



SansomHamilton

Chartered Surveyors & Property Consultants

BUILDING CONDITION SURVEY
ON FARM BUILDINGS
AT
SHEEPY PARVA FARM,
WELLSBOROUGH ROAD, SHEEPY PARVA

ON BEHALF

OF

CMC LTD

MARCH 2026



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1.0 INSTRUCTIONS

- 1.1** We are instructed to provide a report on the current structural condition of the traditional farm buildings at Sheepy Parva Farm, Wellsborough Road, Sheepy Parva.
- 1.2** To achieve the purpose for which it is intended, the survey has been conducted with particular regard to the main elements of construction and their structural and weatherproofing integrity. Therefore, in the interests of clarity and determining the suitability of the property for reuse, matters of a relatively minor detail have been omitted.
- 1.3** No investigation has been made of the subsoils or footings and, therefore, no opinion can be expressed regarding the ability of the foundations to continue to support the buildings. However, any suspicion of foundation weakness or failure would be reported upon, together with recommendations for further investigative action to determine any problems.
- 1.4** The inspection has been visual only and no practical tests have been carried out. The Report summarises the state of repair and condition seen at the time of inspection; defects that have developed since that time are not covered.

The inspection was carried out on 26th February 2026 and is an updated report following an original inspection carried out on 8th April 2019 by Martin Sansom MRICS FAAV of Sansom Hamilton & Co. Martin Sansom has over 20 years' experience of surveying buildings of this type within the locality. This Report is prepared for the sole use of CMC Ltd, and their professional advisers and the liability of Sansom Hamilton & Co. does not extend to any third parties.

2.0 GENERAL COMMENTS

2.1 LOCATION

The buildings are located within the farmstead known as Sheepy Parva Farm which sits to the north east of Sheepy Parva and forms the courtyard of the farm buildings situated adjacent to the farmhouse. Plan 1 shows the position of the buildings.

3.0 CONDITION

3.1 BUILDING 1

Building 1 comprises a traditional part one and a half storey and part single storey outbuilding constructed of 220mm brickwork under a pitched plain tile roof. The brickwork to the western end is of part brindle/engineering brick with traditional red brick to the remaining single storey building.

There is an open section between the western side and the slightly lower level eastern section of the building which allows access to the farmhouse. The main roof structure is constructed of timber with timber trusses supporting purlins, rafters and with timber ridge plate and timber wall plates. There are two glazed roof lights to the western section and three glazed roof lights to the eastern section all of which are of basic construction.

3.1.1 Roof

There are areas to the western section where the roof tiles have fallen away, and water is ingressing the property. The roof timbers are predominantly in sound condition, and all of the roof tiles are capable of being reused during any re-covering of the roof. The roof to the eastern section is predominately in good condition with the exception of the far eastern section to which the tiles have slipped.

It would be beneficial during the conversion works to install stepped lead flashings to replace the cement flashing to section where it abuts the wall of the adjacent buildings. The condition of the roof was only slightly worse than in 2019.





3.1.2 Walls

The walls to the building are principally in stable condition throughout with isolated areas requiring the replacement of spalled bricks and areas of repointing. The dentil brickwork to the eaves is intact however there has been instances of roof spread as is common in buildings of this type and consideration should be given to additional lateral support during the conversion process.

To the eastern gable there is a vertical crack along the centre of the gable. This requires stitching and it is likely that the foundations will require underpinning in this area. Some cracking of the brickwork below the purlins was also noted and the installation of a pad stone or engineering bricks will address this.





South elevation of eastern end of building



Repointed section of north elevation



3.1.3 Internal Floors

The internal floors are all of concrete and laid to levels with no signs of any major movement or deterioration to the floors.

3.2 BUILDING 2

Building 2 comprises a traditional two storey brick building to which the roof has been removed for safety reasons.

The external and internal brick walls to the building remain and to the south of this building a mono pitched lean-to has been added in a more modern brick however the roof is no longer present to this section.

3.2.1 Walls

The brickwork to the main structure is generally level and intact with no signs of any significant movement however there are areas where at eaves level where the brickwork has fallen away, and replacement brickwork will be required in these areas. To the gables the brickwork has been removed completely, and the brickwork will require complete replacement as part of the completion of the roof structure.

There are isolated areas of spalled brickwork which require chopping out and repair with a matching brick. The internal walls have been supported with more recent block walling.

As part of the refurbishment programme and replacement of the roof lateral support should be installed at eaves level. The addition of a first floor will also assist in providing lateral support. Again, there has only been a slight deterioration of the top few courses of brickwork since 2019.





East elevation



South elevation with roof removed from lean-to



North gable

3.2.2 Floor

The floor to this building is of concrete and where visible in acceptable condition.

