

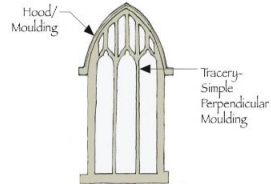
Church Conversion Example Commercial Building Survey



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1350-1660 PERPENDICULAR WINDOW



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INTRODUCTION

Firstly, may we thank you for using our services and your kind instruction of xxx we have now undertaken an independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on xxx.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a more detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours, but we will do our best to offer advice to make the decision as easy as possible.

This Building Survey is confidential and not to be shared with the vendor (seller) or estate agent or parties working on their behalf without written consent from the surveyor that has produced the Building Survey. During the course of discussions/negotiations with the vendor/estate agent/parties working on their behalf if they wish to see the Report we suggest you ask them which specific section and send them this section via a photograph or a scan. The Report remains our copyright and should not be reproduced without written consent from the surveyor.

THANK YOU

We thank you for using our surveying services and taking the time to meet us during the building survey.

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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

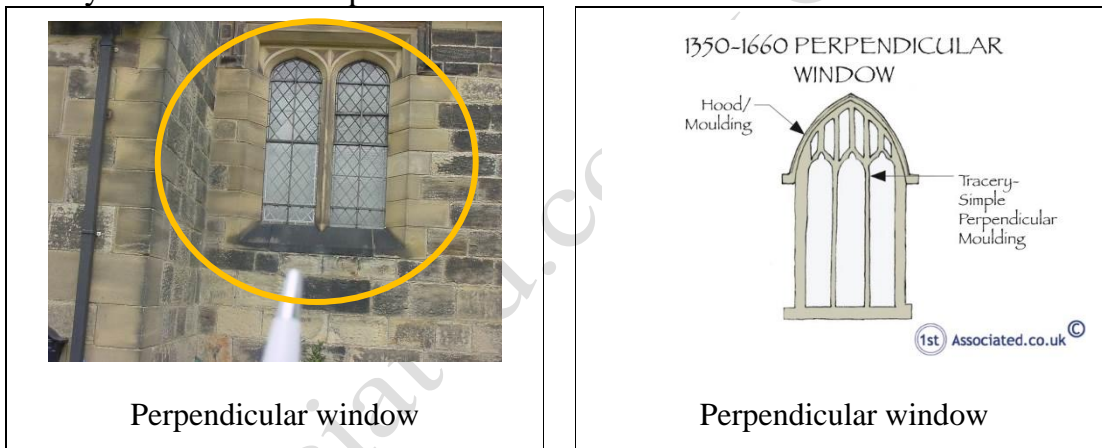
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.



ORIENTATION

We will normally use the front of the property, which will typically be the south side, with the Nave to the east and the Tower to the west. Where these are not true compass points we will nevertheless still refer to them so that any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property. Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a detached church with a shared access to the front as well a small garden / parking area (you need to check and confirm you are legally entitled to park in this area).

There is also a garden/outside space to the rear and to the left side.

On the left side there is access via a public right of way to an adjacent piece of land that has the septic tank sitting in it. We are advised there is also the possibility of Planning Permission, which you will need to investigate further and thoroughly.

There is a working graveyard to the front of the church on the south side.

As with many churches the property dates from a variety of ages and there is nothing conclusive, however the building is Grade II Listed and this dates it as being late 1600's.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

The property is Grade II Listed, as found in BritishListedBuildings.co.uk.

ACTION REQUIRED: Your legal advisor needs to check and confirm all of the above.

Putting Life into Perspective!

Some of the things that were happening around the time the property was built:

- | | |
|-----------|--|
| 1536-1541 | Dissolution of the Monestaries |
| 1665 | The Black Death sweeps across Britain |
| 1666 | The Great Fire of London |
| 1681 | Oil powered street lights are put up in London |
| 1694 | Bank of England founded |

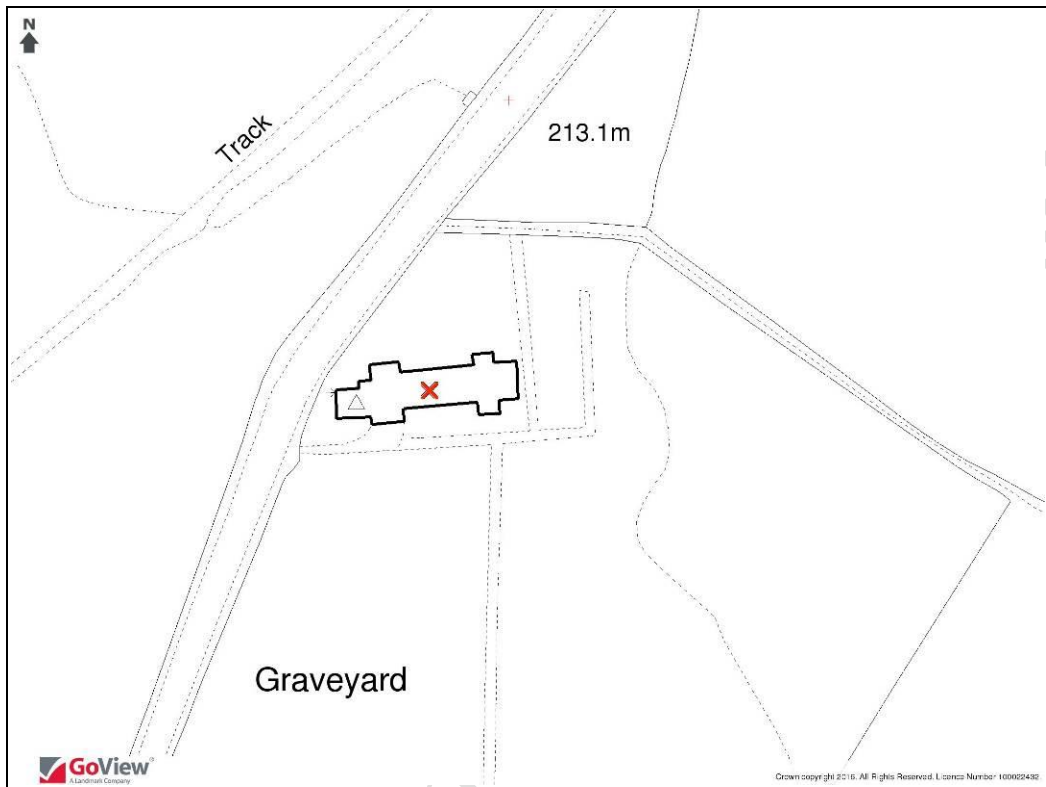
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Location Plans



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Church Sketches

This is a general church model.



Church general front elevation

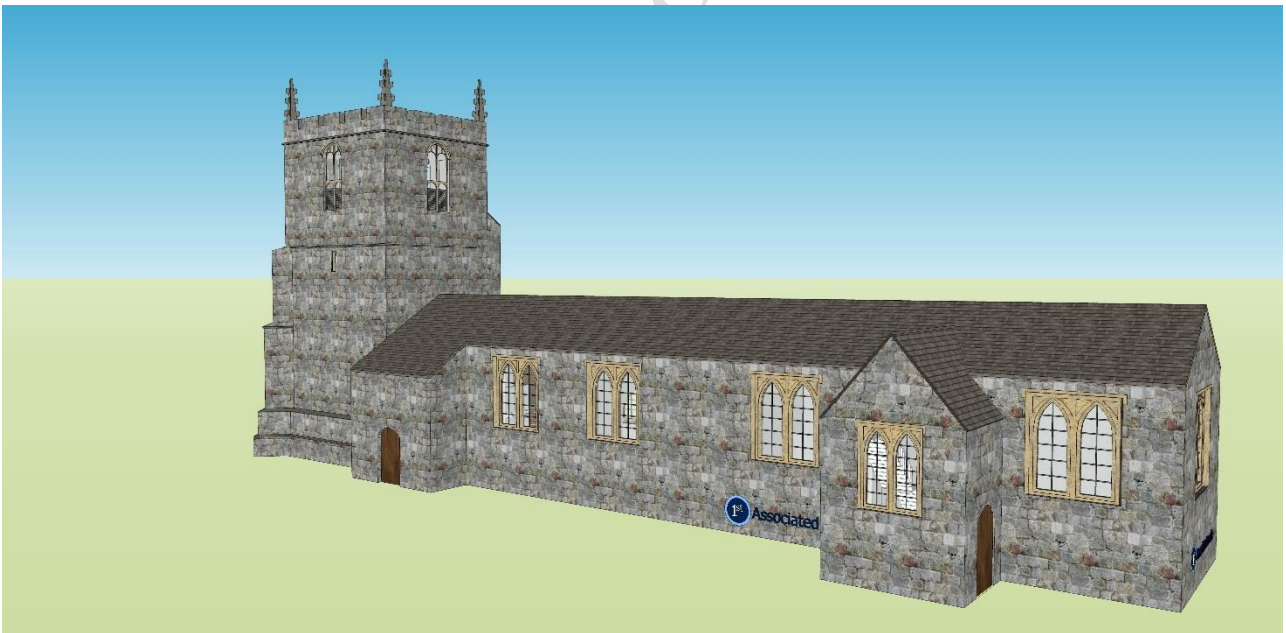
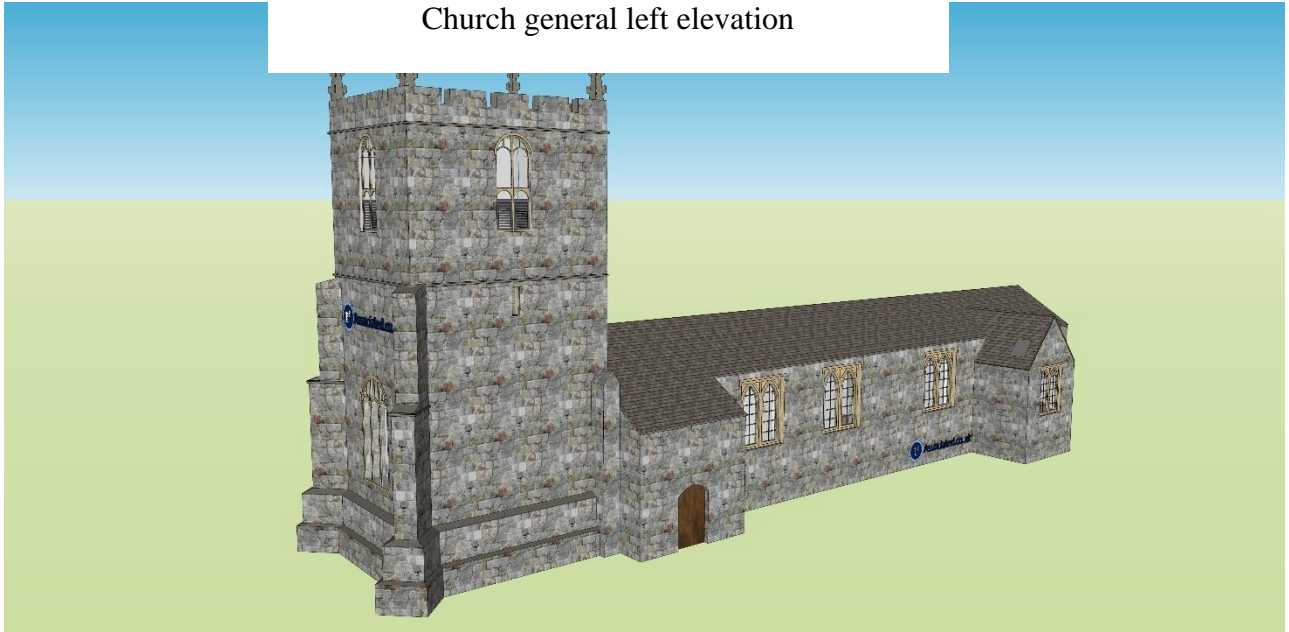


Church general rear elevation

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Church general left elevation



Church general right elevation

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EXTERNAL PHOTOGRAPHS

We have decided to view the property from compass points, with the entrance being on the south side.



