Bowland whilst they were the owners of Lowood."/>		
Full address and postcode of the property	<input type="text" value="Newton Hall
Newton In Bowland
CLITHEROE
Lancs
BB7 3DY"/>		
Weather conditions when the inspection took place	<input type="text" value="We inspected the house over two days, the latter being the 21st July 2016 on both occasions the weather was dry and fine, we also inspected the land on the 6th August (we were aware that the paddocks were to be mown) just prior to that date (in order to get a better view of the land)."/>		
The status of the property when the inspection took place	<input type="text" value="This very large property was occupied and fully furnished with fitted floor coverings and carpets in situ. There were fitted cupboards with backing panels and stored materials present throughout the property."/>		

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B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section, and discuss in detail with us.

Our overall opinion of the property

Newton Hall is a prominent and iconic grade 2* listed building situated within substantial walled gardens (which are separately grade 2 listed). The main gardens and buildings amount to around 3/4 acre.

There is also a paddock extending to just under 2 acres separate from the property which was overgrown at the time of inspection. We re-inspected this paddock on the 6th August 2016 after it had been mown.

It is understood that a building was in situ circa 1703 but the Hall is understood to have been substantially developed in the mid 1700's by the Parker family and this project enclosed the previous village green within the large garden stone wall (as is seen today). It is understood that the Parker's Arms was the former stable block of the hall.

Detailing from the list states that Newton Hall is a Grade II* mid-18th century building of squared limestone under Welsh slate, of four bays, with three by four sash windows and grooved/"reeded" door and window architraves (source: listing). The Hall occupies the southernmost tip of Newton and the Parkers Arms pub together with Newton Hall set on opposite sides of the road to create a formal entrance to the village.

Newton Hall's wall, gate piers and gates are listed Grade II in their own right, separately from the Hall, these are 18th century, sandstone/ limestone rubble with moulded copings, square section gate piers of sandstone ashlar topped by pineapple finials (unfortunately these have been stolen), with ornate wrought iron gates (a similar wrought-iron gate is to be found leading from the street into the walled garden on the eastern side of the property, opposite Hodder Bank).

Newton Hall was allegedly described by Lord Waddington (former MP for Nelson and Colne, the office of Chief Whip, Home Secretary and Leader of the House of Lords and in 1992 the Governor of Bermuda) as the "pearl of the Ribbles Valley". It is described in the conservation area review (2005) as one of the two "polite" houses of the village, Salisbury Hall Farm being the other.

OVERALL VIEW

Philosophically speaking, you should regard your ownership as being a "custodian for future

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Overall assessment and summary of condition ratings (continued)

generations". Newton Hall has the potential to provide a superb iconic family home.

Whilst this property has been generally well maintained by the present owner it is now in need of a significant programme of upgrading, repairs and ongoing maintenance, the costs of which should not be underestimated (as we advised verbally prior to this report being produced - "a large bag of money to purchase and a large bag of money to repair/ maintain").

Repairs should be classified into urgent, medium and long term and this building survey provides a "traffic light system" which we hope you will find helpful.

ADVICE WILL BE NEEDED - PLANNED REPAIRS AND IMPROVEMENTS

We recommend that you consult with a suitably experienced professional conversant with heritage properties regarding repairs and maintenance for this house and its gardens.

We can supply you with details of suitably experienced professionals and help brief them for you in detail as required or we can help you project manage the works for you if you so desire, this will be subject to additional instructions.

The most pressing issue for this property is the the condition of the roof and its environs.

Maintenance costs for this property will also be substantial and these crucially need to be appropriately planned.

Your next step so far as planning for repairs and maintenance should form part of this process and we suggest you liaise with the Society for the Protection of Ancient Buildings (SPAB) as they will have a list of highly experienced conservation trades persons and this will be helpful in your negotiations with the English Heritage/ Listed Building Officer regarding repairs which will undoubtedly require listed building consent. We can assist you with reference to suitable contractors if this is helpful to you as we are members of SPAB.

MOST PRESSING ITEMS - CONSIDERED URGENT MATTERS / REPAIRS

In terms of immediate urgency we feel that a comprehensive overhaul of the main roof sections (main roofs and outriggers) including restoration of chimney stacks and flue systems, repair and possible replacement of some gutters, leadwork to flashings and valley gutters is required. NB. It is likely that significant repairs (partial or full re building of chimney stacks) will be needed as part of this work together with the removal of rot / other damage to roof timbers (and their probable replacement) and also make provision for potential damage to be discovered in concealed areas which needs to be accounted for. We suggest this work be planned and implemented as soon as possible.

We also feel that repairs will be needed to the gable walls (particularly the upper sections in the vicinity of chimney stacks) as considerable disrepair was evident, particularly to the RHS gable wall. The gables / upper sections of wall have a mixture of render finishes including "slobber" render and what appears to be larger scale sand and cement finishes of considerable age (probably 1950's). There is some cracking (for example on the RHS gable elevation) and areas where the render has started to detaching itself from the underlying wall, these works now need to be incorporated into the roofing repairs programme, scaffolding will be required and should be budgeted for.

NB. You should be prepared for structural repairs such as stitching works (as necessary) as removing the render may reveal further underlying damage not obvious at the time of our inspection.

CONDITION OF SERVICES - UPGRADING NEEDS TO BE PLANNED

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Overall assessment and summary of condition ratings (continued)

Services within the property are dated and you should make provision for an appropriate programme of upgrading the costs of which should not be underestimated. Because there are substantial grounds you have an opportunity to investigate sustainable technology such as ground source heat pumps and air source heat pumps but this will be subject to detailed specialist advice. We recently worked for the National Trust on their Mid Lancashire let estate and they would be an interesting contact to pursue with regard to the introduction of sustainable technology as they have been researching this area for some time now.

STRUCTURAL MOVEMENT - STABLE AT PRESENT BUT WORKS COULD RESULT IN MOVEMENT TAKING PLACE - UNDERLYING DEFECTS RISK

There have been significant structural alterations to this house over its history. This is mentioned in the property listing and is also obvious from a cursory internal inspection.

Newton Hall is a very old property and there has been historic structural movement which has manifested itself in deflections to external walls and floors which are out of trim, this is to be expected with such a property and is not considered to be of any particular concern at present provided that the property is kept maintained and unaltered. There is potential for further movement especially when repairs and maintenance is programmed and this should be planned for in terms of design input from a chartered engineer, we can provide you with contact information if this is helpful.

We feel that overall, there are no particular signs of significant structural movement at the present time but there are risk factors to take into consideration such as accelerating deterioration / water damage etc, the necessity for structural repairs when opening up works are carried out (for example, chimney repairs/ removal of the sand and cement render from the RHS gable elevation where there is presently detachment of the render) is a real possibility and should not be underestimated.

DAMPNESS AND TIMBER DECAY/ INFESTATION - STRONG POSSIBILITY OF DRY ROT / UNDERLYING DEFECTS

There are areas of dampness internally, particularly to the rear elevation at ground floor level and also at first and second floor levels within some rooms, the small cellar is also damp.

We discussed the history of repairs with the present owner and she has historically dealt with an outbreak of dry rot in the boiler room area. There were no signs of dry rot in this area at the time of inspection.

We did note deterioration and infestation in the roof timbers but were not able to verify precisely whether it is dry rot without detailed lab analysis, we suggest that you prepare for this and repairs should be planned as part of a comprehensive overhaul of the main roof environs, this is likely to include replacement of timbers.

We noted corrosion of the steel beam spanning the cellar and this will need to be repaired in the short to medium term.

