RESIDENTIAL BUILDING SURVEY



FOR

XXXXXXXXXXXXXX



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CONTENTS

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EXECUTIVE SUMMARY



Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of xxx photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

Once you have read the report we would recommend that you revisit the property to review your thoughts on the building in light of the comments we have made in this survey.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- 1.0 This is a traditional style timber frame property, albeit there have been many alterations and amendments over the years. It is a Grade II Listed building meaning it has significant historic value and interest.
- 2.0 The property generally has privacy as it is on a small gated development; however the front of the property is overlooked by other neighbours.

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We are sure you can think of other things to add to this list.



The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) <u>Roof Problems</u>

Please see our comments in the Ugly Section of the report.

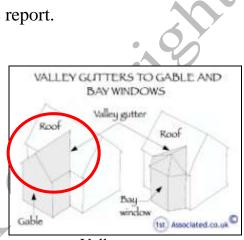
2.0) Valley Gutters

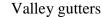
There are valley gutters to the front and rear of the property. The mortar to the valley gutter on the front left is coming away and needs redoing.

The valley gutters have been formed in clay to the rear of the property but to the front left is a concrete valley gutter.



Valley gutter to front left Aerial view – 360 photo







Problems with the valley guter to front left side of property

ACTION REQUIRED: We recommend the mortar is replaced, in part or as a whole.

ANTICIPATED COST: It is high level work so is likely to need a tower scaffold or long ladders and a crawler board. Costs will be in the region of $\pounds 500$ to $\pounds 1,500$ (five hundred pounds to one thousand five hundred pounds) depending upon whether it needs a part repair or if all of it has to be replaced.

However, we would also refer you to our comments with regard to movement in the property within the roof and the structure as a whole, mentioned later on.





3.0) <u>Roof covering and roof structure</u>

We deal in detail with the roof covering in the Ugly Section of this report, however the condition of the roof in turn relates to the condition of the roof structure.

This property generally has a Queen Post roof (which is referred to in the Listing of the building).

There is some dampness getting in;

For example:

We saw dampness in the airing cupboard/boiler room.

This dampness may relate to the roof or condensation in the airing cupboard where we believe clothes are being dried. Either way we think there is a problem with the roof.

The light in the airing cupboard was also blocked up, which is also a tell-tale sign of a roof leaks as the rainwater tends to follow the electric wires down and leak out through the light.

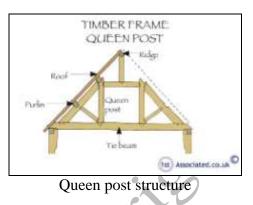
There is also historic woodworm in the building, some of which looks like it may be active.

ACTION REQUIRED: This is part of the problem explained within the next section. We would recommend further investigation is carried out, ideally by removing part of the roof and part of the cladding internally. We feel an idea area to open up is the rear right hand side adjacent to the internal shower room.

ANTICIPATED COST: See roof section.

Please see the Roof Structure Section of the Report.

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Signs of dampness in airing cupboard/boiler room



Light blocked up in airing cupboard



Knife test of roof timbers



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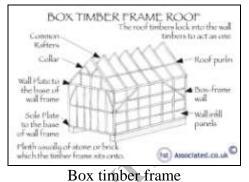
4.0) <u>Weather boarding finish with timber frame beneath</u>

Beneath the weatherboarding there is likely to be a traditional timber frame structure (although you can never be certain where conversions have taken place).

The timber frame structure is hidden in the most part by the weather boarding on the outside of the wall and plaster internally, although there are some exposed feature timbers. This is likely to be what is known as a box frame timber building.



Weather boarding





Hidden timber frame (within the walls) visible internally

4.1) <u>Timber frame buildings can suffer from wet rot, dry rot and woodworm</u>

Where we can see the structural timbers we can see there has been woodworm. We also have concerns with regard to the condition of the roof timbers.

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Signs of woodworm to purlin on right side of roof



Gallery style landing, cracks in roof timbers

See our later comments.



5.0) Inconsistency of timber frame structure

If you recall, we showed you how some of the triangulating members of the timbers have been removed;

For example:

At the top of the stairs

We explained how in turn this could have an affect with regard to the lateral restraint of the whole property.

Indeed we can see some relatively new metalwork in the property. Our concern is this metalwork looks to be tying the structure together as opposed to giving structural support.



Brace between post (vertical timber) and beam (horizontal timber)



Top of stairs where the brace is missing



Two peg joints on beam where brace is missing



Metal work in master bedroom

ACTION REQUIRED: Your legal adviser needs to ask in writing for any information there is in relation to the metalwork.