Front view / south side
Aerial view – 360 photo



Rear view / north side
Aerial view – 360 photo



Left view / west side / road side
Aerial view – 360 photo



Right view / east side
Aerial view – 360 photo



Street view



Rear Garden
Aerial view – 360

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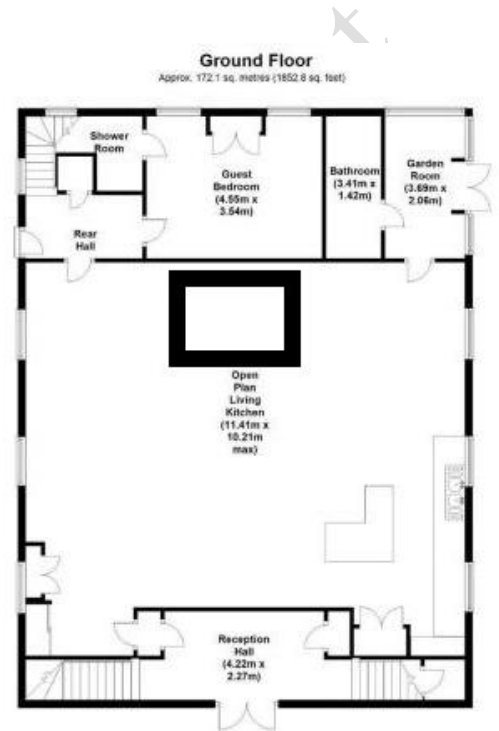
ACCOMMODATION AND FACILITIES

(All directions given as you face the front of the property)

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance porch
- 2) Kitchen / Reception room to left side
- 3) Cloakroom/shower room to left side
- 4) Storage room to left side
- 5) Kitchen /dining area to middle
- 6) Lounge /Grand Hall to middle, with storage area underneath
- 7) Bedroom / kitchen to middle right, with en-suite
- 8) Bedroom / kitchen / dining room to right side, with en-suite



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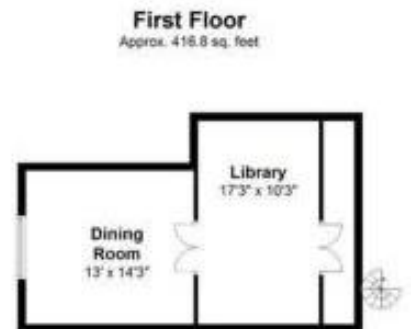


First Floor

The first floor accommodation consists of:

- 1) Bedroom / dining room
- 2) Bedroom / library

We were advised originally this was the library.



Second Floor / Tower

The second floor accommodation consists of:

- 1) Bedroom / snug

Second Floor
Approx. 155.1 sq. feet



Third Floor / Tower / Belfry

The third floor / belfry accommodation consists of:

- 1) Second lounge / viewing tower

Third Floor
Approx. 160.2 sq. feet



Outside Areas

There is a church yard to the front and a plot of land and right of way to the rear.

Finally, all these details need to be checked and confirmed by your Legal Advisor.

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INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience.

Ground Floor

Entrance Porch / Main Kitchen / Dining Room



Entrance porch / main kitchen /
dining room



Main kitchen/dining room
to left side



Store



Cloakroom / shower room



Shower

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Grand Hall / Lounge / Dining Area / Kitchenette



Small kitchenette area



Small dining area



Steps up to lounge



Lounge



Lounge



Lounge wall stone carvings

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Bedroom / Bathroom off Grand Hall/Lounge



Bedroom to middle right



En-suite bathroom

The Old Chancel

Self-contained apartment: Bedroom / Bathroom / Kitchenette



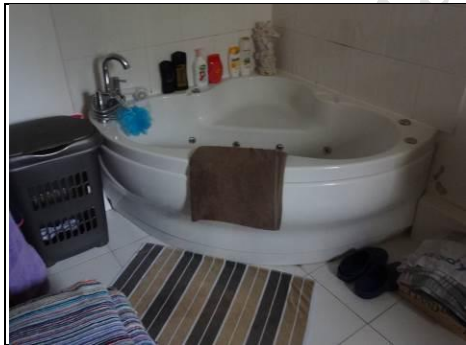
Bedroom to right side



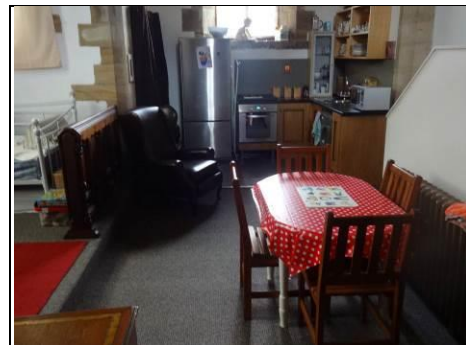
Bedroom to right side



Large stained glass window



En-suite bathroom



Kitchenette and dining area

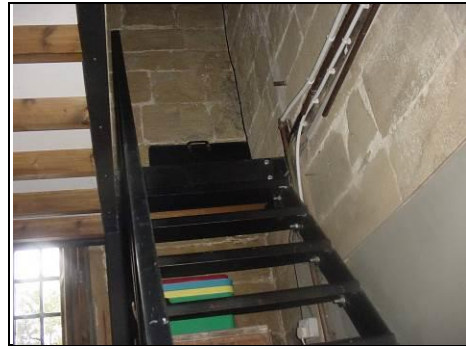
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First Floor



Metal stairs to first floor



Double Bedroom



Double Bedroom



Children's bedroom



Children's Bedroom



View from internal balcony
looking into the Grand Hall/Old
Nave



Spiral staircase
and internal balcony

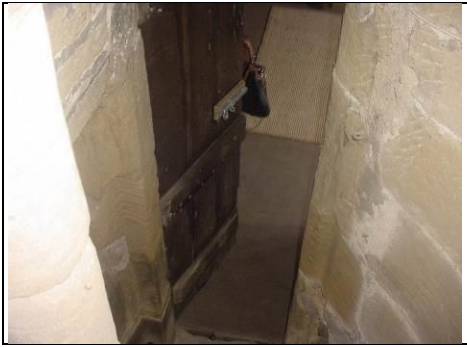
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Second Floor / Tower / Snug



Entrance to tower



Bedroom



Window

Third Floor / Tower / Belfry



Lounge



Window and ladder to roof



Old Bell Tower

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SUMMARY OF CONSTRUCTION

External

The Tower

Flat Roof:	Covered with felt, with felt flashings Parapet wall around Tower with battlements/ castellations (castle like top) and two Pinnacles.
Rainwater Outlets:	Formed in lead
Walls:	Coursed stone (assumed) Metal brace to top of Tower.
Windows:	Carved stone

The Church

Chimneys:	One stone chimney to rear middle
Flue:	Front middle from oil boiler
Main Roof:	Pitched, clad with stone slabs Parapet walls dividing the Nave from the Chancel – mixture of lead and Flashband flashings where meet main roof Lead valley gutters
Main Roof Structure:	Scissor roof Metal restrainers We were advised the roof was added in 1904 so was a Victorian alteration to the original church; please see our comments in the roof section.
Gutters and Downpipes:	Mixture of plastic and some cast iron
Soil and Vent Pipe:	Plastic, located to rear
Walls:	Coursed stone (assumed)
Fascias and Soffits and Exposed Rafter Feet:	Painted/ stained timber
Windows and Doors:	Carved stone and metal single glazed windows, some with protective plastic sheeting externally.

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Internal

Ceilings:	Mixture of old and modern plaster (assumed)
Perimeter Walls:	Mixture of old and modern plaster, with a plastic paint. Areas of exposed stonework (all assumed)
Internal Walls:	Studwork and stonework (assumed)
Floors: Ground Floor:	Stonework and suspended timber floor (assumed)
First Floor:	Joist and floorboards on an I-beam (assumed)
Second and Third Floors:	Joist and floorboard with embedded timber (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity (all assumed).

Heating:	There is a floor mounted Enviromax Firebird combi oil boiler located underneath the Lounge / Grand Hall / Nave.
Electrics:	The electrics are located in the ground floor shower room. The electrics are on a meter.
Oil:	Plastic oil tank located to front right side.
Drainage:	The two manholes are located to the rear right side.

We have used the term 'assumed' as we have not opened up the structure.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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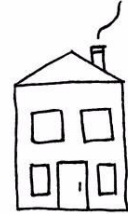
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EXECUTIVE SUMMARY

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 500 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.

Introduction to Church Architecture

We have put an introduction to church architecture in the Appendices of this document. If you wish to see it please go to it now. If you already have some knowledge of church architecture please feel free to skip this section.

The Good, The Bad and The Ugly

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.

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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) A converted church has many benefits. We particularly like the space inside and the history of the property. This, however, can be very subjective as to whether the property has general market appeal.
- 2.0) Secluded location with good sized grounds. Again this is very subjective as to whether this is good or bad.

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) Main Church Roofs

The main church (Nave and Chancel) has pitched roofs with large stone slab which are divided by parapet walls and valley gutters. We will look at each of these in turn.



Front roofs over Nave and Chancel Aerial view – 360 photo



Rear roofs over Nave and Chancel Aerial view – 360 photo



Damaged stone slabs to roof

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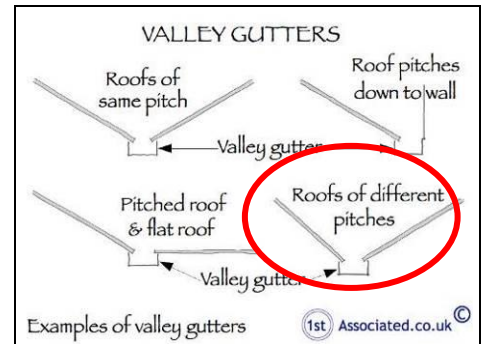


1.1) Nave and Chancel parapet walls and roof work

The parapet walls to the church tower and the parapet walls to the pitched roof both have flashings formed of felt and Flashband.

Flashband Defined

Flashband is a sticky backed felt, which is best used for temporary repairs only.



Two main parapet walls with Flashband repairs (red ovals) and valley gutter (green oval)



Parapets to nave and chancel



Parapet walls are allowing dampness in
Aerial view – 360 photo



Flashband flashing deteriorating on chancel roof



Two main parapet walls with Flashband repairs (red ovals) and valley gutter (green oval)

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Dampness can be seen coming through internally from the parapets between the nave and chancel into the chancel apartment/bedroom area.

ACTION REQUIRED: Replace felt and Flashband with lead flashing. This work can be carried out over the next few years with the exception of the Flashband to the pitched roof to the nave end which looks to be allowing water in and the rear parapet wall to the front of the chancel which looks to be deteriorating rapidly.

We also noted that some of the metal flashings are coming away and need to be checked, for example around the Tower to the rear.



Dampness visible within chancel apartment area



Flashing coming away around Tower

ANTICIPATED COST: In the region of £5,000 to £10,000 for initial work as this will include scaffolding. You may be able to save some money by having your own tower scaffold. We generally find that initial work then brings up and identifies more long term work and we would therefore budget for another £10,000 to £20,000 for this.

At the same time the roof is being checked any high level areas should also be checked, taking fully benefit of the scaffolding, such as checking the valley gutters.

Please obtain quotations before you legally commit to purchase the property.

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1.2) Rear roof adjacent to the Tower

There seems to be problems with the roof adjacent to the tower allowing dampness in to the store room below, also causing staining on the exterior of the property. As this is a store room you may wish to leave this work to a later date, the longer it is left of course the more expensive it may be to repair. We were advised by the existing owner that they had not carried out any work in that area.

There may well be other problem areas but these were the ones that were visible to us on the day of the survey.

ACTION REQUIRED: Check roof adjacent to the Tower and replace stone slabs as necessary, including the battens and fixings beneath and install a lager hopper head.

ANTICIPATED COST: In the region of £2,500 to £5,000; please obtain quotes. Again scaffolding is likely and we recommend you have your own tower scaffold.

Please see the Roof Section of this Report.



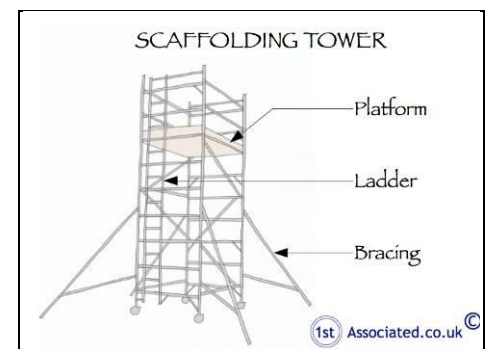
Rear middle roof



Roof adjacent to tower covered



Staining to store room roof



Tower scaffolding

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2.0) Tower Roof Parapets

The tower roof is flat and felt covered with surrounding parapets / battlements/castellations and pinnacles.

We can see that repairs have taken place to the lead flashings but further repairs will be needed.

ACTION REQUIRED: Further repairs will be needed to the flashings, also some securing of the stonework.

ANTICIPATED COST: In the region of £1,000 to £3,000, providing the work can be carried out without scaffolding. Please obtain quotes.

Please see the Roof Section of this Report.



Repairs have taken place to the Tower parapets



Pointing coming away from the flashing

3.0) Stonework

The property has coursed stonework with relatively thin joints. Originally the pointing would have been a lime mortar with gilleting (more about this in the Walls Section). This has then been repointed incorrectly with a cement mortar which in turn causes deterioration.

The deterioration tends to affect the areas that do not get sunlight as much, such as the north face/rear of the church. In this case there is also some deterioration generally, particularly at high level.



Damaged stonework



Weathering to pointing

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Weathering stonework



Damaged stonework to north side

ACTION REQUIRED: General repairs to the stonework. Repointing in a lime mortar needs to be carried out over many years.

ANTICIPATED COST: In the region of £10,000 to £15,000. In addition to this there may be scaffolding costs. Please obtain quotations.

4.0) Inherent defects – rainwater goods

You need to be aware, however, that the property has what we would term as inherent defects which means that you will be forever repairing the property in some areas,

For example:

The Tower rainwater head that discharges down the building.