UNSEEN / CONCEALED AREAS

NB. It is probable that underlying defects will be uncovered but this is to be expected with a property of this age and size.

There are areas of dry lining and many other concealed areas - in these locations it is always possible for underlying defects/ deterioration to be in situ and is a "fact of life" in owning an older property such as this one.

REBUILDING ESTIMATE

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Overall assessment and summary of condition ratings (continued)

We have also been asked to provide an opinion of reinstatement value for insurance purposes:

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using materials and techniques in line with Building Regulations and other legal requirements such as listed building consent.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

We are of the opinion that the minimum reinstatement value of the property would be greater than £2,000,000 (two million pounds). This should be kept under regular review.

3

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F5	Fireplaces, chimney breasts and flues
	G1	Electricity
G: Services	G2	Gas/oil
	G4	Heating
	G5	Water heating
	G8	Other services/features
H: Grounds(part)		

2

Section of the report	Element Number	Element Name
E: Outside the property	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	F2	Ceilings
F: Inside the property	F3	Walls and partitions
	F4	Floors
	F8	Bathroom and kitchen fittings
	G3	Water
G: Services	G6	Drainage
H: Grounds(part)	H1	Garage(s)
	H2	Permanent outbuildings and other structures

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Overall assessment and summary
of condition ratings (continued)

1

Section of the report	Element Number	Element Name
F: Inside the property	F6	Built-in fittings (e.g. wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
	F9	Other

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Overall assessment and summary of condition ratings (continued)

Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs	Cost guidance (where agreed)
ONE PARTICULAR URGENT MATTER Roof repairs to main roof sections excluding garage and outbuildings, this should include works to chimney stacks, gutters, some roof timbers (as appropriate), upper sections of gable walls, scaffolding, professional advice and necessary consents. You will need to "fix" the specification for repairs and this will involve discussion with the listed building officer for the Ribble Valley.	Suggested budget of £50,000 to be set aside.

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

URGENT - A detailed costed report (compliant with listed building consent) on immediate repairs to the roof environs to the main house (this includes the roof and gutter details to the outriggers at the rear of the property) is needed. This should be drawn up by a heritage based consultant and works undertaken by a skilled contractor conversant with older buildings such as these. This work needs to extend to chimney stacks and gutters and should be co ordinated with repairs to upper sections of walls etc. Scaffolding will be required and the costs of this work should not be underestimated. We have consulted with an independent roofing contractor who has visited the property and have been advised very briefly that a budget of circa £50,000 be set aside for these works. <http://www.under1.co.uk/about-us/> Tel: 01254 915186 (Michael Sharples).

Services - a full test of all mains services and the oil fired heating system is recommended. You should make provision for upgrading works.

Dampness - we feel that further investigations into dampness are implemented as part of an ongoing programme of planned repairs.

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About the property

Type of property

A substantial Grade II* listed hall/house, with enclosed gardens. It is also understood that there is an additional 1.98 acre paddock for sale with the property. This is not attached to the main property.

Approximate year the property was built

1703 - then substantial works in the mid 1700's.

Approximate year the property was extended

Not known. It is thought that there have been significant alterations in the mid 18th century and more recently in the early 1950s.

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Accommodation

GROUND FLOOR

Reception/hallway. Drawing Room. Office. WC. Dining Room. Breakfast Kitchen. Laundry/boot room/boiler room.

FIRST FLOOR

5 Bedrooms/Dressing Room. 2 Bathrooms.

SECOND FLOOR

2 Attic Rooms. Eaves space.

BASEMENT

Small cellar.

EXTERNALLY

Enclosed gardens set out formally, amounting to circa 0.75 acres, including tennis court and outbuildings/double garage.

There is understood to be a separate paddock amounting to 1.98 acres or thereabouts, located to the south of the Parker's Arms public house. You should investigate the water supply to these paddocks.

Construction

IN BRIEF - this is also described in the listing to the property.

The property is constructed of stone/rubble walls (main walls thickness circa 26 inches) with

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D

About the property (continued)

sandstone dressings underneath a pitched main roof. The roof is supported with a conventional timber frame.

Ground floors are a combination of solid/timber construction. First floors are of timber construction.

Attic floors are timber construction.

Windows frames are timber construction.

Garage - mix of rubble wall - brick / rendered wall/ flat roof.

Means of escape

I recommend that soon after moving in you formulate a fire evacuation plan including the route of escape and exits from the property in the event of a fire. It is recommended that all occupiers are aware of the plan and it is prudent to practice the evacuation on occasion.

Means of escape in case of fire is relevant to all occupied buildings from domestic houses and flats. The requirements are covered by Approved Document B – (Fire safety, specifically B1 - Means of escape). This will be compromised by the protected nature of the building but perhaps the salient parts which help minimise the risk to occupants should be discussed with the listed building officer. In situations such as these it would be sensible to obtain further advice from the local fire officer. It would be sensible to consult with the Society for the Protection of Ancient Buildings, they have a detailed knowledge of issues for owners of listed property and may be able to assist.

The building regulations contain many parts including fire safety related matters within and around dwelling houses; satisfactory means of giving warning and means of escape in case of fire; stopping the spread of fire over internal and external linings; ensuring the stability of buildings in the event of a fire; and to ensure satisfactory access for fire appliances to buildings and facilities within dwelling houses. Other sections of the fire safety document also may be relevant.

Security

There is a security alarm fitted, the plastic housing at the front elevation may have contravened conservation area policy/ listed status of the property, this should be investigated by your legal advisor and is worth due consideration as there is a risk of enforcement action (albeit considered low impact financially as removing it would be relatively inexpensive).

You should obtain any servicing records for the installation and make sure you know how it operates.

Care to ensure that any locking mechanisms to the windows are effective and do not contravene listed building status or your insurance policy.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

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About the property (continued)

Energy Efficiency Rating

F38 - this is low

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About the property (continued)

Services

Gas

Mains ☐

Other

Electricity

Mains ☒

Other

Water

Mains ☒

Other

There are two wells located within the grounds of the property.

Drainage

Mains ☒

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas ☐Electric ☐Solid fuel ☐Oil ☒None ☐

Other services or energy sources (including feed-in tariffs)

Not applicable but some potential for further investment.

Grounds

The grounds are formal and comprise circa 0.75 acre, bounded by substantial grade 2 listed walls. Within the grounds there are a number of outbuildings, of varying levels of repair. There is a tarmac surfaced tennis court to the northernmost part of the grounds and there are two wells within the site (Newton is known for wells).

There is a separate paddock of just under 2 acres (source estate agent). This needs clarification.

Location

Newton is located in the heart of the Ribble Valley. Newton Hall is located close to the Parkers Arms (this was formerly the stables for Newton Hall). The Parkers Arms is a countryside pub and can get busy, particularly in the summer time.

Facilities

Newton is thinly populated with little or no services, access to the nearest town, Clitheroe is via car and is situated approximately 8 miles distant from the property.

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About the property (continued)

Mobile phone coverage is **poor** - it is understood that there is **some** coverage for EE at the present time.

Broadband speeds are claimed to be up to 17 MB with fibre optic speeds up to 76 MB (source Uswitch.com).

Local environment

This is a rural village environment. There is a local village hall and a local pub.

Conservation area policy applies, this is an area of outstanding natural beauty.

Other local factors

The property is located in a higher Radon risk area and it is recommended that precautions are undertaken to reduce the potential for Radon within this property. A Radon survey is recommended and because you have young children it would be sensible to have this investigated as soon as possible.

