

**Report on the Structural Condition
of the Farmhouse & Stable Block
at Hissar House Farm, Leicester Road, Barwell**

Burr House

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1. Farmhouse

1.1 Introduction

A visual inspection was carried out on the 8th April 2026. No opening up of the structure was carried out. The foundations and drains were not seen. A further visual inspection of the Farmhouse was carried out on the 30th July 2026

The farmhouse was built over 100 years ago and has been neglected for a long while.

The main area of the house has a tiled double pitched roof with a valley between. The roof is supported by timber rafters and purlins. The walls are solid brickwork and are rendered. The first floor and the Living Room have suspended floors. The Dining room and the Stair Well are over the basement, which has a brick vaulted roof. The remainder of the ground floor has solid floors. The foundations were not exposed for inspection.

The narrower kitchen extension has a pitched roof with Rosemary clay tiles. The first floor room had no access.

1.2 Condition at the inspection on 8th April 2026

The roof was not inspected internally. Externally there is some sagging in the main roof slopes. The ridge and hip tiles need taking off and re-mortaring. There is evidence of serious leaking, however, in the corridor next to the Shower room and historic damp in the small front centre bedroom.

The render to the external walls is in poor condition and there are numerous cracks, mainly around doors and windows. There are also several cracks in the internal walls. The pattern of cracking shows that the front section of the main house has subsided in the past. Some large mature trees have recently been removed from nearby.

The windows were in poor condition. Some had broken frames and some had rotten frames.

The basement was in reasonable condition, but damp was evident in the walls and floor.

1.2.1 Changes Noted at the inspection on 30th July 2026

Most of the roof tiles were missing and the roof structure on the south-west half of the roof has mostly collapsed. It is now clear that whilst the main roof timbers were in reasonable condition, the timbers supporting the valley and, therefore, the main roof are showing widespread signs of rotting from years of damp penetration.

1.3 Summary (Revised)

The following is the minimum amount of work that needs carrying out to make it inhabitable: -

- A. The main roof needs to be completely removed and replaced.
- B. The foundations will need underpinning, including the main internal wall. This does not include the area built over the basement.
- C. All windows need replacing.
- D. The render should be removed, all cracks repaired properly and the walls re-rendered.
- E. There are differences in floor level of about 50mm between the Hall and both the Dining Room and the Living Room. The Hall and Living Room floors will need to be raised.

If all this work is carried out, the house would still need altering and extending to bring it up to modern standards. It is my opinion that it would be cheaper to demolish it and rebuild.

2. Stable Block

2.1 Introduction

A visual inspection was carried out on the 8th April 2026.

The stable block was built later than the farmhouse, but it is not known by how long.

The roof is concrete interlocking tiles on a cut roof, but has never been constructed properly. See section 2.2 below.

The external walls are 225mm thick brickwork, built in two skins not bonded together. It is not known whether any wall ties were incorporated.

The internal cross walls are only 1.8 metres high and are in concrete blocks. These may have been added at a later date.

The walls are built off a 150mm thick slab laid directly on the ground.

2.2 Condition

The roof was built with traditional rafters and purlins, but the purlins were not supported. Chains were introduced in a couple of places between the front and back wallplates to stop the roof spreading. At a later date, a timber ridge beam was added and propped onto the cross walls. Also, some but not all, the purlins were also propped onto the cross walls.

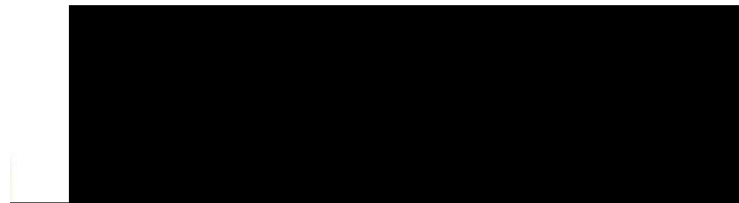
The external walls are not in good condition. The front and back walls lean outwards by about 35mm. Also, many bricks have been severely damaged by frost, mainly near the corners of the block.

The cross walls have been bonded into the inner skin of the external walls, but the bonding has either failed or the wall has developed sloping diagonal cracks up to 15mm wide.

2.3 Conclusion

The stable block is in very poor condition structurally and is not fit to remain. I recommend that it is demolished.

for BURR HOUSE



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