5.1) Honest repairs

The timber that is marked the year 2000 that you pointed out within the main reception room is what we call an 'honest repair'. This is a repair that shows it has been carried out more recently and tends to be in a style that follows the older/original style yet is obviously newer. This tends to be a style that many Listed Building Conservation Officers require depending upon their thoughts on heritage restoration/thinking.

> **ACTION REQUIRED:** We would recommend you have a 'cup of tea' meeting and discussion with the Listed Building Conservation Officer before you purchase the property, most definitely before you carry out any work on the property.



Honest repair – the lighter timbers in reception room/open hall



Honest repair in original timbers which stand out and what looks to be newer brickwork

6.0) Listed Buildings

This is a Grade II Listed Building and with that there will be a level of responsibility over and above that which you would normally have; please see our further comments within the Appendices with regard to Listed Buildings and we recommend you improve your knowledge on Listed Buildings.

ACTION REQUIRED: We would recommend that you go on a Society for Protection of Ancient Buildings weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The website for this is www.SPAB.org.

ACTION REQUIRED: We would always recommend a visit and meeting with the Listed Building Control Officer before you commit to purchase.

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7.0) <u>What was carried out when the property was converted from being a</u> <u>threshing barn to a house?</u>

Any information that you or your solicitor can gather with regard to what exactly was carried out when the building was converted from being a barn to a house would be appreciated. We would particularly like drawings and specifications or bills of quantities regarding the property;

For example:

The modern timbers within the kitchen/breakfast room area may well be covering I-beams behind it.



Splits in modern timbers in kitchen/breakfast room – may be an I-beam behind this

If a metal frame has been inserted into the property this would alleviate some of our concerns with regard to timbers that are cracking, deteriorating strength due to woodworm/termites and/or timbers that have been removed completely.



ACTION REQUIRED: Your solicitor to make enquiries and forward to us before you commit to purchase the property.

Hidden I-beams

8.0) External joinery

8.1) <u>Weather boarding</u>

The weather boarding to the rear shows signs of mould and moss. We can also see mastic repairs to sections indicating that you may get wind driven rain to this elevation.



Moss to weather boarding

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8.2) <u>Timber windows</u>

There is generally some wet rot to the windows and external timber, particularly to the main windows that replace the old threshing doors that we could push a penknife 2.5 cm (one inch) into.

ACTION REQUIRED: Prepare, repair and redecorate the timber.

ANTICIPATED COST: In the region of $\pounds 2,500$ to $\pounds 5,000$ (two thousand five hundred pounds to five thousand pounds) for repairs and redecoration. Please obtain quotations.

Please see the Walls and Windows Sections of this Report.



Rot in timber windows where the front door used to be



Bare timber visible in some areas

9.0) <u>Repairs to party wall on right hand side</u>

We would comment on the right hand side there seems to have been some repair work carried out to the party wall to the cement mortar which is a different colour to the lime mortar, which is not an appropriate repair.

If the lime mortar is moving this would concur with our thoughts that there is some movement in the property and certainly cement mortar will not last very long compared with lime mortar in this particular instance.



Repairs to party wall on right hand side

Party Structures Defined - Party Wall Act Etc. 1996

A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

ACTION REQUIRED: Replace with lime mortar.

ANTICIPATED COST: A few hundred pounds; obtain quotes.

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10.0) Dampness to rear of property

Dampness was noted to the rear of the property externally. You can see from the thermal image photo below where the blue area shows coldness, which in turn often means there is dampness in the area, although there was no visible sign of it in this instance.

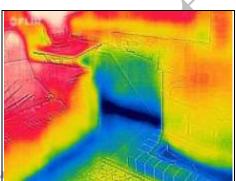


Dampness to bricks to rear Aerial view – 360 photo

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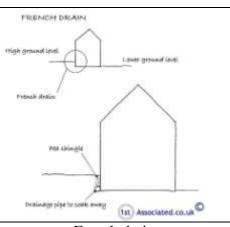
Close up of moss to bricks to rear



Blue indicates coldness in the snug, which in turn often means there is dampness in the area although there was no visible sign of it

ACTION REQUIRED: We recommend a French drain is added, ideally running along the entirety of the rear of the property.

ANTICIPATED COST: In the region of $\pounds 2,000$ to $\pounds 4,000$ (two thousand pounds to four thousand pounds); please obtain quotes.