There are two wells within the property's grounds. It is not known historically whether Newton Hall has flooded in the past (there was no evidence from vendor inquiries) and we are not aware of any flooding but the report author is aware that there is a culvert traversing beneath the Parker's Arms, which has caused problems historically and at the present time works are being undertaken.

Your solicitor should investigate this matter further, particularly the line of the culvert. There is an electricity easement traversing the paddock and a right of way (traversing the paddock) to Hodder Croft located behind the Parkers Arms. You should ensure that you obtain insurance to protect your property from the risk of surface water flooding.

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Outside the property

Limitations to inspection

Some aspects of the roof areas were difficult to inspect. This was due to lack of adequate access/ sight lines (for example at the rear of the roof and at the leading edges at the front of the property). Other aspects of the property having limited access, include areas with bushes, creeping plants close/adjacent to the building.

Materials containing asbestos are present in many buildings of this age and are suspected in Newton Hall. They are often enclosed and unexposed. Asbestos may be present in roof finishes, gutters etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive - www.hse.gov.uk. Specialist advice should be obtained before carrying out any work to these components. The cost of removal can be high.

1 2 3 NI

E1 Chimney stacks

RIGHT HAND SIDE CHIMNEY STACK TO MAIN HOUSE

3

This chimney stack is constructed of dressed coursed stone. It is considered to be in poor condition and requires immediate attention. You should budget for partial rebuilding including works to the flue systems. The chimney stack has three dated pots in situ and a TV aerial present.

Only a close up, more detailed examination (via scaffolding or with a cherry picker etc) will reveal the necessity (or not) to undertake more extensive rebuilding works, but you should be prepared for the worst case scenario. We noted deterioration / missing pointing (possibly sand and cement has been used historically), poor patching and deterioration of flashings.

Internally within the roof-space area, yellowing (staining) was noted to the inside face of the flue, further suggesting that a considerable amount of work will be required. Part of the flue system appears to have been removed at ground floor level. The gable window in this vicinity internally is poorly seated and needs attention, alongside general repairs.

All works should be carried out a competent contractor, conversant with Heritage properties. It is probable that the flue systems will need to be re-lined/repared. Adjacent works also include repairing the gable wall (possibly underlying structural repairs) where there are areas of loose render in situ. You should make provision for suitable flashing repairs in and around the vicinity of the chimney stacks, when roofing repairs are carried out.

Some of the flue systems have been removed internally and this should be taken into consideration.

LHS CHIMNEY STACK TO MAIN HOUSE

3

This is of similar construction to the stack described above and has two very dated chimney pots and a TV aerial located in situ. This stack appears to have been patch repaired at some stage but is in a similar poor condition. You should budget for an overhaul/part rebuilding of this stack. It is probable that the flue systems will require attention internally as they could not be fully traced.

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E

Outside the property (continued)

LEFT HAND SIDE CHIMNEY STACK (3RD CHIMNEY STACK)

3

This chimney stack is of similar construction to the other two stacks and has three dated chimney pots in situ. This stack is in very poor condition and will require rebuilding/overhaul as part of roofing works.

NB. It was noted that the inside of the 2nd floor room has been dry lined at the gable elevation and there may be concealed defects present.

CHIMNEY STACKS IN GENERAL

NI

Great care needs to be taken with items fixed to chimney stacks, for example TV aerials and satellite dishes, which impose added stresses and strains upon the structure for which it was not designed especially during very windy weather conditions. In extreme cases, structural failure can occur. Even where apparently sound, such fixings should be monitored and checked on a regular basis. Listed building consent should be cross checked for installations such as these.

Disused chimney flues (as is evident within Newton Hall) should be properly capped and ventilated to prevent condensation and dampness internally, especially where fireplaces have been sealed.

Chimney stack masonry is always at risk of deterioration due to frost/chemical action, commonly known as spalling, whereby the material softens and falls away, often at an increasing rate. This can be caused or quickly exacerbated, for example, by re-pointing with mortar of the incorrect type or too strong a mix. We suspect that some sand and cement repairs have been undertaken placing them at risk.

The chimney pots are usually bedded in mortar (known as flaunching) which also forms some protection to the exposed upper surface of the stack. This is usually not fully visible from ground level but is very prone to deterioration and should be checked and maintained on a regular basis. The chimney pots are very dated but any replacement will need to be clarified by the listed building officer.

E2
Roof coverings

MAIN ROOF TO HOUSE

3

The main roof is pitched and covered with grey (understood to be Welsh) slates in declining courses. There is a lead covered ridge. A double storey outrigger is formed at the rear elevation and this has two lead lined valley gutters. Leadwork is dated in appearance. We noted disrepair to the main roof and historically are aware that this has been a point of weakness with Newton Hall. It is therefore sensible to budget for a full / comprehensive overhaul.

This disrepair has manifested itself in slipped/ loose slates, undulations to roof surfaces and in suspected developing rot/deterioration of the roof frame and poor detailing in the vicinity of chimney stacks and guttering.

We also noted that there appears to be "slate over flag" at the leading edge of the roof, particularly at the rear elevation and we suggest that this is further investigated in more detail by your roofing contractor as part of the repair works planned for the roof environs. We cannot fully determine at this juncture why this flagstone was needed. This may be a matter for a roofing consultant to advise further.

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E

Outside the property (continued)

It is important to also emphasise that these works need to be co-ordinated with repairs to guttering/chimney stacks and probably the upper sections of gable walls. It is probable that some of the roof timbers will need to be replaced and these may require input from a structural engineer. You will also need to liaise with the planning authority and conservation officer for this area.

LEFT HAND SIDE SECTION OF ROOF 2

This roof forms part of the main roof but is set back slightly, it is pitched and covered with natural slates and has a lead ridge covering. Overall, this section of roof appears to be in better condition than the other main roof section and internally the underside of the roof lining is plaster-boarded, it is possible that an underfelt is present suggesting some historic attention / works took place (according to the vendor - possibly the 1950's) and there was some evidence of this in the main roof space which has been under boarded with plasterboard).

It is important to emphasise that further underlying defects may still be present, particularly in the vicinity of the chimney stack (dry lined walls are present which may mask underlying defects) although no dampness was measured with a standard moisture meter. It is probable that the chimney stack / flashings will need urgent repairs, as will the dated guttering to this section of roof and repairs may need to extend - by necessity to the inside of the property in the "fitted out roof spaces".

OTHER MAIN ROOF SECTIONS 3

Other main roof sections comprises pitched flagged and slated / over-covered sections.

We feel that it would be prudent to implement a scheme of maintenance/overhaul to the remaining roof sections at the same time as carrying out works to the main roof, paying particular attention to detailing / guttering. The gutter detailing, for example to the two single storey bays at the rear of the property is poor and there is internal dampness which is probably linked, whilst re designing these detailing features is highly unlikely because they are protected, restoration and improvements to the roof/ guttering by way of a maintenance programme should be undertaken.

There is a "bitumastic" covering to the single storey bay roof (flagged), you should discuss its refurbishment in detail with the listed buildings officer and the roofing specialist.

Works should also extend to the outbuildings to the property but may negate the necessity to implement works to the garage/covered area (dependent on your plans for redeveloping these areas).

E3
Rainwater pipes
and guttersFRONT GUTTER SECTIONS 3

We understood that the front timber gutter section has been more recently lead-lined (within the last decade). We did, however, note deterioration, particularly at the outfall areas of the gutter where it connects to the asbestos gutter at the LHS and it is probable that rot will be uncovered when roofing works are taking place. Whilst a large section of this timber gutter is likely to be salvageable, you should make provision for necessary repairs.