Tower rainwater head that discharges rainwater down the building

This discharges rainwater down the building which in turn will weather the mortar and stonework. Without completely changing this detail (which we suspect the Conservation Officer / Listed Building Officer would not allow) you do need to be aware that you will have to carry out constant repair work.

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4.1) Inherent detail - detailing to the stonework

Ledges

Some of the detailing on the property means there are ledges. Ledges allow water to sit on it, which means you then have lichens, moss, plant life and vegetation growing on them which can cause deterioration to the stonework.



Plants growing out of the ledge
Aerial view – 360 photo

These ledges need cleaning. There are two areas where there are bushes/trees literally growing out of them.

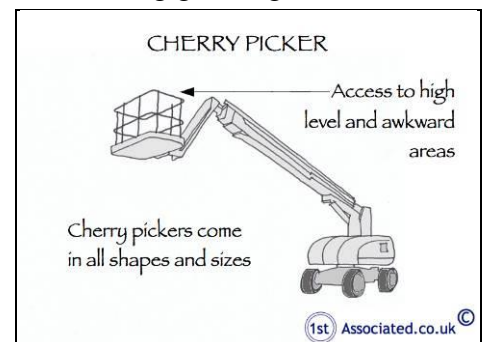
ACTION REQUIRED: Clear ledges.

ANTICIPATED COST: In the region of £5,000 to £10,000; please obtain quotations. You may be able to do this work most economically off a cherry picker as much of it is high level.



Bushing growing to the rear

Please see the Walls Section of this Report.



Hopper head

4.2) Inherent defects – roofs

We noticed that some of the roofs seems to be discharging rainwater down the property. It may be because the gutters are full and we recommend these are cleared. It may equally be there is simply too much water for these gutters and hopper heads. We can see staining particularly to the rear of the church.



Leaking hopper head– staining down wall (red oval) and overflowing gutter (green oval)

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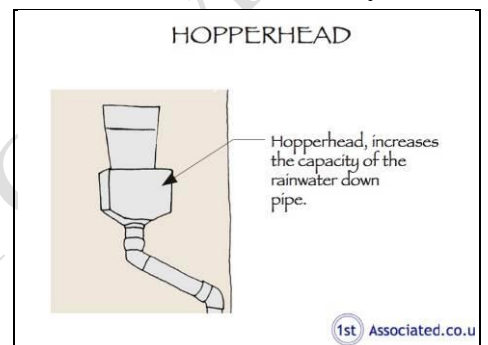
ACTION REQUIRED: We recommend the gutters are cleaned.

You need to stand outside next time heavily to assess that all the rainwater is getting away from the building adequately. Repair and amend as required.



Water discharging down rear left wall next to chimney

ANTICIPATED COST: In the region of £750 to £1,500 for gutter cleaning, gutter re-aligning, possibly new guttering and possible larger hopper head. Please obtain quotations.



Hopper head

Please see the Roofs, Gutters and Downpipes and Walls Sections of this Report.

4.3) Inherent defects – FURTHER COMMENTS

On our second visit to the property the owner advised that he had added the hopper head on the North side as he could see water was overflowing so it does indicate that some/many of the roofs will discharge water down the walls.

ACTION REQUIRED: As mentioned, it is important you have a good look at the outside of the property next time it rains heavily to see how the gutters and downpipes cope.

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5.0) Rising Damp

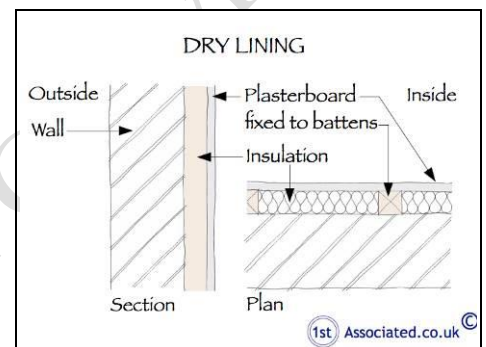
We found significant rising damp to most areas of the property when we tested the walls with a damp meter.

We expect rising damp in this age, type and style of property and would say it is a characteristic of the building that you need to accept and be happy to live with.



Testing for rising damp

ACTION REQUIRED: There are ways of reducing the dampness, such as reducing the ground level around the property. You can add dry lining/false walls in to hide the effect of the dampness, however as you could see on the day, the dampness effect is relatively minimal visually, with the blistering of paint and plaster in some areas. We would add that we note that a plastic paint has been used which will not help the natural drying process of the stone walls internally.



Dry lining/false walls

Another option would be bringing the walls back to a stone finish, subject to approval with the Conservation Officer/Listed Buildings Officer, as this would allow the stonework to breathe better and dissipate dampness in it, but you do need to be aware that pretty much whatever you do you will still have some dampness in the property.

6.0) Who owns what and covenants on the land

We suggest you make sure your solicitor double checks who owns what and the covenants on the land and your rights, for example, with regard to parking.



Check your rights regarding parking

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From experience in the past the right of an access to an area does not give you the right to park on it. We noted when the owner was discussing this that the right was for access only so further investigation is required.

ACTION REQUIRED: Your legal adviser to check and confirm.



Entrance to church land

Please see the Other Matters Section of this Report.



Public footpath

7.0) Listed Building alterations without permission

We would recommend you speak to the Conservation Officer / 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. 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. This can be insured against by the owners but you do need to establish this before you purchase the property.

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

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SERVICES

8.0) Dated electrics

The electrics are dated and failed our earth test in the kitchen. We think the electrics are complex and have been built up over the years. The existing owners have built up a knowledge of these and you need to have a tour specifically noting down what light points refer to and the fuseboard refers to what if you do decide to purchase the property.



Failed earth test

The electrics are a mixture of single phase and three phase, possibly because of its original commercial background. The present owner advised that the Brownies and Guides, etc used to come and stay over at the property when it still had a communal use before it became a residential property.

ACTION REQUIRED: Replace fuseboard.

We recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.



Dated electrics

There also looks to be a lack of socket points and you may wish to add more.

ANTICIPATED COST: £500 to £1,000 plus any work recommended; please obtain quotations.

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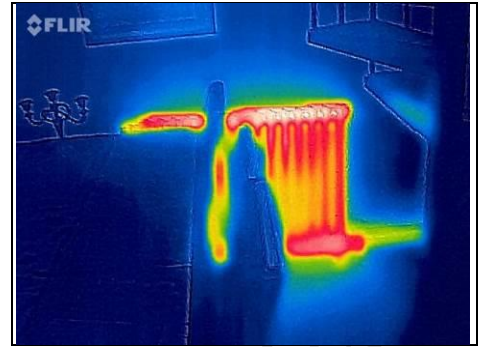
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9.0) Heating the large space

Although the owner's switched the heating on during our survey which did warm up the old school/hospital style radiators we are not sure whether it would give sufficient heat for the building of this height.

Generally with stone construction the heating would need to be turned on constantly for the building as a whole to warm up which could be very costly.



Thermal image photograph – the red showing heat loss from radiator

ACTION REQUIRED: Your legal adviser to ask for copies of the owner's energy bills and also discuss whether they have been at the property during the winter months.

You may wish to look at using alternative forms of heating.

10.0) Supply pipes and heating pipes

We noted a mixture of plastic and copper pipes which we are not particularly keen on as they are prone to leaking where the two join and we suggest that you convert everything to being one or the other, as it can cause differential movement if they leak.



Mix of plastic and copper pipes under the lounge

ACTION REQUIRED: We would recommend you monitor any areas where plastic and copper are mixed and we would change to copper should there be any problems.

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10.1) Supply pipes and heating pipes

There are copper pipes at the top of the metal staircase to the first floor that are going nowhere and look to have been cut off. On our second visit we discussed this with the owner who advised that there had been water tanks in the first floor bedroom area within the Tower and these had been removed, yet the pipes still remain.



Pipes cut off at top of metal staircase to first floor



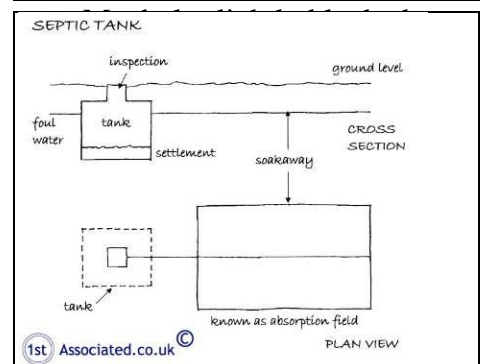
Stones that used to have an RSJ (rolled steel joint) into them for the water tanks to the first floor front bedroom

11.0) Drains and Septic Tank

The one manhole of the two that we did manage to lift showed that the drains were fairly shallow and there was some waste matter sitting in the drain, although it does look as though it would flush away. Having said that, the manhole did look to have been fairly recently opened.

The drains run into a septic tank; we have not opened up the septic tank. We were advised that it was originally designed for an occupancy level of fourteen to store solids with perforated drainage pipes to disburse to the liquids into the nearby ground.

As we have not opened up the septic tank you can take the current owner's word for this or you can ask for whoever emptied it last to comment further.



Septic tank

ACTION REQUIRED: We always recommend septic tanks are emptied before you legally commit to purchase the property so they can be inspected. We were advised that this was a modern glass reinforced plastic (GRP) septic tank as opposed to an old brick one.

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The Ugly

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

Many people would consider this a relatively high risk purchase due to the amount of ongoing maintenance that is required. To some extent you will have to play catch up with the lack of maintenance carried out, particularly at high level, which can be costly. Having said that, for the sheer size of property and when we think of it as a whole we consider it in below average condition and not in poor condition.

You need to be happy with the characteristics and associated costs of the property which we have mentioned throughout the report and that you are happy to carry out the work and the investigations that we have recommended.

Selling the property

We appreciate it is strange to be talking about selling a property before you have purchased it but you do need to be aware that we feel there is likely to be a limited market for any substantial Listed building, particularly given the nature of this Listed building and its location. However, the building does have potential as we have discussed.

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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. 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 and large maintenance issues which we consider may become a problem/be very expensive.

You should be aware that 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 case we believe there has been a lack of maintenance to the property.

ACTION REQUIRED: Obtain all records in relation to work that has been carried out to the property.

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.

Electrics

The electrics are located in the shower room area and are a mixture of single and three phase. As mentioned earlier, we believe these relate to the property's previous commercial use.

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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

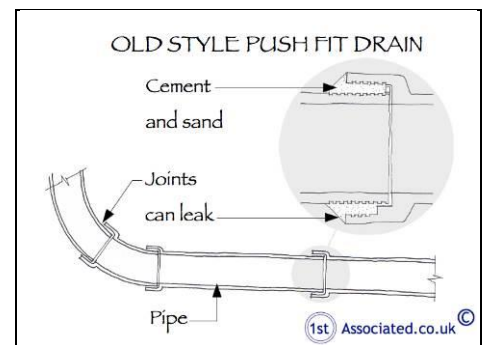
From our point of view the heating would be a big concern in this property due to the high ceiling areas, particularly bearing in mind the lack of insulation, even though we have been advised the ceilings have been insulated (compared with a modern property).

ACTION REQUIRED: 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.

Obtain all records from the present owners relating to costs on the heating.

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.



Push fit drain

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

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DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property into your home. 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.

We would add this this type of property is very difficult to value and a specialist Valuer needs to be used not a typical day-to-day registered and Chartered Valuation Surveyor.

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 (the higher costs in the city areas) and for tradesmen we use between £100 and £200 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.

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SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

In our opinion this building has character. We personally like the space within the property, however it is a large undertaking and we do find that additional things tend to be found even with the most detailed survey. To give you an idea, a typical project on a normal building would have a 10% to 20% contingency. We would expect if work is being carried out on a building of this type a contingency of 20% to 30% as there is a greater likelihood of finding unforeseen work.

Listed Building Issues

Remember that you do need to have a consultation with the Conservation Officer/Listing Buildings Officer with regard to the building in general and also your aspirations on work that needs to be carried out from a maintenance point of view.

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these.

Next Steps

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

The next steps will be to get builders and roofers who are specialist in this type of work to visit the property to get their estimates to understand in detail just how much things will cost.

We would ask that you read the Report in full and contact us on any issues that you require further clarification on.

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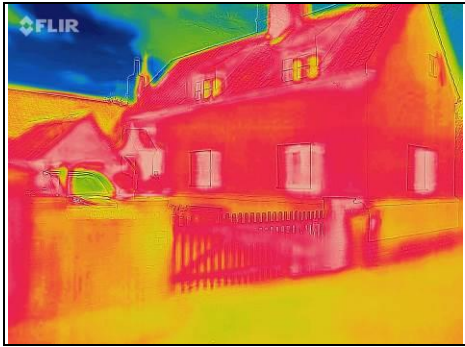
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THERMAL IMAGE PHOTOGRAPHS

Thermal imaging photography can establish warm and cold areas, it also helps us identify materials within the property. In this case we have not carried out any thermal imaging as the property was not pre-heated and therefore we would not have obtained any beneficial results. Below are example thermal image photographs (not your property).