French drain

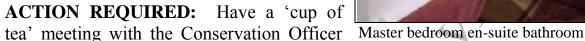


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11.0) New bathrooms, etc

We discussed you carrying out work to the bathrooms and from what we discussed we believe it is alright to carry such work out on a Listed Building, however we would nevertheless have a chat with the Conservation Officer.





We would also add that you need to ensure that any humidity generating areas, such as kitchens, bathrooms, shower rooms any rooms used for drying clothes internally during the winter months etc have good extraction in the form of large good quality humidity controlled extract fans. By large extract fans we mean 150mm.

Steam Room

to discuss.

We discussed the possibility of having a steam room, if you do go ahead with this it would be best to have a good extraction system also installed. There are some modern systems that allow you to re-use the warmth of the air which may be more energy efficient in the building as a whole.

ANTICIPATED COST: We would anticipate costs between £250 - £500 (two hundred and fifty pounds to five hundred pounds) per extract fan, depending upon the wiring required. We always recommend quotes are obtained before work is agreed/commenced.

Please see the Bathrooms and Dampness Sections of this Report.

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SERVICES

12.0) Dated electrics

The electrics are dated; they look to be from the 1980's/1990's.

ACTION REQUIRED: The Institution of Engineering and Technology (IET) recommend a test and report when properties change hands, to be carried out by an NICEIC registered and approved electrical contractor or equivalent.



Dated fuseboard

ANTICIPATED COST: £250 - £500

(two hundred and fifty pounds to five hundred pounds) plus any work recommended; please obtain quotations.

13.0) Is the property on main drains or not?

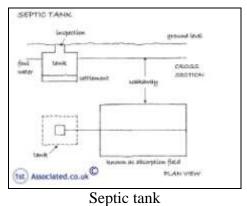
We were not able to establish whether the property is on main drains or not as the owner was not present at the time of our inspection. If it is not on main drains it is likely to have a septic tank, for which you will have a liability and responsibility.

If it is on main drains you may well have a section of private drainage over this development which again you will have repairs and responsibilities for.

ACTION REQUIRED: Your legal adviser to check and confirm if the property is on main drains or not and advise us before you commit to purchase.

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Please see the Services Section of this Report.



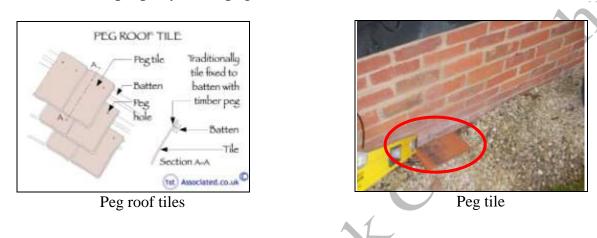


The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

1.0) <u>Problems with roof tiles</u>

We believe the property has a peg roof tile.



1.1) <u>Ridge tiles to roof</u>

We noted gaps in the ridge tiles of the roof that need re-bedding.



Gaps in ridge tiles

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Ridge tiles defined

These are the very top tiles of the roof.



1.2) Spalling clay roof tiles

From our inspection we believe there are a fair number of roof tiles that are spalling, as per the high level photo below. You can see that it almost stops in a line where next door's property starts.



Spalling tiles (lighter tiles – every circle represents a spalling tile – there are many more than are circled) and 'line' in tiles between this property and next door's (green oval)



Close up of spalling tiles and moss on roof Aerial view – 360 photo



Spalling tiles to front Aerial view – 360 photo





Spalling Defined

Spalling occurs to brick or stone when water penetrates the surface and via freezing and thawing starts to cause deterioration to the surface. This in turn allows further water penetration and the surface breaks up further. This ultimately can lead to water damage or structural damage to the area.

We can also see that many of the original clay tiles have been replaced with more modern manmade machine cut tiles of several different varieties. This gives us cause for concern and we believe indicates that there will be fairly major repairs in the next five to ten years.



Spotted dog effect with spalling tiles to front (different colour tiles – there are many more than are circled) Aerial view – 360 photo

1.3) <u>Unable to see the roof structure properly</u>

Usually we would be able to see the back of the roof structure better, however in this case the two roofs are both dry lined/boarded out and we have not been able to see the majority of the timbers. The timbers that we can see have suffered from woodworm, although we believe this is historic; please see our further comments in the woodworm section of the report.



Signs of woodworm to purlin on right side of roof

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ACTION REQUIRED: Ideally open up an area of the roof before you commit to purchase the property; we suggest to the rear right hand side where there has been previous repairs, preferably above the rear right hand en-suite shower room.