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Outside the property (continued)

NB. We cannot determine whether there is any underlying rot/ deterioration present, this will need to be taken into consideration. Principally, to the left hand side of the property there are asbestos gutter runs with metal downpipes and underlying corrosion is likely. The asbestos gutters rest on stone corbels, you should discuss suitable replacement options with the listed building officer.

ASBESTOS GUTTERS

3

We noted the presence of asbestos gutters, particularly at the left-hand side of the property and the rear. These gutters are of a reasonable capacity but are dated and it is recommended that they are replaced as part of a general overhaul of the roof sections, with materials which are in keeping with the age and characteristics of the property and its heritage status.

GUTTERS AT REAR

3

The guttering to the rear appears to be dated and there are a number of areas of disrepair noted. The capacity of the main gutters to the rear is suspect and further advice from your roofing contractor at the time of refurbishment is recommended.

It was virtually impossible to clarify the exact material for this gutter - it appears to be box sectional timber and rests on stone corbels but because the gutters were painted black it made a positive identification almost impossible.

Downpipes are mostly dated/ cast and some attention will be inevitable. Lead-work is partly concealed and detailing is poor, there is some underlying dampness present internally.

VALLEY GUTTERS/LEAD FLASHING DETAILING IN GENERAL

3

There are two valley gutters to the two-storey outrigger of the property. Internally within the roof space, we noted the presence of rot to the timber in this vicinity and there is a higher than normal risk that there is a current outbreak of dry rot within the roof timbers. This should be addressed as part of the improvement works which will need listed building consent.

Lead flashings to the property are dated and particularly the detailing to the smaller two-storey and single-storey bays to the rear of the property will need attention. We believe that these areas are causing some internal dampness within the property at the present time, this should be investigated further.

The detailing to the bays in particular is poor and debris build up was noted, this could be a further contributory factor to underlying dampness and the detailing will probably need attention. Cleaning may reveal further defects.

E4
Main walls

FRONT ELEVATIONS

2

The front main wall is constructed of local stone and is pointed. There are sandstone dressings to each corner of the front main wall. There is an attractive central door with pediment over, to the front elevation. We noted deterioration/erosion of the stonework to the front of the property and this will require sympathetic repairs by an experienced stonemason. This wall is not plumb and in line but bearing in mind the considerable age of

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Outside the property (continued)

the property and the wall thickness, is considered to be within acceptable tolerances.

We noted the presence of an alarm to the upper right-hand side of the section of the wall; this may be in contravention of the Listing Building consent. This matter needs to be dealt with sympathetically with the local Conservation Officer.

A general scheme of maintenance is recommended, although there are no matters that are considered urgent at this time, particularly with regard to structural movement, in the medium term you should plan for re pointing with a suitable lime based mortar and corresponding repairs to eroded sections of sandstone.

REAR ELEVATIONS 2

The rear elevations comprise stone walls, with windows set within stone surrounds with mullions, lintels and cills present. Pointing to these areas is more urgently required and we suggest that this is contemplated over the next two years or so. NB. Any repointing to the front/rear elevation will require consultation with the Listed Buildings Officer and we strongly recommend that an experienced Heritage-based stonemason is consulted and then retained regarding these works.

RHS GABLE ELEVATION 3

This gable elevation has been rendered with what would appear to be a sand and cement mix.

The upper section, overall is very dated in appearance and the rendering is thought to stem from the 1950s.

At the upper section of the gable, the render is now coming away from the surface and it is recommended as part of the roof environ works that this elevation and the opposite left-hand side elevation are further assessed with regard to providing an appropriate replacement finish in line with conservation principles.

It is important that this building is allowed to breathe and some issues in connection with deterioration/dampness may be attributable to the wrong mix originally being specified.

It is important to establish the underlying condition of this gable wall and you should be prepared to undertake some relatively minor structural repair works, particularly in the vicinity of the flue systems. These works can be hidden and may be a stitch/helifix solution will be appropriate. You should discuss this matter further with your chosen consultant who should be asked to oversee improvement works to this property.

LHS GABLE ELEVATIONS 3

Similar comments apply as to the right-hand side gable elevation (ref sand and cement finishes) but there is less cracking present. The upper section over the main house has a more recent sand and cement appearance finish and this wall is badly stained. We noted "slobber" pointing to part of the left-hand side gable elevation (front facing) and this section of wall (over the kitchen) is roughly pointed. Rendering is in generally poor condition and it is recommended that works are undertaken to this elevation at the same time as the right-hand side gable elevation. The circular window reveals are sandstone and some erosion was noted. There are older alarm boxes on the LHS gable

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Outside the property (continued)

elevations but conservation and listed building policy **still** may **apply**.

WALLS IN GENERAL

3

Because this is a protected property of considerable age it is essential that you ensure you obtain professional guidance regarding proposed restoration works.

External walls which are of solid construction are generally structurally robust but rely upon the thickness of the material and/or the impervious nature of any outer cladding to prevent moisture penetration to the interior. It is most important therefore that such walls are well maintained at all times if the risk of moisture penetration is to be minimised especially in exposed locations. Clearly, thinner walls are more vulnerable to penetrating dampness.

What is crucial is the application of the correct render or mortar to the main walls of Newton Hall in its ongoing repair and maintenance. There does appear to be inappropriate sand and cement repairs to both render and pointing in sections of the property and this is particularly evident at the gable elevations where sand and cement appears to have been used. Removal of the sand and cement render may reveal damage to the underlying stonework and this will generate options to consider (whether a slobber type lime based render is used or whether lime based pointing could be considered but this will depend on the condition of the underlying surfaces).

The key principle in old buildings is the provision of a sacrificial medium (lime based mortar) and allowing the property to breathe, otherwise considerable damage can be wrought on older buildings where modern Portland cements are used, locking in dampness and in more severe cases damaging stonework and damaging internal surfaces.

You should be prepared for the higher cost implications in utilising skilled crafts-persons but equally once these repairs and improvements have been undertaken, it will considerably enhance the property.

We are happy to direct one of our graduates Mark Ruth MSc (Architectural Conservation) to undertake some further limited research in this area further for you if this helpful (without additional cost). Published information includes The repair of Historic Buildings (English Heritage) ISBN: 1850745277 - Brereton, C - Published 1995 2nd Edition, for example.

E5
Windows

Windows to the property are attractive and are primarily single/secondary glazed. It is understood that the section of windows to the front elevation have been replaced with ventrola units. **We managed to open several of these units without any particular difficulty. The installation of these units should be cross referenced to conservation area policy and listed building consent.**

2

To the side and rear elevations, window frames are in varying stages of condition and some need immediate repair. We believe that this will be best dealt with by an experienced joiner conversant with heritage properties who should draw up a schedule of repairs to retain the existing window frames. Please note that at the rear elevation, the attractive single storey bay window is specifically mentioned in the Grade II* listing. You should **obtain** further information and discuss this matter with your appointed consultant.

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Outside the property (continued)

The gable window to the attic area (and timber lintel) needs more immediate attention as does the window openings to the cellar as they are showing signs of more extensive disrepair. Other encased timbers surrounding window openings are likely to need attention also.

In general, there are many types of timber framed window but all require periodic maintenance, in varying degrees, to maximise their life. Softwood timbers in particular to windows and doors are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The frames can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary.