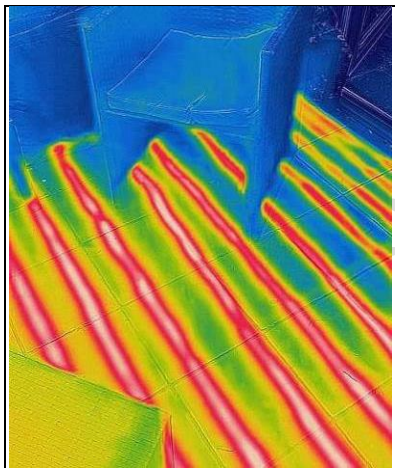
(Key to the colours; blue = cold, red = warm, green/yellow = cool)



Stone building
(Not your property)



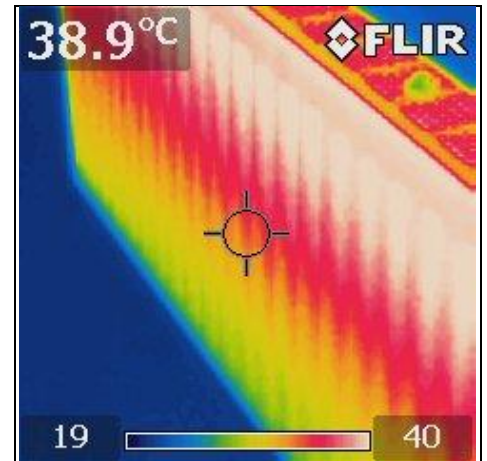
Heat loss through window



Under floor heating
(not your property)



Running hot tap
(not your property)



Double panel convection radiator
(Not your property)

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MORE ABOUT THE REPORT FORMAT

Just a few more comments about the Report format before you read the actual main body of the Report.

TENURE – FREEHOLD (OR AS GOOD AS)

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We are employed as Independent Chartered Surveyors and offer an independent point of view.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

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THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

From our investigations the property is Grade II Listed and/or falls within a Conservation Area (your Legal Advisor should confirm this and make their own enquiries) and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly the use of appropriate materials for the age, type and style of property.



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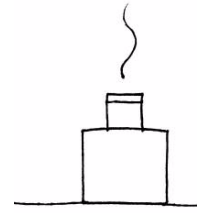
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EXTERNAL

CHIMNEY STACKS AND FLUES AND PARAPET WALLS



Chimney Stacks

Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

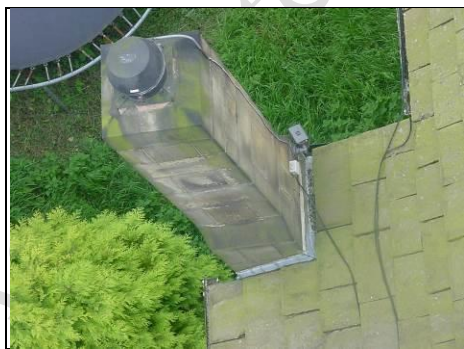
There is one chimney to this property, located to the rear middle (all directions given as you face the property).

Chimney One, located to rear middle

This chimney is stone built with a lead flashing and one chimney pot. From what we could see from ground level it looked in average condition considering its age, type and style.



Chimney



Aerial view of chimney, showing the top of the chimney and the lead surrounding the base



Base of chimney, with overflowing hopperhead to the side.

We believe this chimney once fired a coal fire that gave under floor heating to the church. We can see a grill within the entrance porch/dining room/kitchen area.

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ACTION REQUIRED: Periodically inspect the chimney.

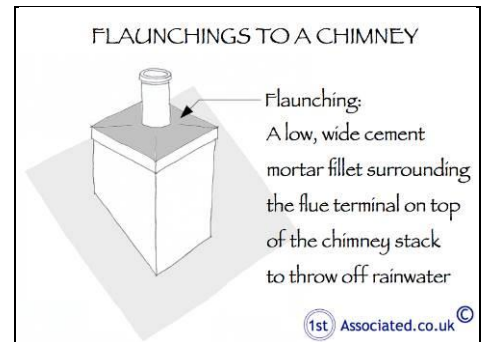
Please see our chimneys in the Executive Summary regarding the overflowing hopper head to the side of the chimney.

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.



Flaunching

Flues

Flues offer ventilation to things like boilers and soil and vent pipes and usually come through the roof covering, which can often also be a weak area.

The property has one flue to the front middle, which we suspect is from the oil boiler that is located underneath the Grand Hall/Lounge.

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Parapet Walls

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

In this case there are stone parapet walls dividing the Chancel and the Nave. There are also parapet walls on the Tower.

Generally we would comment they are below average condition due to their flashings which need attention, some of which we believe are allowing dampness into the property, particularly the end parapet wall and the one between the Nave and Chancel.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Deteriorating flashing on parapet



Flashband repairs on parapet

Finally, we have made our best assumptions on the overall condition of the chimney stacks, flues, parapet walls from the parts we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera and/or aerial photographs. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

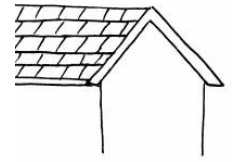
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ROOF COVERINGS AND UNDERLAYERS



The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

Dependent upon the age of your property and the type of construction a protective underlayer may or may not be present, please read on:

We will consider the roofs in three areas:

- 1) Main pitched roof, divided into two with parapet walls
- 2) Tower roof
- 3) Entrance porch roof

Main Roof

The main roof is pitched and clad with stone slabs. From ground level this looks in slightly below average condition considering the roofs age type and style. We noted some lead tingles.

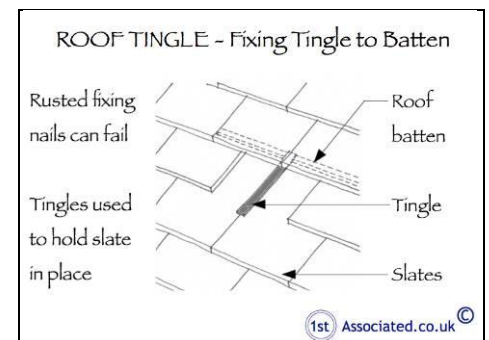
Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where they have slipped.

However, we have been misled with this type of roof before and when taking off the roof covering have found there to be rotten timber beneath. Unfortunately as we have not been able to access the roof space we cannot comment further but we would be more than happy to return to inspect the roof space if it is opened up.



Stone slabs



Lead tingles

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Damaged slabs have been replaced over entrance porch with a thinner slab



Lead tangles



Extra lead added (red oval) and missing lead (green oval).
Leadwork needed
Aerial view – 360 photo

Vegetation

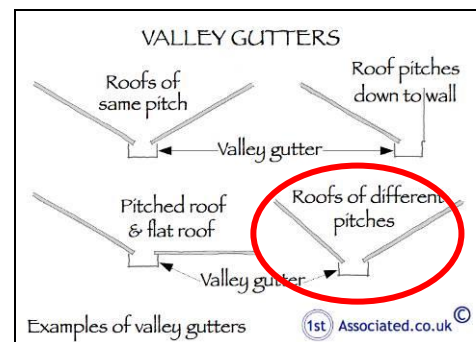
We noted there is some ivy starting to grow on to the roof.

ACTION REQUIRED: Please see our comments in the Executive Summary and carry out periodic inspections and maintenance of the roof, as required.

We recommend the ivy is cut back as soon as possible.

Valley Gutters

Where the roofs meet there are valley gutters which would have originally all been lead but some of them look to have been replaced with other materials. We think, from ground level, that it may be a GRP (glass reinforced plastic) valley gutter or a plastic valley gutter.



Valley gutter

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Repairs to valley gutters
Aerial view – 360 photo



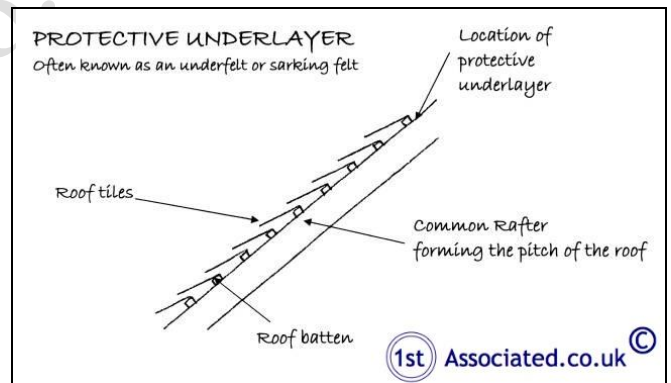
Repairs to valley gutters
Aerial view – 360 photo

ACTION REQUIRED: Specifically ask the owners what valley gutters they have replaced and repaired over the years and ideally get receipts in relation to the work.

Please see our comments in the Executive Summary.

Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



Protective underlayer

We have not had access to roof.

We do not recommend you purchase the property without having further investigation within the roof space.

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Tower Roof

Whilst this roofs is called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

The tower roof is flat and covered with felt, with battlements/castellations parapet walls. There are four pinnacles at the corners, one of which has a lightning rod attached to it.



Lightning rod runs down to the ground



Problems with flashing on roof



Access to tower roof from Belfry



The black felt roof with wooden ladder access

The flat felt roof has been repaired many times and we can see there are problems relating to the flashings which have been repaired.



Metal bars tying stonework of battlements/castellations

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The parapet wall is quite delicately put together, particularly at such a height and you do need to regularly inspect it to ensure it is not deteriorating especially as this is such an exposed location.

There is a ledge to the base of the parapet wall that has plants growing out of that need clearing. We can also see the joints need repointing.



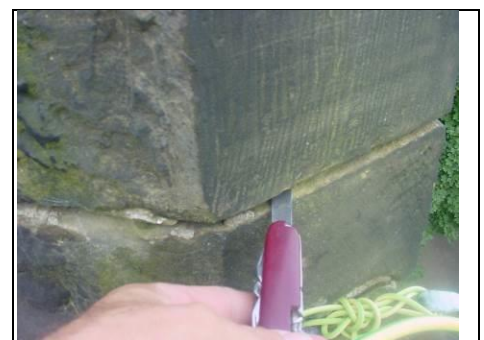
Old repairs to parapet visible



Old repairs to parapet visible



Ledge joints need repointing and growth of vegetation



Repointing needed

We would also draw your attention to the rainwater gully which discharges rainwater down the side of the building.

ACTION REQUIRED: Repair flashings, parapets and ad hoc repointing.

Please see our comments in the Executive Summary with regard to inherent defects and the need for constant maintenance.



Rainwater gully discharges rainwater down wall

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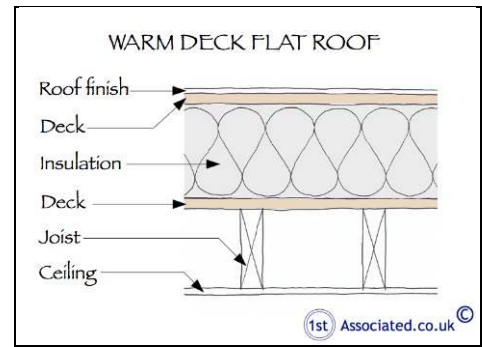
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Also in the not too distant future we recommend a protective paint is added to the roof to help stop deterioration and/or the felt is replaced with a high performance mineral felt, such as an Elastomeric felt.

In theory modern flat roofs should now be what is known as a warm roof, or insulated roof, but there may be exemption on this on Listed buildings.



Warm roof

Finally, we were only able to see approximately 40% of the main pitched roof and whole of the tower roof from the roof itself. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

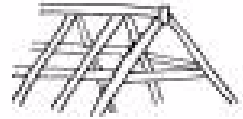
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ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

On our second visit to the property we gained access to the roof over the Chancel and Nave.

This is a timber scissor roof which is restrained and tied together with metal fixings to the ridge and also the collar tie.

We would comment that it is in average condition for its age, type and style. However without the original design details we cannot categorically confirm that there are no defects.



Small access into roof space

Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects
3. Structurally significant dry rot
4. Structurally significant wet rot



Looking down scissor roof over Nave

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Our examination was limited by the general configuration of the roof, the insulation and lack of light over the Chancel. What we could see was generally found to be in average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden. The only way to be 100 per cent certain there are no problems is to have the roof cleared and checked.

We noted the roof is close boarded.

Close Boarding Defined

These are timbers positioned on the common rafters which are butt jointed together. They add to the wind resistance and watertightness of the roof together with the overall structural integrity of the roof. Usually this type of roof does not have an underfelt, this can lead to problems if the roof is not cross-battened as wet rot will occur to the underside of the timbers. This is very difficult to identify.



Timbers are in relatively good condition



Close boarding and insulation



Last bit of roof over Chancel inspected by torchlight only, limited our view



Over Chancel Arch where there is a mixture of brick and stone



Wall between the Nave and Chancel with brick to the top and stone down the side

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Weight of the timbers

In addition, we are concerned with this type of roof about the weight of the timbers. There is a considerable amount of timber in the roof; far more than we would use today, or in fact has used for several decades. This weight of timber, together with the weight of the stone slab on the roof could lead to damage to the walls, pushing them out of alignment.



Substantial timber trusses,
spaced approx. 350mm apart
(not measured)



Collars and close boarding



Splits in collar.

