

17th April 2026

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Thank you for your kind instructions to carry out an inspection of the above mentioned property and to provide a report on condition.

Inspection Date: 10th April 2026

Inspection Basis: We have carried out an inspection of the property with a view to providing a report on its structural condition and its suitability for conversion to a residential dwelling(s). This report is prepared by Andrew Lally BSc Hons MRPSA.

Description of the Property

The building in question is a large, currently open sided pole barn with a pitched profiled metal sheet roof. It is approximately 45m in length and 15m in width and stands in open and level ground.

General Assessment

Whilst the building is cosmetically in a poor state of repair, structurally, it remains relatively sound.

The roof is of fairly modern profiled metal sheeting with an open ridge and seems in generally good repair. Whilst the covering would need to be removed to install insulation and a breathable membrane, the roof sheets could then be reinstated.

The timber poles of the barn are salvaged telegraph poles, and this means they are pressure treated or heavily soaked in creosote before use. They are intended to be exposed to the elements for 40-50 years and more, so the fact that they are now

internal means they should last much longer. Most of the poles are in generally sound condition and whilst there is some surface wet rot and denaturing visible on isolated poles, their 8-10" diameter at the base means their integrity will be largely unaffected.

The floor slab is concrete and whilst it is not possible to determine the thickness over the whole area, the edges vary from 150mm-200mm.

A fundamental part of the conversion of the building would be to construct new external and partition walls to create an envelope for the individual residential units, which would include the fenestration, insulation and internal and external cladding.

The new floor slab would provide the necessary insulation and damp proofing to comply with Building Regulations. There is more than sufficient height internally that no excavation of the existing floor would be required, which would leave the bases of the supporting poles unaffected.

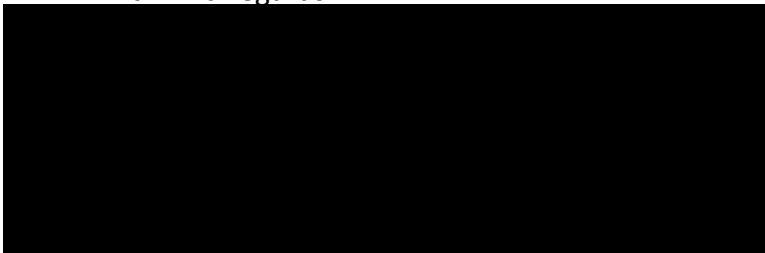
While the addition of these elements will add to the integrity, the building is currently structurally sound.

Conclusion

It is the opinion of the surveyor that whilst the barn would require substantial refurbishment as part of its conversion, it remains sufficiently structurally stable to make conversion feasible and practicable.

We hope the above is satisfactory for your purposes and thank you again for your kind instructions in this matter. If we can be of any further assistance please feel free to contact us.

With kind regards



Appendix 1 – Photographs