E6
Outside doors
(including patio doors)

Outside doors are timber construction and similar comments apply as per the involvement of an experienced Heritage-based joiner. Outside doors were operated and are in a serviceable condition but are of some age. It is assumed that you would wish to retain these doors, therefore ongoing planned maintenance is needed to doors and frames. 2

E7
Conservatory
and porches

At the front elevation of the property within a small courtyard bounded by stone walling and housing a well there is an access porch. This largely has a sand and cement rendered finish and a single pitch flag roof and lead flashings of dated appearance and timber joinery. The overall condition of this porch is dated and some maintenance works are required to joinery/rainwater goods/flushing details, as part of a general maintenance works to the property. General maintenance works / attention to the surrounding garden walls is needed. 2

E8
Other joinery
and finishes

Detailing to this property is attractive but sections are dated/ weathered due to the age of the building. 3

You should be aware that there is erosion and deterioration to sandstone / stone / other aspects of detailing and this will require continual maintenance and repairs and should only undertaken by those with recognised heritage skills otherwise permanent damage could ensue.

We recommend that you reflect on this matter and implement an on-going scheme of maintenance/repairs to the property. These should be considered as important matters initially, in order to prevent any accelerated deterioration of the property, these maintenance works will extend to the garden walling and detailing in these areas as well, such as ironwork and timberwork.

E9
Other

Not applicable

NI

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F

Inside the property

Limitations to inspection

The property was fully furnished with fitted floorcoverings and carpets. There were many areas of stored materials present.

With a property of this age, it is likely that underlying rot/infestation/damage will be uncovered during any breaking out works and you should be prepared to accept this as a risk factor in purchasing the property. We could not closely inspect every area of this property, due to the limitations outlined in this report and this should be carefully borne in mind as risk factors are present.

Timbers built into external walls for various purposes are often concealed and inaccessible for inspection. They are however at great risk of decay over time particularly where damp conditions exist but such problems may not become manifest until some failure occurs or until the structure is opened up, for example, when alteration or improvement works are undertaken. A contingency should always therefore be allowed for unforeseen repairs.

Tests have been conducted throughout the property for damp with an electronic moisture meter except where impermeable surfaces, finishes, furniture, built-in fittings and stored items prevented access. It should be noted that seasonal conditions and the lifestyle of the occupants can affect the degree of damp and condensation present and that it is only possible to advise as to the condition of the property pertaining at the time of the inspection.

1 2 3 NI

F1 Roof structure

MAIN ROOF STRUCTURE

3

The main roof structure is pitched and timber framed, comprising trusses and purlins/rafters. Sections of the roof structure are very old. There is also corrosion to the metal strapping to roof timbers, deterioration of timbers, suspected developing rot and infestation present. The presence of an unvented pipe from the bathroom area is poor practice and will add to the background condensation/ dampness within the roof space and needs urgent attention.

We noted significant deterioration of timbers, particularly to the underneath of the valley gutter area, but also elsewhere in other areas within the roof we noted the presence of flight holes and associated raised/ high damp meter readings placing the timbers at risk. It is probable that some structural repairs will be needed when the roof is overhauled.

The timbers are also "coloured and stained" and this could be a sign of developing rot / deterioration and is a sign of dampness generally. It certainly increases the underlying risk present. Slates have been back pointed (this is known as torching) and in many areas this torching has fallen away.

Of particular importance is to establish the detailing to the leading edge of the roof and in particular the condition of the flue systems. There was "yellowing" of the gable wall in the roof space. This indicates that sulphates have been leaching in to the wall (which is damp) and will need to be considered as part of the repair programme. The timber lintel spanning the window is very damp and has deteriorated, it will need to be repaired or replaced.

We noted daylight in several areas of the underside of the roof and this corresponds with loose/ detached slates externally. The slates fixings (hooked fixings where seen) are likely to have corrosion present and these will need to be replaced.

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Inside the property (continued)

We understand you intend to consider developing this main roof structure and we believe that this is a good proposition, but will require input from a Chartered Structural Engineer and also Listed Building consent. It may be better in the longer term for this work to be carried out in tandem with a major overhaul of the roof but will depend on your discussions with the listed building officer in terms of appropriate / allowable works. It does not make a great deal of sense to overhaul the roof and then carry out invasive works to create a room (on the basis that there could be additional disturbance); it would be better to have this work carried out at the same time if possible.

To the underside of the attic room (the one with the circular window) it appears that this section has been under-felted - there is some limited evidence of this with an older bitumen/ hessian felt partly seen. Ventilation would be an issue especially if there is developing rot etc, some of the timbers also appear to have been replaced. This could correspond with repairs undertaken in the 1950's perhaps?

F2
Ceilings

Ceilings within the property are a mix of plasterboard and lath and plaster. Whilst the ceilings have a number of blemishes and undulate, we did not note any areas of significant disrepair during the survey inspections. 2

We are aware that there have been an outbreak of dry rot in the utility room/boiler room at the rear of the property, although this outbreak does appear to have been limited. It is possible that some deterioration of timbers is in situ behind ceiling/plaster finishes, particularly to the left-hand side gable wall. You should make suitable provision for this.

Shrinkage cracks, irregularities, undulations and other blemishes are present in the plasterwork and although these are not considered to be serious in a property of this type and age, making good will be required when redecorating.

F3
Walls and partitions

This property has been substantially altered during its history and there is evidence of removal of flue systems/installation of supporting timbers/steel work within the property. It is not known what date these works took place and we cannot clarify whether the covered supporting lintels/joists within the property are timber or metal. We did note the presence of a metal joist (partly corroded at its ends) within the cellar area and suggest that it is probable that the supporting work is in fact steel work. 2

In the absence of detailed information, notwithstanding that there may be no obvious signs of inadequacy from a superficial inspection, there is a risk that further support may be required incurring additional potentially significant expenditure and disturbance. If further investigation at a future date is required to establish the adequacy or otherwise of any supports this will invariably require opening up of the structure.

We noted raised damp meter readings particularly at the rear of the property; this is likely to be associated with penetrating dampness and dampness entering the property due to high exterior ground levels. We suggest that this matter is reflected on by an appropriate specialist and repairs, commensurate with the Heritage nature of this property are undertaken. Under no circumstances should a chemical injected DPC be considered as these can cause permanent damage. Internally within the property we did not note any particular areas of recent cracking that would cause concern with regard to active structural movement, however, it is possible that in areas, for example, that are dry-lined, that underlying cracking will be uncovered when breaking out works take place.

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F

Inside the property (continued)

It is common for internal wall plaster affected by rising damp to become contaminated with salts from the ground (hygroscopic). If left, such plaster will continue to attract airborne moisture so will not dry out negating the effects of any other work or treatment. In some cases, salts contamination can only be confirmed by chemical analysis.

Internal wall/partition finishes can be very varied from traditional plaster to forms of dry lining including old lath and plaster and modern plasterboard together with other forms of panelling which could include asbestos containing or other potentially hazardous materials. Methods of maintenance and applying secure fixings to such finishes will also vary and it is important to establish the precise nature of the wall/partition and any finish to it prior to undertaking works.

Some shrinkage cracks, irregularities, undulations and other blemishes are present in the plasterwork and although these are not considered to be serious in a property of this type and age, making good will be required when redecorating especially in damp affected areas.

F4
Floors

Ground floors to the property are a mixture of suspended timber/solid construction. There is a slight spring to the main suspended floors. It is not known in the solid floor areas whether a suitable damp proof membrane has been installed, although it is not considered to be a particularly onerous issue. 2

The suspended timber floors to the property may reveal underlying defects, but we did note within the cellar that areas of the floor have been renewed (probably in the 1950s when major works are understood to have taken place). The support for some of the timber floors may need to be improved, as there was springing noted to the ground floors. We also noted corrosion of steel RSJ to the cellar; this will need to be repaired/replaced. Adequate sub floor ventilation needs to be considered.