However we think that the sheer weight of the timber is likely to be more of a problem than timber deterioration. From what we could see this was minimal/to non-existent in the areas that were visible.



Splits in collar

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Metal ties and tie bars

Also within the roof there are metal ties to the ridge and tie bars both vertically and horizontally. We think these were added at the time of construction, although it is difficult to be certain. We looked for deterioration of these and there has been some rusting but there is no physical evidence of failure, by this we mean rusting through within the roof.



Metal tie bars to ridge



Close up of metal tie bars



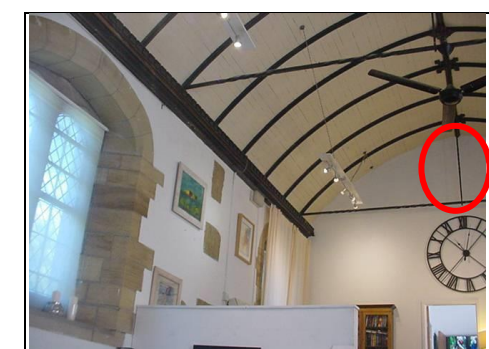
Rusting metal tie bar



Bolt at top of horizontal tie bar



Horizontal tie bar



Vertical tie bar

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HOPPER HEADS, GUTTERS AND DOWNPIPES

The function of the hopper heads, gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective hopper heads, gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Hopper Heads, Gutters and Downpipes the Nave and Chancel

The property has a mixture of plastic and cast iron hopper heads, gutters and downpipes. The condition is average for its age, type and style.

Cast iron of this age will need maintenance. If regularly maintained it lasts longer than plastic, in our experience.

There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months.

Patten staining

We can see some pattern staining to the rear of the property around the chimney area, which indicates that the gutters and hopper heads are overflowing.

ACTION REQUIRED: See overleaf.



Hopper head and gutters discharge down wall



Gutters and downpipes



Close up leaking hopper head and gutters, discharging down the wall
Aerial view – 360 photo

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Tower rainwater drainage

Water is discharging from the gully on the Tower all the way down the stonework to the base, causing deterioration.



Rainwater discharging from tower flat roof via lead gully



Water discharges down Tower

ACTION REQUIRED: Please see our comments in the Executive Summary. We would always recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.



Water runs to the base where there is worn out pointing and deterioration to stonework

Where does the rainwater go?

We have not been able to study where the rainwater goes. Often it goes directly into the ground near the property, therefore can cause dampness when the weather is damp for some time. Ideally it should go into a soakaway positioned three to five metres away from the property.

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Soil and Vent Pipe

The property has two plastic soil and vent pipes to the rear of the property, one to the left and one to the right.



Soil and vent pipe to rear left



Rear right soil and vent pipe

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

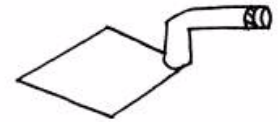
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WALLS



External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

The walls are constructed of coursed stonework.

Stonework

The property is built in a coursed dressed stone, bedded in lime mortar, probably in a rubble wall construction (assumed).

Rubble wall construction defined

Outer and inner wall with rubble and lime mortar between and bonding stones which are timbers that cross the wall. There may be bonding timbers.

We would comment that the mortar pointing has been repointed in some areas in cement and it has weathered badly. There is a growth of moss, lichens and vegetation such as ivy on the stonework, including the ledges which are ideal places for plant life to grow.



Weathering to stonework and deteriorating pointing



Repairs to stonework generally to south face
(and access hole for wasps!)
Aerial view – 360 photo



Tar on stonework to rear and downpipe leaking down wall

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Ivy growing on walls
Aerial view – 360 photo



Vegetation growing on wall ledges
Aerial view – 360 photo

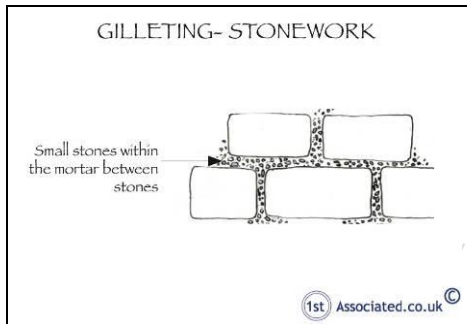


Tree growing to rear

Some of the older mortar has gilleting into the mortar.

Gilleting defined

This is a small stone into the mortar.



Gilleting stonework



Gilleting

Why are the stone walls a dark colour?

You may or may not recall our discussion with the owner about the dark colour of the stone and us both agreeing it was probably a lichen of some sort as opposed to being a remnant from years gone by when the area was very industrial.

We also believe that these lichens/darker indicate where the walls are most damp, although you should take a note as to the patterns that are being formed by the darker areas, for example to the rear left side roof near the chimney and check these areas in particular next time it rains heavily.

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ACTION REQUIRED: Repoint where mortar is weathered and remove any cement mortar. Identify deteriorating stonework and clear vegetation from the structure, particularly on the ledges.

Please see our comments in the Executive Summary.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by stonework / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels and stone lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.



Timber Wooden lintel

Our comments have been based upon how the stonework / plaster has been finished. We have made various assumptions based upon what we could see and how we think the stonework / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

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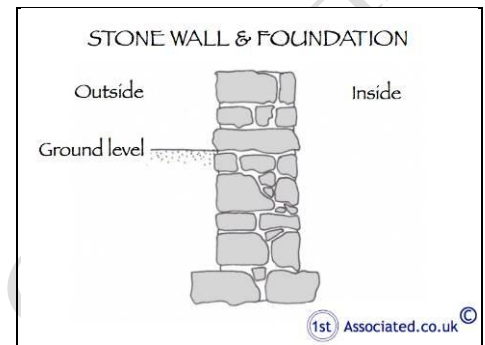
FOUNDATIONS



The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a shallow or stepped stone foundation.



Stone foundation

Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

We would refer you to our comments with regard to building insurance throughout this report.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

We would always recommend that you remain with the existing insurance company of the property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

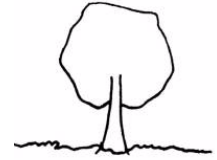
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TREES



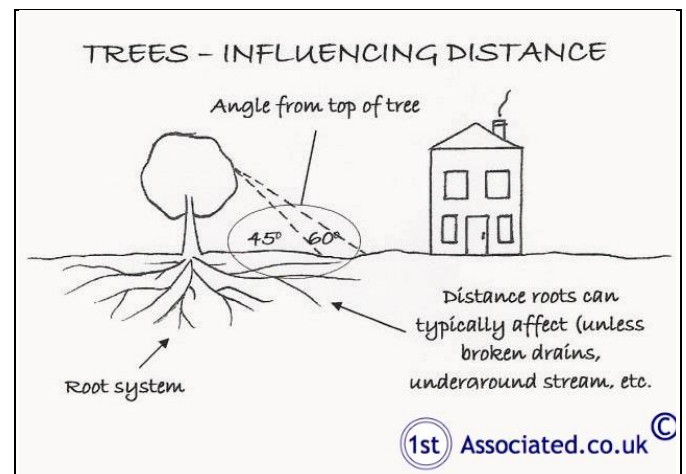
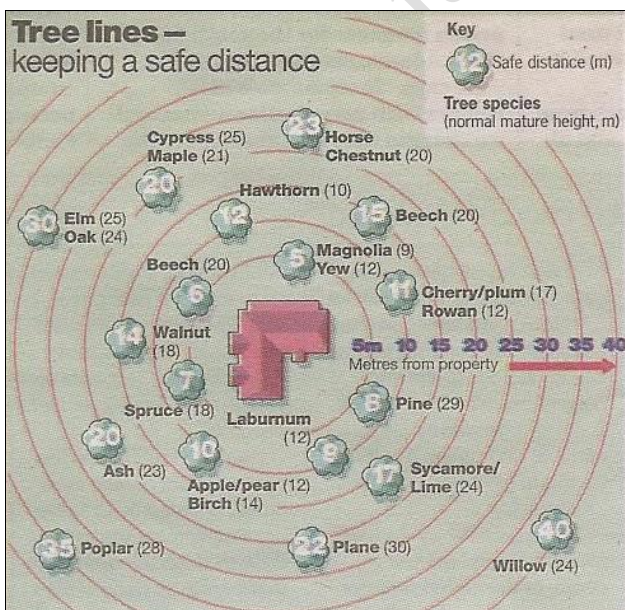
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are trees within what we would term as influencing distance of the building. From what we understand these are owned and maintained by the church. Speak to your insurance company as they may have a different interpretation for insurance reasons.

ACTION REQUIRED: We recommend you have a meeting with the church prior to legally committing to purchase the property to find out what they plan to do with regard to tree management and maintenance. Ideally the church should offer you a 10 year plan of what is going to be carried out. Trees can have a considerable damaging effect on buildings if not maintained.



Trees in churchyard. Check they are regularly maintained otherwise they will cause problems to the boundary wall



Influencing distance of trees to a property

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Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

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DAMP PROOF COURSE

The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this age of property it is very unlikely that one was ever put in, and indeed the building does not need one.

Your attention is drawn to the section of the report specifically dealing with dampness.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

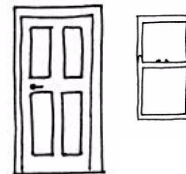
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

The fascias and soffits are timber where we can see them, however a number have been covered over with what looks to be a plastic material and we consider this a DIY repair.

There are also Flashband repairs, which we consider a temporary material.



DIY plastic repair to fascia board



Flashband repair front right side



Flashband repair to fascia on north side



More Flashband repairs

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Flashband Defined

Flashband is a sticky backed felt, which is best used for temporary repairs only.

ACTION REQUIRED: You need to speak to the owners and ask them why they have covered these areas with plastic; we assume they have rotten away. It does seem a strange repair and there may be some other reason for repairing in such a manner.

ANTICIPATED COST: Budget for replacement, we would anticipate costs for replacement fascias and soffits to be £1,000 to £5,000; please obtain quotes. Sorry to be so broad with this figure but we simply cannot see them due to the plastic coverings.

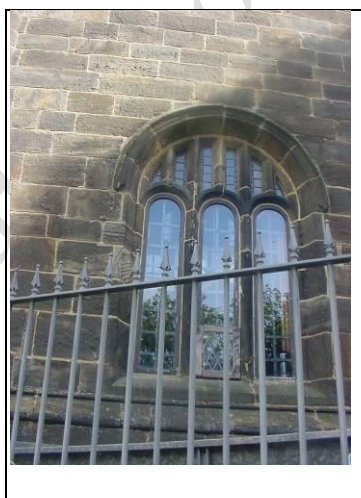
Windows and Doors

The property has stone and metal single glazed windows, some with protective plastic sheeting externally.

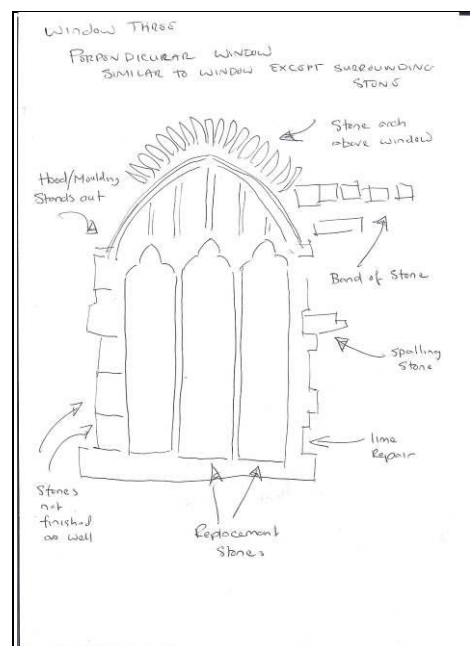
Perpendicular windows



Perpendicular windows to front/south side have been repaired



Perpendicular window in tower



Perpendicular windows
1350-1660

The clean lines on the Perpendicular windows indicate they have been repaired, probably during the Victorian Revival period of 1870-1900's.

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High level Tower windows



High level windows in tower



High level windows to Tower

We have not been able to inspect these closely as they are at the top of the tower. The shape of them is generally more Early English (1200-1300) or Decorative (1300-1350).

Please see our definitions of the Eras please go to the Appendices.

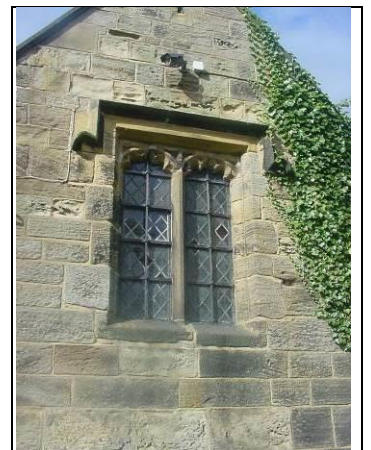
As with all older properties there are some mysteries, such as the circular window to the north side and the older window to the front right side, which we would have to do further investigation to establish when this was.