3.3 BUILDING 3

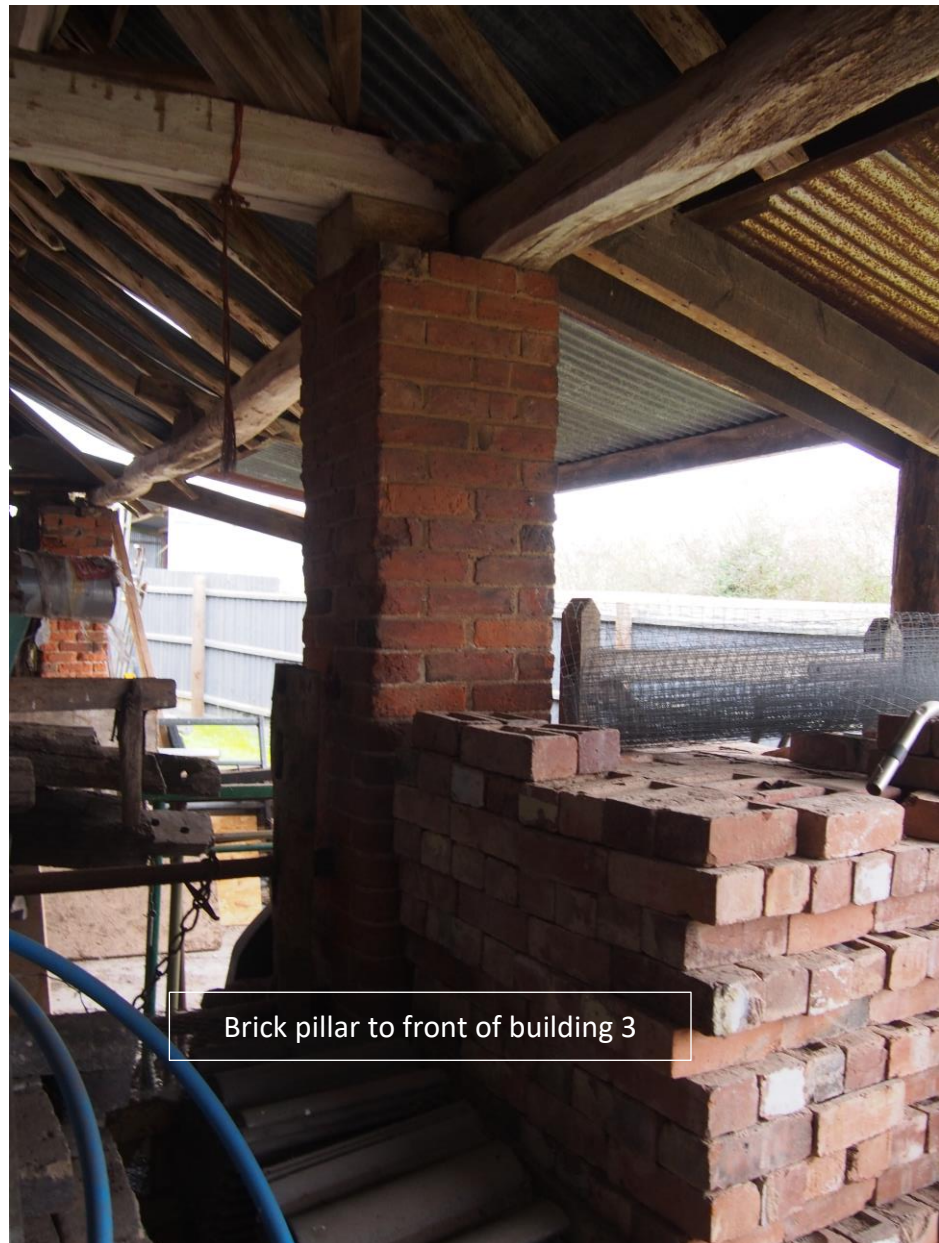
Building 3 comprises a traditional open fronted cart house with a later lean-to addition to the south elevation constructed of timber poles. The roof is constructed of timber with a covering of corrugated steel sheet.

3.3.1 Walls

The walls are principally of 220mm brick with a gable wall to the west elevation and the rear wall is a party wall with Building 4. There is some spalling of the brickwork around the lower sections of the gable wall, and some replacement bricks and repointing is required in this area. The rear wall has suffered from damp ingress and requires repointing in these areas.

The front section of the building is supported by brick pillars of approximately 490mm x 490mm which support the timber trusses above. There was no sign of any significant movement, and it is assumed that the timber lean-to to the front will be removed as part of the conversion process.





Brick pillar to front of building 3

3.3.2 Roof

The roof to this building is constructed of random sized timbers forming trusses which support timber purlins and rafters. The roof has a covering of corrugated sheet, and some water ingress occurs.

It is considered that the roof timbers will require some additional strengthening as part of the refurbishment process, and it is assumed that the sheet roof will be replaced with traditional tiles.



3.3.3 Floors

The floors are of part stone and part concrete construction.

3.4 BUILDING 4

Building 4 comprises a traditional livestock building constructed of predominately 220mm brickwork under a pitched clay tile roof.

3.4.1 Walls

The walls are of a traditional brick with some infilling of openings in a more modern brick and with some past repairs carried out in engineering brick. Other than some minor roof spread at eaves level the walls were in stable condition with only isolated areas of replacement brick due to spalling and repointing required. To the south elevation water has been eroding the mortar to the walls and repointing will be required.



3.4.2 Roof

The roof is constructed of timber purlins and rafters supported by timber trusses off the external walls. The timbers were predominately in good condition however, there is some rot starting to form where the roof tiles have slipped, and these areas will require repair. The majority of the roof tiles are in place and capable of re-use.



3.4.3 Floor

The floor is of concrete construction and set to levels.

4.0 CONCLUSION

The main fabric of the farm buildings to Sheepy Parva Farm are considered to be structurally sound and capable of conversion to habitable accommodation. Works are required to the majority of the roofs to all buildings although most of the roofing materials remain on site and can be reused. Building 2 requires a completely new roof structure and additional rebuilding of the gable ends and it is considered that Building 3 will require additional strengthening to the roof structure and recovering in a more traditional tile material.

As part of the refurbishment process it is considered that the majority of the external timberwork will be refurbished or replaced, and new guttering and rainwater goods will be provided throughout as would be normal in a conversion process of this kind.

In addition, the buildings will require insulation, damp proofing together with damp proof membranes to the ground floors, connection to services.

In general, it is considered that where water has been allowed to ingress through the roof there has been some deterioration to the immediate areas, but the overall structure of the buildings remain similar to the condition in 2019.



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Martin Sansom MRICS FAAV
Sansom Hamilton & Co
5th March 2026

SHEEPY PARVA FARM
SITE PLAN