At first and second floor levels, floors are out of trim and it is very likely that historic infestation/deterioration/ damage of timbers will be uncovered when carpets/coverings are removed. It is unlikely that the floors will be free from defect and you should not assume that they are.

Floors are out of level but are considered to be well within acceptable tolerances for the age and characteristic of this property.

F5
Fireplaces, chimney
breasts and flues

There are a number of chimney breasts/fireplaces within the property. We would also draw to your attention that several of the chimney breasts have been removed; this may have affected the internal flue systems. 3

Should you decide to reinstate fireplaces/flue systems, then it is important that the flues are properly lined in accordance with best practice. It is unlikely that the majority of flue systems within the property are lined and you should make financial provision in terms of your planned improvements. The creation of open fireplaces or fireplaces with enclosed stoves would further enhance the property. It is probable that significant repair works will be needed to flue systems, particularly within the roof space environs.

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F

Inside the property (continued)

F6
Built-in fittings
(e.g. wardrobes)

The property has a variety of built-in fittings/wardrobes. Some wear and tear was noted to these units and it is not known whether they will be suitable for your intended purposes. A number of areas of period joinery were noted; these are an attractive feature of the property. It is not envisaged that any particular significant repairs will be needed at the present time. You should be aware that areas concealed behind fitted cupboards (for example) could contain rot/damage, especially in those areas where underlying walls are damp. 1

F7
Woodwork
(e.g. staircase and
joinery)

The property has two staircases; an original staircase and an installed staircase providing access to the attic areas. The original staircase is an attractive period feature of this property and no significant defects were immediately obvious. This staircase is out of trim, although this is to be expected for a property of this age. The more recently installed staircase providing access to the attic rooms is also an attractive feature of the property, although access to the left-hand side attic room is more problematic, as the access door is narrow (understood to form part of a flue system). 1

In other areas of the property there is period joinery, including skirting boards/timber flooring. You should maintain these and carry out any necessary repairs/maintenance as appropriate. You should be aware that areas concealed behind skirting boards (for example) could contain rot/damage, especially in those areas where underlying walls are damp.

Internal doors are generally well presented, some internal glazing however may not contain safety glass, this is a hazard and has been condition rated 3. 3

F8
Bathroom and
kitchen fittings

The property has a slightly dated kitchen, but it is serviceable. The kitchen units show appropriate wear and tear for the day to day use they have been subject to. 2

Bathrooms within the property are a mixture of ages, but are still considered to be in serviceable condition. No significant improvements (apart from improving extractor ventilation) are recommended for these areas, unless they are for aesthetic purposes.

F9
Other

This property has been significantly structurally altered internally. It is unlikely that Building Regulation approval would be in existence for this property, as these works are understood to have taken place in the 1950s. 1

It is apparent that sections of the left-hand side main roof have been underfelted; these works are more recent in origin, possibly in the last 10-15 years or so. This should be further investigated by your legal adviser.

The property does offer scope for further internal improvements, including the provision of an attic room and the creation of additional amended layouts, particularly to the first floor. This is an important matter to have clarified by an appropriate designer conversant with historic buildings.

Internal finishes are varied but are considered to be appropriate and in generally fair order with normal wear and tear being present.

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Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations to inspection

Please note that we have not made any specialist tests to the mains or other services to this property. It is important that all mains services/appliances have current certification, particularly with regard to the provision of mains electricity and heating (oil fired), to prevent any potential health and safety issues arising with unforeseen defects.

1 2 3 NI

G1 Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

The property is understood to have been partially rewired, however, there is no recent test certificate. With a property of this size, it is important that you establish a base point with regard to the condition of the electrical services and as such we strongly recommend that you now commission a NICEIC qualified electrician to inspect the entire property and carry out any necessary safety improvements.

G2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Newton has no mains gas.

This property has an oil-fired central heating system, with the oil tank being located to the rear of the garage, within an enclosed area. We are not aware of any OFTEC certification for the oil-fired boiler and for the central heating system/oil tank. It is strongly recommended that you commission a full survey of the central heating and hot water system as a matter of urgency.

G3 Water

We discussed the incoming water main with the existing owner and were informed that there are no lead pipes remaining within this property. This is impossible to verify. We asked about water pressure and were informed that there is no particular issue with water pressure in the property, however, this may become a problem, dependent on the number of water outlets that will be required, particularly at first and second floor level.

G4 Heating

The property is heated via an oil-fired central heating system. The boiler is dated, as are the radiators. It is important that the entire heating and hot water system is tested by a specialist OFTEC registered heating engineer. They may recommend improvements in terms of efficiency and life expectancy of the system.

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G

Services (continued)

G5
Water heating

The property has an indirect central heating system and there are immersion heaters/hot water cylinders present. We noted a plastic header tank, but also a galvanised water tank, which was difficult to inspect, due to the fact that it was concealed behind panelling. A full test of the water heating system is strongly recommended by an appropriate specialist.

3

G6
Drainage

We lifted three inspection chamber lids (there is a fourth inspection chamber lid but this was concealed beneath a large number of logs). In each of the inspection chambers there are some blemishes/repairs needed, but we carried out a standard flush test as in everyday use and did not note any backing up or significant defects. General maintenance repairs to the drainage system are therefore recommended. There is a risk that underlying defects may be in existence to the uninspected chamber. We noted the water pipework to the external toilet to the property is leaking and this should be repaired immediately by a reputable plumber.

2

G7
Common services

The property has two wells within the grounds and Newton is known for spring water. It is not known whether these wells are connected. This may be an issue to be researched as part of mapping out the history of Newton Hall.

NI

G8
Other services/features

The property has a garden pond in situ. It is not known how this garden pond is filled. There are two wells within the curtilage of the grounds. You should make sure that these are well secured. We have not made any tests of external lighting/ power supply. We noted a leak to the external w/c, this needs immediate attention.

3

The AGA is understood to be electric (source owner) - and will need to be checked by a specialist.

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RICS
Building Survey



Grounds (including shared areas for flats)

Limitations to inspection

The grounds to the property are large.

Please note it was not possible to fully inspect the paddock areas to the property on the first two inspections as they were heavily grassed. However we returned to inspect the paddock areas on 06/08/2016 because we were advised that they were being mown just prior to that date.

The location / direction of the culvert in existence underneath the Parker's Arms should be identified and it should be determined whether this culvert or any other rights of way pass underneath the paddock areas. There is an electricity easement traversing the site.

Within the main formal grounds of the property (which are extensive) there are areas of shrubs/vegetation precluding detailed access, particularly of some sections of the large scale stone boundary walls.

In the paddock there are overgrown areas.

1 2 3 NI

H1 Garage(s)

The property has a double garage with a concrete base and a flat asphalt felt covered roof over composite style boarding. The garage roof is very dated but there were no signs of leakages at the time of inspection. Access to the garage is via an electrically-operated up-and-over door and also internally, fire defense is limited.

It should be noted that in the Conservation Area brief, the garage is described as a weakness, vis a vis

'the intrusion of garages or areas of hardstanding to the village scene (for example), the prominently sited hardstanding in front of the old reading room, which spoils the vista of 19th century cottages viewed across the green and the large garage to the rear of Newton Hall which interrupts and intrudes through the line of the 18th century garden wall.'