Curvilinear window. We were unable to view this very well due to having a plastic protection on it



Curvilinear window internally



Older window to front right side

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The small windows in the Tower are more typical of Saxon times, although the date on the Tower is given as 1679 so it may be copying an older style window. With most old buildings there will be mysteries that remain.



Dampness and moss coming through window

There is a perpendicular stained glass window to the Chancel/east side.

We would specifically comment that with large windows such as these it is important that the lintels are in good condition as you can get bowing.



Stained glass window

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.



Perpendicular stained glass window externally covered with plastic

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EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

There is next to no external decoration with the exception of the fascias and soffits which look to need replacing.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

From our visual inspection of the ceilings we found within the Chancery a close boarded painted roof which is on to a barrelled metal frame/waggon roof. To the remainder of the property there is what is likely to be lath and plaster ceilings although some of it has been replaced with modern plaster.



Some of the barrel ceilings / waggon roof are in poor condition



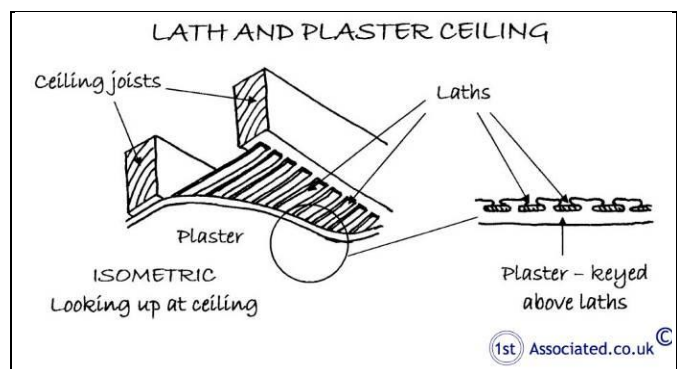
Barrel ceiling / waggon roof



Barrel ceiling / waggon roof

Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



Lath and plaster ceiling

Plasterboard Defined

The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

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Damage and deterioration

We note that some of the ceilings are damaged and are deteriorating, for example around the Nave and Chancel where they meet and also in some of the store room areas.



Damp in ceiling to store room off kitchen

We noticed a difference in colour on the barrel roof where the Chancel roof meets the Chancel Arch as it enters the Nave. We believe some sort of dampness is getting into this area.



Difference in colour on barrel roof believed to be due to dampness in this area

Internal Walls and Partitions

These are, we believe a mixture of stonework and studwork. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

During our question and answer session the owner advised they had put the temporary partition in over 10 years ago.

ACTION REQUIRED: We recommend you check with the Conservation Officer/Listed Buildings Officer that they are happy with the internal partition.

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Perimeter Walls

Originally these would have been constructed in exposed stonework, probably with a limewash on them and then various Biblical paintings etc. In this instance we also noted there is some carvings; you need to refer to an expert regarding these.



Interesting carvings in the church walls

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report. We would expect it to be a rubble wall construction.

Our comments have been based on a visual inspection of the walls only.



Close up of carvings

Tower Walls

We noted a bracing bar in the Tower at the very top.



Bracing running around the top of the Tower



Close up view of the bracing bar

ACTION REQUIRED: Your solicitor to specifically ask the owners if they have any information with regard to this.

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused. We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

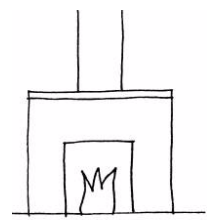
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CHIMNEY BREASTS, FLUES AND FIREPLACES



With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The chimney breast is located to the rear in one of the stores. From what we understand it is no longer in use.

It was fairly common for these to provide underground heating via a grill system in the floor.



Grill in floor in reception area adjacent to kitchen

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be concealed very well when chimney breasts are hidden particularly when plastered over.

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

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FLOORS



Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

Probably originally the floor was an earth floor which has then been tiled. We can see it has had a parquet flooring added, probably during the Victorian refurbishment. Some areas still have flagstones.



Old parquet flooring

It is likely there will be some dampness coming through the floors. In years gone by we did not have damp proof courses to resist dampness coming through.



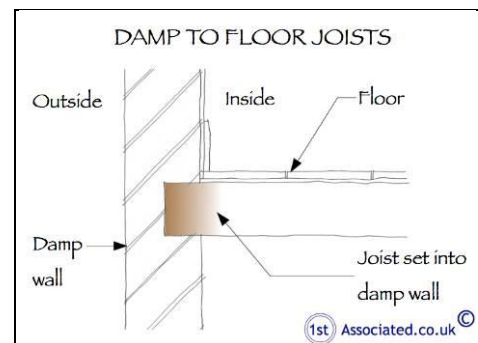
Underneath lounge floor

First, Second and Third Floors

We have assumed that the first floor construction is joist and floorboards with embedded timbers.



Underside of first floor, see how the steel beam twists with the timbers in it



Embedded timbers

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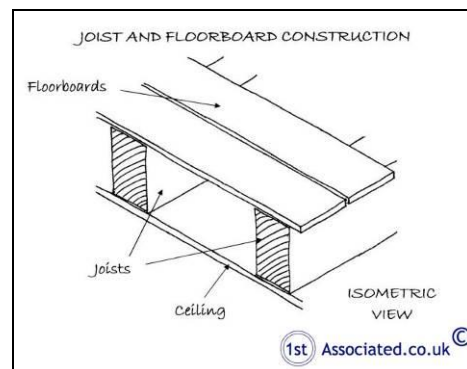
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Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



Joist and floorboards

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets and floor coverings. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

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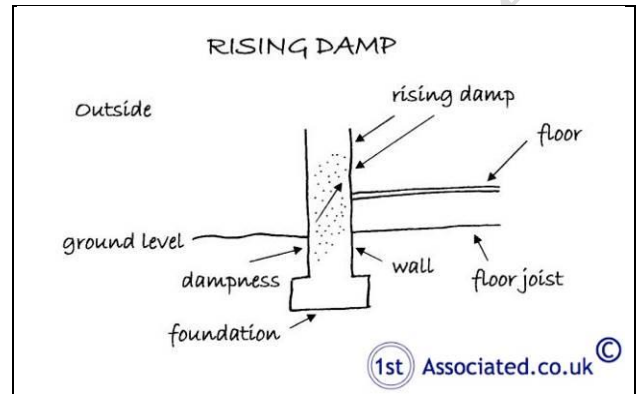
DAMPNESS



In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. Much evidence points towards there being true rising damp in only very rare cases.



Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found significant rising damp.

ACTION REQUIRED: Please see the Executive Summary.



Testing for rising damp

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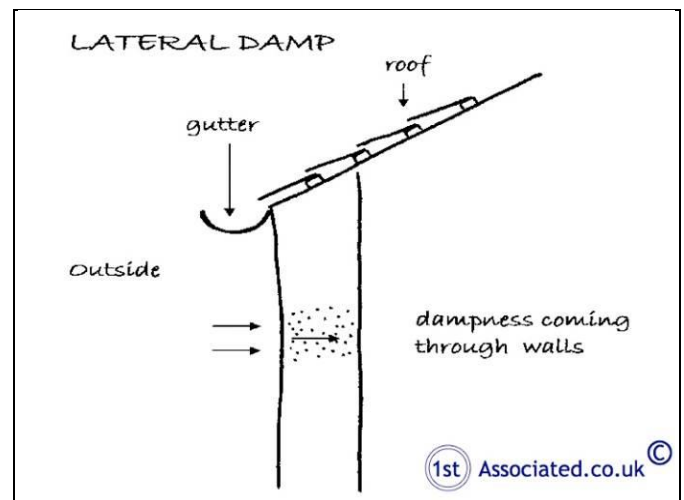
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Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



Lateral damp

We used a resistance meter on the external walls. We found some dampness, but this is in line with what we would expect for this age, type and style of property.

ACTION REQUIRED: Please see our comments in the Executive Summary about rising damp.



Testing for lateral dampness

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

At the time of the inspection there were no significant of condensation. However, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

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Extract fans in kitchens, bathrooms and drying areas

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans be added to kitchens, bathrooms and any rooms where you intend to dry clothes.

ANTICIPATED COST: We would anticipate costs between £150 - £250 per large humidity controlled extract fan depending upon the wiring required; quotations required.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

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INTERNAL JOINERY



This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

The doors are a mixture of what we would term as older style doors, modern look older style wooden panel doors and modern look glazed doors. We would not see any safety kite mark on the glazed doors.



Older double doors



Lovely old fixings, including this latch to the door in the Tower doors



Wooden panel doors



Glazed door

ACTION REQUIRED: Ask the existing owners whether this is safety glass and are they fire doors. If they are not safety glass we recommend you replace the glass accordingly.

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Timberwork

There is some lovely timberwork where the church bells used to be.



Timberwork in the old Bell Tower

Staircases

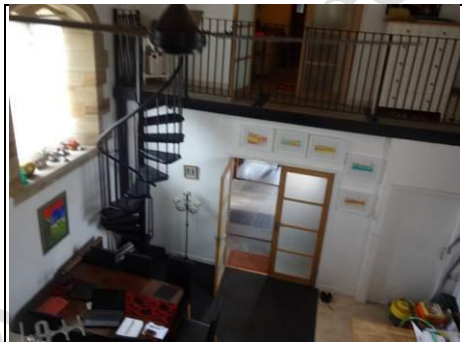
The property has four staircases: wooden steps to Grand Hall/lounge area, a metal spiral staircase, a metal staircase and a stone staircase going up the Tower.



Wooden steps up to Grand Hall/lounge



Stone steps to west side of Tower, level indicating new bit of stone added, meaning the door can no longer open



Spiral staircase



Metal stairs to first floor

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Kitchens

The property has three kitchens. The main kitchen is to the west side of the property and there is a kitchen within the Chancel and the Nave, which means these areas can almost become self-contained.

We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

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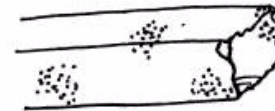
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TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

We have not visually seen any significant dry rot during the course of our inspection. We would advise that we have not opened up the floors and we have not had a view of the main roof.

Wet Rot

*Wet rot, also known by its Latin name *Contiophora puteana*, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.*

We have not visually seen any signs of significant wet rot during the course of our inspection. There is likely to be some wet rot within the floor joists and there are problems with the fascias and soffits; please see this section of the report.

Again, we would advise that we have not opened up the floors and we had a limited view of the roof.

Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

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The roof is the main area that we look for woodworm. We have not had access to the roof space in this instance. We did have a good look at the timbers in the Belfry and there were signs of woodworm in there but having said that most old properties would have woodworm. In many properties there is an element of woodworm that is not active but the roof would need to be opened up to check.



Timber in the Belfry

ACTION REQUIRED: We would not recommend buying the property until you have viewed the roof. It is impossible to be 100 per cent certain unless the roof is cleared of fixtures and fittings for a full inspection. We are happy to return to check this area if it is opened up.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

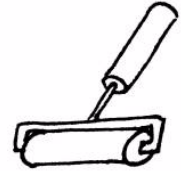
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INTERNAL DECORATIONS



With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

Internal decorations are in average to slightly below average condition. You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, within hallways this tends to be greater than for example within a spare bedroom.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

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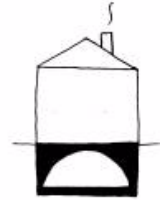
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CELLARS AND VAULTS



Cellars and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a lining process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Cellars are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.

We were not shown any cellars or vaults. We were advised that there was a coal store underneath the front of the property from the days when the heating was via coal.

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THERMAL EFFICIENCY



Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Thermal Imaging

A typical thermal image of this age of property would look like this.

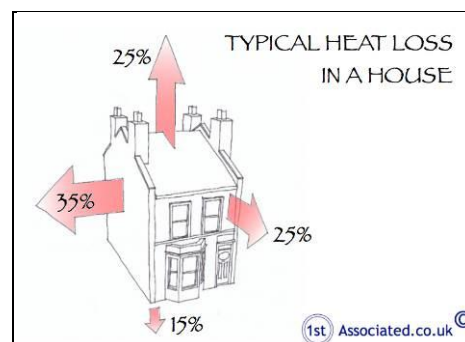
The adjacent photo shows heat loss through one of the windows.



Thermal imaging photo showing heat loss through the window

Roofs

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance we have not had access to the roof space so are unable to comment. We are happy to return if this area is opened up.



Typical heat loss

Walls

The walls to this property are solid and will not have any insulation. However, unfortunately it is very difficult to improve the insulation without affecting the external or the internal appearance of the property and as the building is Grade II Listed you are unlikely to get agreement for external alterations. You could add insulated false walls/dry lining internally as long as they are removable and it is all in agreement with the Conservation Officer/ Listed Buildings Officer.

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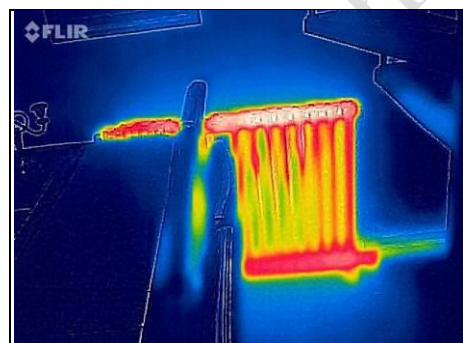
Windows

The windows are single glazed and therefore will have poor thermal properties. Some of the windows have a plastic coating but we assume this is more for protection against vandalism.