ANTICIPATED COST: For investigation costs between $\pounds 500$ to $\pounds 1,000$ (five hundred pounds to one thousand pounds) to see what is beneath the tiles and also to better



Left side of roof dry lined/ boarded out

understand the costs associated with this property. Please obtain quotations.

Re-roofing of this building

ACTION REQUIRED: We believe that in the next five to ten years major work, if not the re-roofing of the property, will be required.

ANTICIPATED COST: In the region of £40,000 to £100,000 (forty thousand pounds to one hundred thousand pounds) to re-roof the property.

We also feel that the part that is very difficult to estimate on this is how many of the tiles you will be able to re-use when re-roofing. It is normally expected to be in the region of 70% to 80%, however in this case we think it may be as low as 50% once you have removed the spalled tiles and the inappropriate tiles that have been used to repair the roof over the years.

It should also be noted that you are likely to have to scaffold over the whole property, including the roof, to protect any items in the property whilst the work is being carried out.

Please see the Roof Section of this Report.

FULL BUILDING SCA INCLUDING RC	
Roofed over to protect building whilst work is carried out Walkways	
Dust .	1441
protection	
Scaffolding	1st Associated.co.uk

Full scaffolding over building



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2.0) **Possible movement in the structure**

We would comment as follows that:

- 1. The deterioration we could see in the roof,
- 2. the amendments to the timber frame internally,
- 3. the metal braces that have been added, and
- 4. the gap between the guttering and the roof (could be bad workmanship, could be movement)



Gap between the guttering and the roof – you may get the rainwater discharging down the front of the building, it may be movement in the roof

All these things lead us to believe this property to be a high risk purchase, unless we can get answers to the questions raised in this report.





Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style, particularly with a Listed building. Such character defects are normally considered acceptable and may not have been specifically referred to as defects within the context of this Report. The Report is looking at structural issues which we consider may be a problem.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. In this it is difficult to identify whether there has been a lack of maintenance or not, there certainly seems to have been recent work carried out which may well have been in preparation for the sale of the house.

Getting to know more about older properties - SPAB course

We would recommend that you go on a Society for Protection of Ancient Buildings (SPAB) weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The website for this is www.SPAB.org.

Services

Whilst we have carried out a visual inspection only of the services within the property, we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

Electrics

The electrics are located in the galley way. The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.





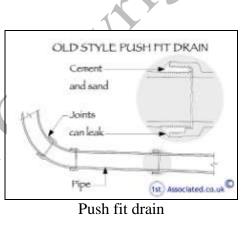
Heating

The system was on at the time of the survey, although the estate agent said it had been turned down low.

The property has under floor heating, we could not see the usual markings we would expect with under floor heating. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years. Whilst we ran the tap for 15 minutes without any build up or blockages, the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.



Main drains or septic tank?

It needs to be clarified whether this is a main drains property or has a septic tank and either way all the rights and responsibilities and liabilities.

ACTION REQUIRED: Your legal adviser to confirm and advise us before you leally purchase the property.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

ACTION REQUIRED – SERVICES: We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.





DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work/small projects such as redecorating to turn the property into your home and making the alterations you would like to the bathrooms. We have detailed these and other issues within the main body of the report.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have however referred you to sources of general information on the housing market within the Information on the Property Market Section, which can be found in the Appendices at the end of the Report.

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any "ACTION REQUIRED" points.

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (seventy five pounds and one hundred and twenty five pounds) (the higher costs in the city areas) and for tradesmen we use between £100 and £200 (one hundred pounds and two hundred pounds) per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.





LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated xxxxxxxxxxxx and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

APPROVALS/GUARANTEES

Where work has been carried out to the property in the past, the surveyor cannot guarantee that this work has been carried out in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.





LAYOUT PLAN

We have used the estate agents floor plan as a guide to the layout of the building. We have not checked it for scale and accuracy.

WEATHER

It was an overcast winter's day with light rain showers during our inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

EMPTY PROPERTY

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

JAPANESE KNOTWEED

We have not inspected for Japanese Knotweed. We would advise that we are finding that some mortgage valuation surveyors are setting valuations at zero on any property with Japanese Knotweed and are reluctant to lend where it is present.

ACTION REQUIRED: You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it could be in neighbouring properties which you do not have direct control over.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the roof being lined/boarded out and general configuration of the roof.
- 2) We had a limited view of the structure and did not have the usual tell-tale signs of deterioration to the weather boarding that was relatively new. Inside was dry lined.