We believe that this comment in the Conservation Area appraisal may be a matter that could prove to be strategically advantageous with regard to any proposed redevelopment of this area. We must emphasise that there are absolutely no guarantees whether you will be successful in gaining Listed Building consent/planning consent for changes to the garage area, but because they are mentioned as a weakness within the Conservation Area, a design-led development sympathetic to the overall historic character (design improvement) of Newton Hall may prove more successful.

The external wall to the garage has buckled. This forms part of the boundary wall and this may need to be re-built in the next 10-15 years or so.

2

H2 Permanent outbuildings and other structures

COVERED PASSAGEWAY

There is a covered passageway to the left-hand side of Newton Hall. The very dated roof to this covered passageway is possibly corrugated asbestos, although it does not present a significant risk at the present time. It is thought that any improvements to the property (particularly redevelopment of the garage area) would incorporate sympathetic restoration of this area with materials more in line with the character of the Hall.

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H

Grounds (including shared areas for flats) (continued)

OTHER OUTBUILDINGS 3

There is an attractive outbuilding which leads directly onto the spur road. This building is in poor condition, but would be a suitable store. We noted the presence of a blocked up door and this potentially could be reinstated (subject to obtaining Listed Building consent and approval from the local authority as it fronts the highway). This could perhaps be upgraded along with appropriate repairs/maintenance works to the surrounding walls.

GARDEN WALLS 2

Garden walls to Newton Hall are independently Grade II listed. They are attractive high-standing walls and there is no imminent sign of failure/collapse, although it is important to recognise that they are of considerable age / are out of plumb and will require on-going maintenance/partial re building repairs as part of your occupation/ownership of this property. You should budget accordingly in this respect by way of a suitable sinking fund.

We are classifying this area as condition rating 2, requiring on-going maintenance works.

Of some disappointment is the recent theft of the pineapple features to the front gateposts (described as finials). These are noted within the Lists for the property and it may be prudent to consider replacing these in consultation with the Conservation Officer.

At the northernmost part of the site, the gateposts are leaning and the timber gates are showing signs of deterioration. It is probable that repairs to the timber gates will be needed and you should have the garden walling in this area closely monitored for any further movement taking place. If this is the situation, then structural repairs may be necessary. This area is "off road" so does provide some weight to the argument to create an access, this will need to be investigated regarding rights of way / access etc.

TENNIS COURT 2

We noted the existence of a tarmac-surfaced tennis court. This is of reasonable, level condition, although is not of county standard. We understand that the winding mechanism to the netting requires some attention as does some of the fencing surrounding it.

PATIOS/ EXTERNAL AREAS 2

The property has substantial patio areas. The flagging to these areas is slightly uneven and day to day maintenance repairs will be required. Some sections of the wrought-iron fencing and timber and wrought iron gates within the property environs will require attention and this should be planned as part of an on-going maintenance programme.

The front garden is enclosed and is an attractive feature of Newton Hall. The rear garden is fully enclosed and bounded by high stone walls and is a very attractive feature of this property. The overall impression gained is that the gardens have been well maintained to date, although there is some natural wear and tear, due to the age of the property. You should implement a scheme of maintenance repairs.

Property address

Newton Hall, Newton In Bowland, CLITHEROE, Lancs, BB7 3DY

H

Grounds (including shared areas for flats) (continued)

H3
Other

In general, the gardens and external areas to the property have been well tended by the present owner and are particularly attractive in the summertime when plants and shrubs are in full bloom.

There is a pond in existence and this could provide a potential hazard for those with young children (as are the wells). The timber outbuilding adjacent to the tennis court is understood to rotate on a chassis and whilst this appears to have seized and the shed requires significant attention, it would undoubtedly provide a very attractive feature of this property, if it was to be fully refurbished.

It should be emphasised that the repairs to external garden walls to this property will require Listed Building consent/consultation with the Conservation Officer for the Ribble Valley and you should plan appropriately for this.

The walls to the paddocks are dry stone and there are some areas considered to require more immediate attention in the near future, the wrought iron access gate is very old. We walked around the paddocks and there was no evidence of Japanese Knotweed although we must emphasise that there were still areas inaccessible. The access gates require reinstatement and there are rights of way to the adjoining house (Hodder Croft), there is also an electricity wayleave traversing the land and the location of the culvert requires determining.

You should make inquiries as to a suitable water supply for the paddocks if they are to be used for livestock or equestrian grazing purposes (this may need consultation with the local authority regarding planning). Please remember that with heavy hooved animals considerable maintenance planning is needed.

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I

Issues for your legal advisers

We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulations

We draw to your attention that this is a Grade II * listed property and you should occupy this property on the principle that you will be a "custodian for future generations".

It is important that the historic works to the property internally and externally have appropriate consents in place with the local authority (be it Conservation Area or be it Listed Building consent). Any contravention of such statutory obligations is a criminal offence and you could be liable to a substantial fine.

Please note that the same comments apply to the Grade II listed garden walls to Newton Hall.

I2 Guarantees

it is not thought that any guarantees of any substance are in situ.

I3 Other matters

It is important that your Solicitor obtains an indemnity for any enforcement action that may be taken by the local authority if there are any suggested allegations that the property has been changed.

This is important, because it is evident that works of improvement have been undertaken since then which may will have required Listed Building consents or latterly conservation area policy / planning policy (e.g. article 4 declaration/ PPG15 etc). An example of this could be installation of a plastic alarm box to the front elevation or the installation of TV aerials to the chimney stacks/ windows etc.

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Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building

1. Condition of main roof sections including chimney stacks, roof frame, leadwork, gutters etc, gable walls (particularly upper sections).
2. Dampness, this is a serious issue, particularly from the roof environs and at the rear of the property. Immediate attention is needed to carry out a comprehensive overhaul of the roof. Longer term planning to minimise rot/ corrosion is needed.
3. Lack of appropriate on-going maintenance plan (very important matter to have developed).
4. Condition of the flat roof sections to the garage (less of a concern).

J2 Risks to the grounds

1. Surface water flooding.
2. Damage to garden walls (please implement a planned maintenance programme as soon as possible for this property).
3. Claims for rights of way.

J3 Risks to people

1. Condition of services.
2. Higher levels of Radon Gas.
3. Presence of wells/pond within the site.
4. Asbestos.

J4 Other risks or hazards

1. Please note that it was not possible to inspect all internal and external /boundary areas of the property, underlying defects may be present.
2. We are not aware of any particular issues and have asked the owner whether she is aware of the presence of any Japanese Knotweed (she is not aware) within the property or within the paddock environs.
3. There is always a potential risk for enforcement action from the local authority, bearing in mind that this house is protected as a Listed Building and works have been undertaken.
4. Redevelopment of the garage area is not guaranteed, access from the rear of the garden area is unknown and needs further research.

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Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1 Insulation

This property is considered to be poorly insulated and has a poor EPC rating at present.

K2 Heating

OPTIONS FOR CONSIDERATION - GENERAL COMMENTARY ONLY - DETAILED CONSENTS WILL BE NEEDED. INPUT FROM SPECIALISTS IS REQUIRED.

NB. Listed building consent / planning and building regulation approvals will need to be considered.

BIOMASS

In addition to the oil fired central heating and hot water system, it is possible that a Biomass Boiler would assist and is worthwhile considering further. Biomass woodfuelled heating systems, also called biomass systems, burn wood pellets, chips or logs to provide warmth in a single room or to power central heating and hot water boilers. A stove burns logs or pellets to heat a single room and can be fitted with a back boiler to provide supplementary hot water/ heating as well. A boiler burns logs, pellets or chips, and is connected to a central heating and hot water system.