Services

Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently. There is an oil boiler underneath the lounge floor. During the course of the survey the owner's maintenance man/friend got the heating working but our concern is how much it will cost to heat the property.

We thermal imaged the radiators working but there is a large area of building compared with the number of radiators/heaters.



Thermal imaging photo of a radiator

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Summary

Assuming the above is correct, this property has poor thermal properties compared with what we typically see. Please note we have not seen the Energy Performance Certificate.

Copies of old service records

We recommend that you insist on having copies of the invoices and bills paid for oil and electricity during the years the owners have been present in the property to try and establish how much your costs are likely to be as they could be considerable.

The owner did say that they added insulation in the roof which would improve things considerably but our concern with the roof is that it may be creating interstitial condensation.

Interstitial Condensation Defined

This is where moisture is present within the structure of a building. The more moisture it contains, the bigger the vapour pressure and the smaller amount of moisture, the less vapour pressure.

ACTION REQUIRED: As mentioned, we recommend you do not proceed to purchase the property without first viewing the roof space.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk (Centre for Alternative Technology)

*or Sustainable Energy Without the Hot Air by David J C MacKay
HTTP//www.withouthotair.com/Videos.html to download for free or buy a paper copy as we did.*

It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube

SPAB (Society for Protection of Ancient Buildings are currently researching how best to insulate older properties and it is worth checking their website for the latest information at www.SPAB.org

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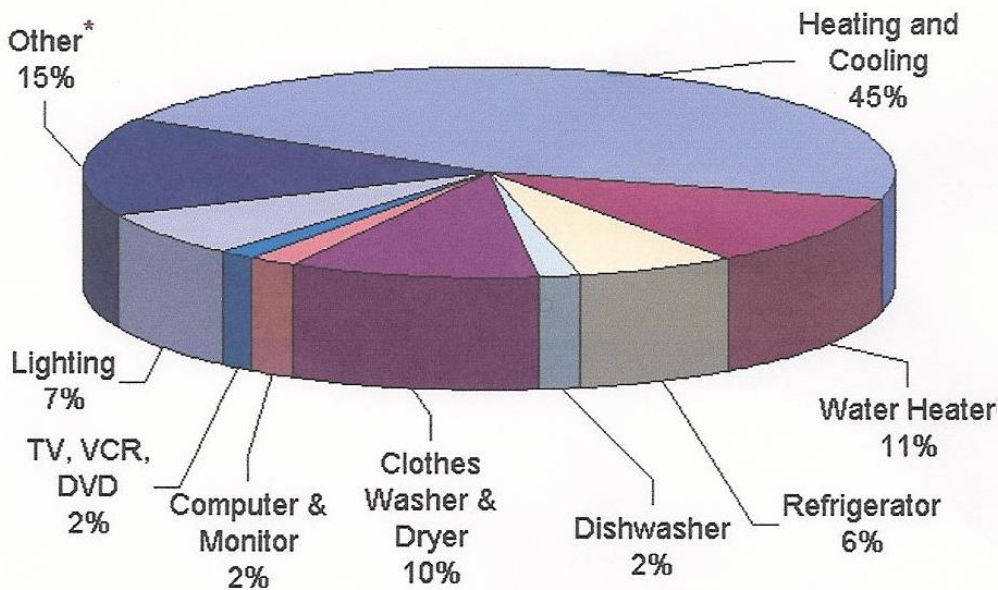


HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.

Finally, we would comment that energy we feel will become a major consideration in years to come, particularly with the greater focus in modern buildings on energy efficiency

What does my energy bill pay for?



*"Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.

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OTHER MATTERS



In this section we put any other matters that do not fit under our usual headings.

Security

A security system has been installed. A good alarm system should not only help reduce break-ins but also help reduce your insurance. We are not experts in this field and therefore cannot comment further.

ACTION REQUIRED: Further information should be obtained from the vendor and the installer.



Alarm box on church tower
with entrance for wasps just above!
Aerial view – 360 photo

Fire / Smoke Alarms

No hard wired fire alarm was noted within the building. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age that is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed. We would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

ANTICIPATED COST: In the region of £1,000 to £3,000; please obtain quotes.

Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

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We would refer you to our comments with regard to building insurance throughout this report.

Asbestos

In a property of this age there may well be some asbestos. In this case we have not noted asbestos.

In years gone by asbestos was commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

ACTION REQUIRED: If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

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SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Building Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

BROADBAND CONNECTIVITY

We are sometimes asked with regard to the Broadband Connectivity in the area. We have identified some websites which we believe are useful for this:

<https://www.broadband.co.uk/>

Advises whether there is phone line broadband or Superfast or Ultrafast broadband in an area.

<https://www.ofcom.org.uk/>

Allows you to check broadband availability, check mobile availability and run a speed test.

However, we would always recommend speaking to the occupiers of properties as to what they have used.

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ELECTRICITY



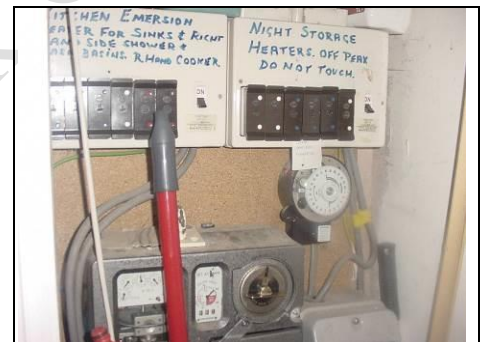
It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institution of Engineering and Technology (IET) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units are a mixture of single and three phase, due we believe to its past commercial background.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Dated electrics

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle, this failed.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Earth test failed

There is a lack of socket points and we recommend you add more.

As the property is changing occupancy an Institution of Engineering and Technology (IET) test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

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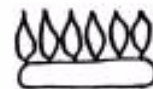
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OIL



All appliances, pipework and flues should be subject to an annual service by a competent OFTEC registered engineer. Unless evidence can be provided to confirm that there has been annual servicing, we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

Oil Tanks

The oil tank is located to the front right. We were pleased to see it is plastic. These usually replace the older metal tanks that can rust and they typically have a double lining, meaning that if they leak they leak into the outer lining.



Oil tank

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PLUMBING AND HEATING



In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

We were advised by the owner that she did not know where the external controlling stopcock is located, the internal stopcock is in the kitchen. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they did not).

Cold Water Cistern

We have not found a water tank. We can only assume that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.

Plumbing

The plumbing, where visible, comprises copper and plastic piping. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Mixture of plastic and copper piping

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Heating

The oil boiler was located under the floor in the lounge, accessed via panel doors near the small dining room.

It is an Enviromax Firebird combi oil boiler. Possibly because of its original commercial background the property is on both single and three phase which is more typical of a commercial business, such a hotel or large pub, which is similar what this building once was as we understand it was used as a youth hostel. The present owner advised that the Brownies and Guides, etc used to come and stay over at the property.



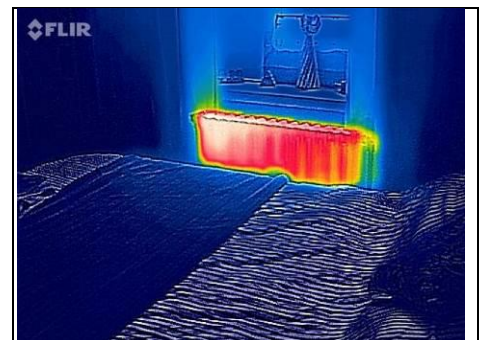
Oil boiler

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless 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.

Ten Minute Heating Test

The owner / occupier at our request turned on the heating for approximately ten minutes. We checked the radiators and these were warm.

ACTION REQUIRED: Please see our comments in the Executive Summary.



Thermal image of radiator

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

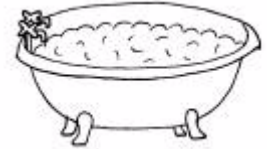
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BATHROOM



In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

Ground Floor Cloakroom/Shower Room

The cloakroom consists of a toilet and shower into a wet area, looks in below average condition, with dampness and black mould to the tiles.

ACTION REQUIRED: Please see our comments with regard to adding a large good quality humidity controlled extract fan.



Black mould to tiles in shower room

We also recommend good heating in this area.

En-Suite Bathrooms

There are two en-suite bathrooms to the bedrooms on the ground floor; one to bedroom one and one to bedroom two which look in average condition.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

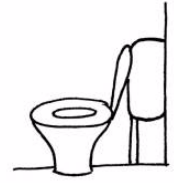
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MAIN DRAINS



The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.

It is assumed that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

The cold taps have been run for approximately quarter of an hour in the en-suite bathroom to the Chancel bedroom. No build up or back up was noted.

Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

Inspection Chamber / Manhole One, located to the east/south side

We were unable to lift this manhole.

ACTION REQUIRED: We recommend a closed circuit TV camera report of the drains.

ANTICIPATED COST: A few hundred pounds; please obtain quotes.



Manhole one, located to east/south side

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Inspection Chamber / Manhole Two, located to the north side / east end

We duly lifted the cover and found it to be slightly blocked at the time of our inspection and it is a relatively shallow drain. From what we could see it is concrete built.



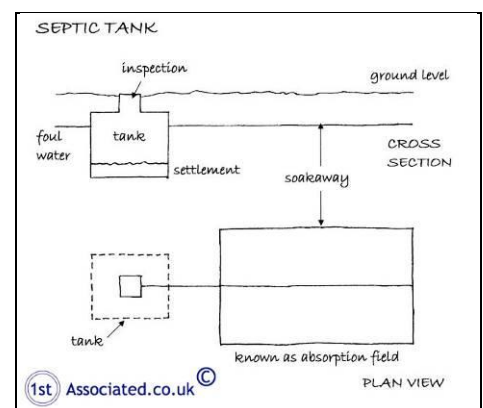
Manhole two located to north side/
east end

We have only undertaken a visual inspection of the property's foul drains by lifting covers and running water from the taps within the house.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Septic Tank

The property is served by a traditional septic tank installation, a private drainage arrangement that is entirely the responsibility of the building owner. Septic tanks can be of brick, concrete or modern GRP construction but should all operate on the principle of solids being broken down by bacteria, the partly treated foul water then being disposed of by discharge into adjacent ground by a system of soakaways, land drains or perforated pipes: we have been unable to determine the adequacy of treatment or the effectiveness of the disposal arrangements.



Septic tank

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Rainwater/Surface Water Drainage

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.

We have been unable to determine the ultimate means of rain/surface water disposal. We think it is most likely to go directly into the ground or possibly it may be a combined/shared drains which are where the foul water and the surface water combines. These can be a problem during heavy rainfall and peak periods, such as the 9 o'clock rush to work.

You can check this by pouring water down the rainwater pipes or waiting until it next rains heavily and lifting the manhole.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

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OUTSIDE AREAS

PARKING



You need to check and confirm exactly what your access rights and parking rights are to this property and indeed for the garden as a whole.

ACTION REQUIRED: Please see our comments in the Executive Summary about access.



Parking and access

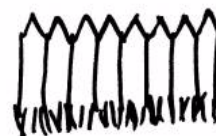
OUTBUILDINGS

We saw one shed but did not access it during the survey. The main focus of this report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey if so required.

EXTERNAL

Gardens

There are good sized gardens to the property.



Rear right garden
Aerial view – 360 photo



Garden to the east side with shed
and boundary fence
Aerial view – 360 photo

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Rights of way

Please see our comments in the Executive Summary.



Graveyard, we are advised this is not your responsibility



Public footpath

Opening on roadside

We noticed this opening on the roadside. On our second visit we went inside and it was sealed by brickwork. It looks like it may be an entrance to an old crypt or underground access of some kind.

We did notice what looks to be a sump pump or gas supply under the stones.



Opening on the roadside



Close up – sealed by brickwork



Close up of brickwork at end



Sump pump or gas supply under the stones

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ACTION REQUIRED: As the owners if they know what this relates to.

Boundaries

The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

We can see movement in the boundary wall and you need to ascertain whether this is your responsibility.



ACTION REQUIRED: Your legal adviser to check and confirm.

We can see movement in the boundary walls – are these your responsibility?

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

Neighbours

In this case the neighbours were quite a distance away so we have not actually checked on them, however it is well worth visiting them to see if there are any niggling problems.

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POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Removal of any walls in part or whole.
 - v) Drainage repairs
 - vi) Timber treatments, wet or dry rot infestations.
 - vii) Rising damp treatments.
 - viii) Asbestos
 - ix) Central heating installation and maintenance.
 - x) Planning and Building Regulation Approvals.
 - xi) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

- o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

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It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed!

Please do not hesitate to contact us on **0800 298 5424**.

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REFERENCES

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Life expectancies of building components
*Published by Royal Institution of Chartered Surveyors and
Building Research Establishment*

Surveying buildings
*By Malcolm Hollis published by Royal Institution of
Chartered Surveyors Books.*

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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 xxx 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.

