



Ref: 22-422

Mr M Newbould
Slack Farm
Clitheroe
BB7 4JF

23rd May 2022

Dear Mr Newbould

SLACK FARM, CLITHEROE

An inspection of your barn at Slack Farm, Clitheroe was carried out during Tuesday 17th May 2022; the inspection being undertaken in order to comment upon the structural suitability of conversion of the barn to a residential dwelling.

The barn at Slack Farm is a traditional stone built storage barn with a traditional stone slate roof.

The inspection looked at the visible faces of walls and found as follows:

- An external inspection of the building showed the four elevations to the property to be free from structural defect and to be overall reasonably vertical. There are a small number of areas where the mortar requires repointing.
- An inspection internally revealed that the roof construction consists of a central king post truss supporting timber purlins with timber rafters over. The roof construction was observed to be in good condition with no evidence of water ingress or rot.
- Internally a partial mezzanine was observed utilising timber joists spanning between the long elevation walls with a central timber support line. It is clear that the mezzanine would have continued across the entire floor plate of the building originally with a section of it having been removed to provide higher storage. We believe that the mezzanine is being removed as part of the works.



- An inspection of the internal face of the external walls showed them to be free from defect and tending to be overall reasonably vertical. Minor cracking was observed within bed joints as a result of mortar having become loose.

Based on the above observations the following comments can be made:

- The external walls were observed to be free from structural defect and require no remedial works at this time.
- The internal mezzanine is to be removed as part of the works with the roof structure observed being in good condition. We therefore would not recommend any remedial works to the roof at this stage.

The inspection of the barn at Slack Farm, Clitheroe revealed that the existing structure is suitable for conversion into a residential property without the need for any rebuilding of the original building. No remedial works are required to the building at this stage.

We have not inspected parts which are covered, unexposed or inaccessible, and are therefore unable to report that any such part is free from defect.

This report is for the sole use of the addressees and their professional advisers. The report cannot be assigned without the written authority of Holdgate Consulting Ltd.

Yours sincerely



for Holdgate Consulting Ltd