This is not understood to be a designated smokeless zone but this matter should be checked.

THERMAL STORES

A thermal store is a way of storing and managing renewable heat until it is needed. In a domestic setting, heated water is usually stored in a large well insulated cylinder often called a buffer or accumulator tank. A thermal store may contain one or more heat exchangers, usually in the form of internal coiled pipes or external flat plate heat exchangers. It may also include an electrical heating element, such as an immersion heater. A purpose built thermal store can take inputs from a number of different technologies, provided it has been designed and sized to work with them all. It might store heat from a wood fuelled boiler, solar water heating or a heat pump.

A thermal store will provide:

Space heating and mains pressure hot water. Space heating only (which may be the case with a heat pump system). Hot water only (common in the case of a solar water heating system). The full potential of a thermal store is realised when it is used to store and manage a number of different heat inputs and outputs. For example, excess solar heat for space heating or to act as a heat pump preheat when this is used to supply hot water. There is an electric immersion hot water vessel installed to this property.

SOLAR PANELS

Planning and building regulation approvals would need to be considered. These could be

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K

Energy efficiency (continued)

sited on the south facing roof slope but would alter the external characteristics of the property. This is worthy of further consideration but will be subject to further investigations /structural and other calculations. The installation of solar panels is reversible but you will need to be careful regarding any planning/ building regulation and also lease terms offered and should seek legal advice on this matter. Solar water heating systems use free heat from the sun to warm domestic hot water.

A conventional boiler or immersion heater can be used to make the water hotter, or to provide hot water when solar energy is unavailable. The benefits of solar water heating are as follows: Hot water throughout the year. The system works all year round, there will be a need to heat the water further with a boiler or immersion heater during the winter months. Reduced energy bills. Lower carbon footprint. Solar hot water is a green, renewable heating system and will reduce carbon dioxide emissions.

K3
Lighting

Because of their inefficiency, incandescent light bulbs are gradually being replaced in many applications by other types of electric lights, such as fluorescent lamps, compact fluorescent lamps (CFL), cold cathode fluorescent lamps (CCFL), high intensity discharge lamps, and light emitting diode lamps (LED). The EU are in the process of phasing out the use of incandescent light bulbs and supply of this type of bulb is scarce.

K4
Ventilation

It is recommended that you re-assess the internal ventilation to the property particularly within the bathroom and en suite areas. Upgrading to larger capacity air extraction units could be helpful in minimising the effects of internal humidity build up but their installation may need to be cross referenced to listed building consents.

K5
General

Air source heat pumps could be considered (ASHP).

Air source heat pumps can generate less CO₂ than conventional heating systems. They are cheaper than ground source heat pumps and relatively easier to install, particularly for retrofit, although their efficiency can be lower than with ground source heat pumps.

ASHPs can provide heating and hot water. They require very little maintenance. Some can be used for air conditioning in the summer.

They do require electricity to run and are more suited to sub floor heating systems.

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Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

Signature

Surveyor's RICS number

0084831

Qualifications

MBA, FRICS

For and on behalf of

Company

Michael Holden Chartered Surveyors

Address

Great Harwood Town Hall Chambers, Town Square

Town

Great Harwood

County

Lancashire

Postcode

BB6 7DD

Phone number

01254 916455

Website

www.michaelholdenfrics.co.uk

Fax number

01254 916455

Email

enquiries@michaelholdenfrics.co.uk

Property address

Newton Hall, Newton In Bowland, CLITHEROE, Lancs, BB7 3DY

Client's name

Mr Mark Bentley

Date this report
was produced

10 August 2016

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact your surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Property address

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection'); and
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp-meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Interim faults of services may not be apparent on the day of inspection.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently.

Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 - no repair is currently needed. The property must be maintained in the normal way.

NI - not inspected.

Continued...

Description (continued)

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

Standard terms of engagement

1 The service - the surveyor provides the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- plan drawing;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-installment cost; and
- negotiation.

2 The surveyor - the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection - this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.

4 Terms of payment - you agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract - you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

6 Liability - the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

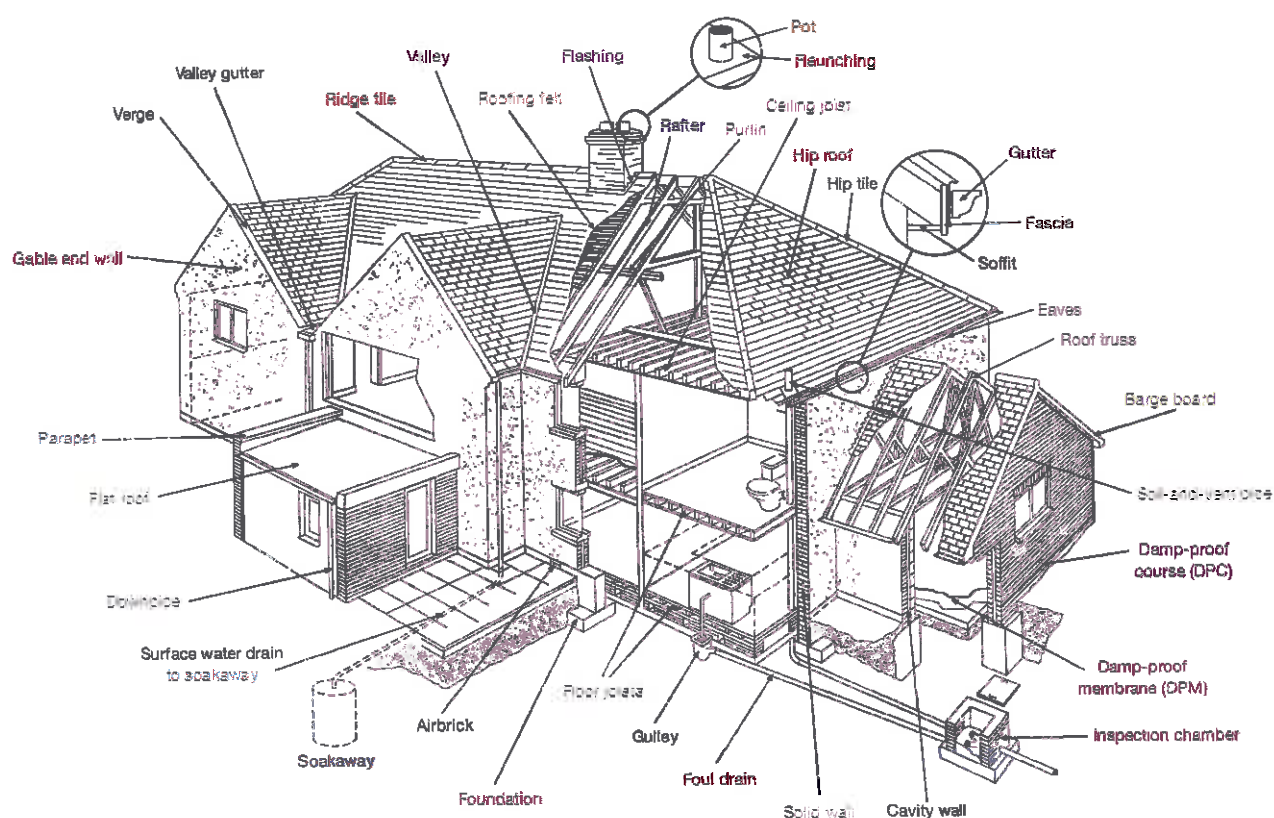
Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

Note: These terms form part of the contract between you and the surveyor.

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



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