- 3) We did not open up the walls as we could not see a way of doing this without causing damage.
- 4) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 5) We only inspected the large garden shed externally and did not view internally.
- 6) The property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers.
- 7) We had no details with regard to the alterations carried out to make the threshing barn into a dwelling and did not have any information with regard to any further alterations or maintenance that has been carried out on the property.
- 8) We thank you for taking the time to meet us during the survey.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the





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APPENDICES

- 1. The electrical regulations Part P of the Building Regulations
- 2. Information on the Property Market
- 3. Listing Text
- 4. Information on Listed Buildings
- 5. Planning Appeal Details



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Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

- 1. A certificate showing the work has been done by a Government-approved electrical installer NICEIC Electrical Contractor or equivalent trades body.
- 2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don'ts.

Work You Cannot do Yourself

- Complete new or rewiring jobs.
- Fuse box changes.

Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.

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- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.



INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

www.landreg.org.uk

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

www.rics.org.uk

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.

www.halifax.co.uk and www.nationwide.co.uk

Surveys have been carried out by these two companies, one now a bank and the other a building society, for many years. Information from these surveys is often carried in the national press. It should be remembered that the surveys only relate to mortgaged properties, of which it is generally considered represents only 75% of the market. It should also be remembered that the national coverage of the two companies differs and that they may be offering various incentives on different mortgages, which may taint the quality of information offered. That said they do try to adjust for this, the success or otherwise of this is hard to establish.

www.hometrack.co.uk

This gives information with regard to house sale and purchase prices.

----- Marketing by: ----www.1stAssociated.co.uk 0800 298 5424



We also like the Motley Fool website which is a general financial site and although it is selling financial services and other services they do tend to give a very readable view of the housing market.

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

stass

This is a good website for seeing the prices of properties for sale in a certain postcode area.

HistoricEngland.org.uk and BritishListedBuildings.co.uk

These are good websites for establishing if the property is Listed and general information on Listed buildings.





Listing Text

opythont

GRADE: II DATE LISTED: XXXXXXXXXXXXXXX **ENGLISH HERITAGE BUILDING ID:** XXXXXXXXX

LOCALITY: XXXXXXXXXXX LOCAL AUTHORITY: XXXXXXXXXXX **COUNTY:** Buckinghamshire xxxxxxxx

xxxx Barn to the xxxxxxxxxxx

GV II

C18. Timber-framed; brick and weather-boarded walls; old tile roof. Five-bay single aisled barn. Central hipped roofed east entrance with boarded cheeks and doors. On the left, a 2-light casement window and later lean-to addition. Double purlin roof with moulded jowls to posts, queen posts and upper angle posts to trusses. East end bay appears to be later addition.

Listing NGR: xxxxxxxxxxxxxxxxxxxx

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

> — Marketing by: www.1stAssociated.co.uk 0800 298 5424

Source: English Heritage

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Information on Listed Buildings

Listed Buildings

It should be noted that this is a Grade II Listed building and as such there will be a level of responsibility over and above what you normally have when you have an ownership of a building, which will mean that you will need to get to know and understand listed building regulations and requirements to some extent (we can help with this) and build a good relationship with the Conservation Officer. Having said that, owning a listed building with features and character obviously has benefits, however generally with conservation it should also be considered that you are looking after the building for future generations.

Listed Building alterations without permission

We would recommend you speak to the Listed Building Officer with regard to this property to see if they have a photographic record of its condition as many local authorities do have (particularly where it has been subject to a planning appeal, as it would seem in this case; see our earlier comments). It will then be worth comparing this against the condition and way the building presently is, as we do feel a lot of alterations and amendments have been carried out.

You should be aware that any amendments that have been carried out without approval become your liability and your risk and you can be fined for causing damage to a listed building even if you have not carried out the work. This can be insured against by the owners but you do need to establish this before you purchase the property.



----- Marketing by: ----www.1stAssociated.co.uk 0800 298 5424

Planning Appeal Details

Link from South Bucks District Council website:

South Bucks District Council

XXXXXXXXXXX
XXXXXXXXXXXX
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Change of use of land to form part of residential curtilage and exclusion of part of land from residential curtilage.
Appeal Allowed
Decision
Appeal Allowed
XXXXXXXXXXXX
XXXXXXXXXXXXX
To be completed where applicable
Written Representation
XXXXXXXXXXX
To be completed where applicable





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