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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 a mild autumn day at the time of the 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.

NOT LOCAL

It should be noted the surveyors may not be local to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

OCCUPIED PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

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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) Access within the roof space has not been gained to the nave area of the church. The owner's friend advised that it was accessible but boards would need to be removed to view this area. As you are possibly aware, he was busy fixing the heating at the time of our inspection.

If you do decide to proceed with the purchase before you legally commit to it we would recommend that you return with the owner having opened up the ceiling area to allow us access into the roof space. We can provide equipment to fully light the area and also have acceptable ladders which will get into most spaces. We do not recommend you purchase the property without having further investigation within the roof space.

- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the floors as we could not see a way to do it without causing damage.
- 4) We did not have the benefit of talking to the owners or them answering our usual question and answers.

We thank you for taking the time to meet us during the survey.

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INSPECTION LIMITED – SECOND VISIT

Unfortunately in this instance our inspection has been limited as:

- 1) We were only able to inspect the roof above the Nave and only by torchlight in the Chancel roof.



Last bit of roof over Chancel inspected by torchlight only, limited our view

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 other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

EXAMPLE SURVEY

This example survey has been made up of a mixture of properties and gives the essence of the service that is being purchased.

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APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. Introduction to Church Architecture

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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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.

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www.motleyfool.co.uk

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

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

www.britishlistedbuildings.co.uk

This is a good website for establishing if the property is Listed and general information on British Listed buildings.

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Introduction to Church Architecture

There is really no simple introduction to church architecture. Our aim here is to enable you to have a better understanding of the property you are buying and a more general appreciation of church architecture. You will find that the more you learn about church architecture the less you know and the more exceptions there are to the rules!

Useful basic terms

The first set of terms we will look at relate to how a church is laid out.

The Chancel End/East End

Typically a larger church will be in a cross shape known as the Cruciform model. This normally goes from East to West, with the East end having a Chancel, Alter and Choir, depending upon the size of the church, and this is the most religious part of the church where the service would have been conducted from. There may also be a chapel in this section.

The Nave

The nave is where the congregation sits on their wooden pews (which the Victorians introduced – before this everyone stood). The Nave has usually been enlarged by having aisles added to it to either side as congregations increased and extra space was needed.

Between the Nave and the aisle can be some quite spectacular arcades of arches. The Nave tends to be the higher central area.

The Vestry

This is the East End of the church and is where the person conducting the service got ready. It is also a small room which was used for meetings and where the affairs of the parish were discussed and agreed. The Vestry Control was replaced by an Act of Parliament in 1834.

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The Tower

This is at the West End and holds the bells. There are so many thoughts and theories on towers and you could spend a lifetime looking into this part of a church alone.

Compass points, what you usually find

We will use these terms even though strictly speaking they are not compass points.

Typically, as already mentioned, you will find the Chancel/Alter to the East End, which is facing Jerusalem.

South West Entrance Porch

The South West End is normally where there is porch entrance. The porch was far more important in years gone by where it used to be used for business, weddings, etc, (we have actually been to the church porch where William Shakespeare was said to have got married).

We later learned that the room above the porch that was used business/as a school room. They are known as a Parvise.

South Side

The South / front side is also the side where most of the graves tend to be. There are lots of discussion points as to why that it but it could simply be because it is generally the warmer side of the church.

North Side

In years gone by the North side was referred to as the Devil's side as it is the cooler side. This is also where you tend to get more deterioration to the church building. You will often find a North side door that is no longer used, and was once used for processions and celebrations.

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Churches and Cathedrals Eras **And Helpful Terms to know**

Architectural styles

We would consider that there are seven architectural style of churches:

Saxon – AD 600 to 1066

Norman (also known as Roman) – 1066 to 1160

Transitional – 1160 to 1200

Early English (part of Gothic architecture) – 1200 to 1300

Decorated (part of Gothic architecture) – 1300 to 1350

Perpendicular (part of Gothic architecture) – 1350 to 1660

Dissolution of the Monasteries and forming of Church of England
by Henry VIII – 1536-1541

Creation of the Common Book of Prayer - 1662

Victorian Revival Decorated Style - 1840-1870

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Saxon Era 600-1066 and Norman (Romanesque) 1066-1160

Circular arches. Fairly fat, round columns known as curvilinear, which is using a curved line both ways. They also used long and short work to the corners and Lesenes which are strips of stone, almost looking like a timber structural frame. Windows are often triangular in shape.

Buttresses were flat and shallow (due to the sheer bulk of the walls) and known as Lesenes.

Romanesque means the Roman way. The Romans developed the round arch but it had limitations as it worked in compression, therefore you had to have strong, thick columns to support it, unlike a pointed Gothic arch that works in tension.

Transitional 1160-1200

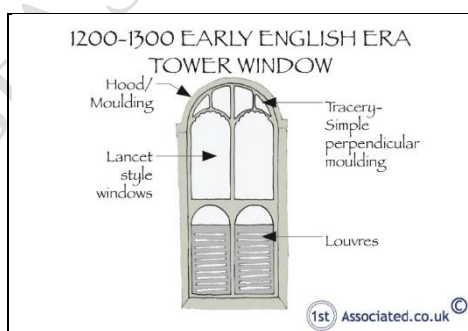
Moving from the round chunkier style to a lighter refined style of stonework and architecture.

Gothic Architecture

Gothic architecture is also sometimes known as first, second and third point, referring to Early English, Decorative and Perpendicular stages of Gothic architecture.

Early English (part of Gothic architecture) 1200 to 1300

Pointed arches, known as a lancets, used for windows and doorways with curvilinear.



Early English Tower window



Early English window

Early English architecture is known for the still leaf, which was a decorative carving of leaves and foliage.

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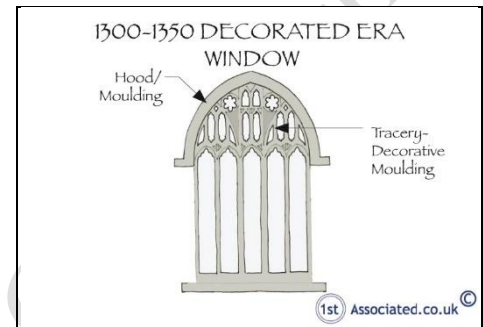


Windows

The development of pointed architecture for windows, doors and arches, known as Lancets. Commonly used in windows, often in groups of three with the middle one being the largest.

Decorated (part of Gothic architecture) 1300 to 1350

Known for its tracery in the windows, which is high level cast stone. Typical used what was known as trefoils and quatrefoils; imagine making shapes with a pair of compasses. The columns became taller and more slender. This is a form of Gothic architecture.



Decorated window

Windows

The windows were known for being wider and having ever increasingly complex tracery.

Columns

Taller and more slender.

Buttresses

Flying buttresses were introduced to support the walls.

The decorated style is where we have the use of curvilinear (which is curves going both ways) in the window tracery details.

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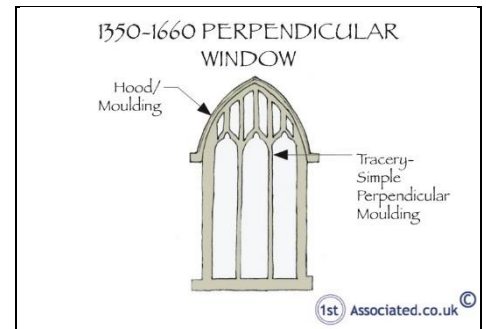
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Perpendicular (part of Gothic architecture) 1350 to 1660 **Sometimes known as Reticular**

Perpendicular architecture emphasises the vertical lines. Examples of this in East Anglia where they wealth from the wool and cloth trade was shown in Perpendicular church architecture.

It is a form of Gothic architecture and is also sometimes known as rectilinear. This was a time of Era the Black Death / the Plague of 1346-1353, which was generally said to have killed 30% to 60% of Europe's total population.



Perpendicular

Windows

There were very large windows with very little wall in-between.

Vaults

It has what is known as a fan vault to the ceiling, which is a delicately detailed stonework. Example of a fan vault in Kings College, Cambridge and apparently took 70 years to build.

Victorian Decorative Revival

This took us back to decorative architecture where in Victorian times it was considered the ideal architecture and many buildings were refurbished, whether they liked it or not, into this style.

Architectural styles in Europe differ to that in England.

A bit more about Victorian Revival

Many churches became part of whether they liked it or not, where the principle was to restore the church to a decorated style (1300 to 1350). It is estimated that 80% of all English churches were restored with this decorated style.

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Government management of buildings and monuments

Having said that the restorations were said to have been brought about due to the churches being in such a poor condition. Many thought it was good, many thought it was not, such as John Ruskin and William Morris, who opposed this type of restoration and ultimately set up the Society for the Protection of Ancient Buildings (SPAB) in 1877. A forerunner (and it still exists and runs excellent courses) of the National Trust, English Heritage and Historic England.

The start of SPAB and interest in older buildings

SPAB was also known as the anti-scrape, referring to what they thought went on in churches and the general forgery of returning buildings to an idealistic style and their general principles are considered correct.

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Glossary of Definitions and Expressions

Nave

Where the congregation sits (once standing).

Chancel and Alter

The holiest part of the church, usually on the east side.

Chancel Arch

Divides the chancel from the nave with a crossing arch. At one time it would have been filled with a rood, which is a timber screen to ensure the congregation could not see what was going on, which was all changed with the development of the Church of England.

Aisles

Extensions to the nave for extra people.

Arcade

Arches that normally join the nave and aisle together.

Clerestory windows

Windows above eye level, usually between the nave and the aisle.

Buttresses

Functional, as they hold the walls of the church in place. Before buttresses existed walls had to be much thicker and were limited by the mass of their weight. Buttresses allowed for higher walls and also larger windows, particularly important when we moved from timber lightweight roofs to stone vaulted roofs, as we did with Gothic architecture.

Saxon and Norman buttresses do exist but they tend to be wide and not project very far as the Saxon and Norman walls were very thick.

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Flying Buttress

A lightweight decorative buttress which holds the church in place. Typically from 15th Century.

Clasping Buttress

A buttress that encases a corner used on towers and porches.

Diagonal Buttress

A buttress that is diagonal to the corner. These are often 14th Century.

Vaulted Ceilings

An arch forming a space in the ceiling.

Pinnacle

These are normally finely carved and give greater height to the building. Often decorated with what is known as crocketting.



Pinnacle, with crocketting

Battlements / Castellations

The castle style parapet to the top of the roof which looks similar to what you would find on a castle.

Years ago you could get a Licence to Crenellate (fortify) from the King or Queen which enabled you to be able to form castle style parapets to the top of the roof.



Battlements/Castellations

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Merlons / Cops

Raised sections, which should have a coping of some form to prevent water damage.

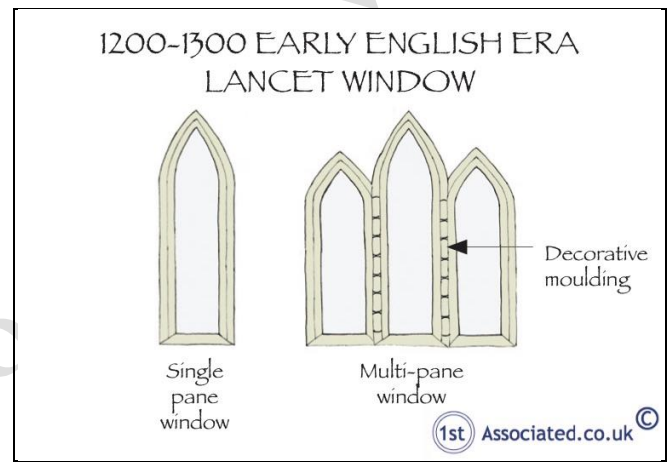
Cruciform

A cruciform shaped church is one in the shape of a cross with the Nave and Chancel making the vertical section and the Transept making the cross section.

Lancet Window and Door

Lancet is said to come from the word lance as it was lance like in its look. Typically it is a window or door that is tall and narrow with a rounded arch, used in Early English Gothic architecture.

Lancet windows were often in groups of three, with the taller window to the middle.



Lancet window

Pointed Arch

This was a revolution in church design as it allowed windows and arches to be far taller than they once were when they were semi-circular.

Rector, Vicar or Parson

No longer as significant a name as it once was. It related to the tithes that they could collect: little tithes which are on the land, animals etc and great tithes which are in the land.

They have been salaried since 1936.

Monarch

Head of the Church of England

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Archbishop of Canterbury

Is head of Church of England worldwide.

Archbishop of York

Second on command after Archbishop of Canterbury.

Tithe Barn

Used to store product receive from the Tithes and was generally one-tenth.

Farm Houses and Workhouses

Established by the Vestry (church management) for the poor and needy.

Tympanum

A semi-circular panel under and arch.

Tree of Life

A popular Norman carving.

Transepts

Running northwards and southwards across the Nave.

Triplet Windows

Are the grouping of three Lancet windows with one taller one. Examples of Early English architecture are the Cathedrals of Wells, Lincoln and York.

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