

Your Ref:

Our Ref: JWCS620

5th September, 2008



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Dear Mrs Costello

Re Buildings on land to the rear of Pony Farm, Findon West Sussex

I refer to your instructions to inspect and report on the condition of the two buildings on the above land. The buildings consist of a relatively modern constructed stable block consisting of three loose boxes located in the top right-hand corner of the site and a semi detached older workshop/store building located in the top left hand corner of the site. Directions are from the roadway looking up the site in a northerly direction.

Stable Block

This detached building is of modern construction probably approximately 15 years old. It is constructed with a solid concrete floor and walls of mainly single skin rendered blockwork under a pitched and slated roof. The walls appear to incorporate a plastic damp-proof course. The roof structure is of modern factory made timber trusses and has a plastic underlined. Joinery is timber.

The building is considered to be constructed to a relatively high standard for stabling and is in good repair with no structural defects. It is considered suitable for conversion and upgrading to residential accommodation and we would recommend that it is retained and converted as part of any proposed development of the site.

Workshop/Store Building

This building is semi detached and is an older agricultural building probably some 150 years old. It is constructed with a solid floor and solid walls with a minimum thickness of 220mm. The walls are of mixed masonry construction and have a mixture of render, brick and flint finishes. The front wall has undergone some more recent repair and rebuilding with modern blockwork visible internally. The roof is pitched with slate coverings upon a traditional timber framework. The roof has a felt underlining. The whole structure ie roof and main walls slopes significantly to the left (when facing the building) however the floor is level and windows and doors have been

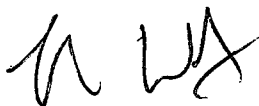
set roughly level in the structure. The slope does not appear to affect the structure or cause any specific defects and appears to be historic. Joinery is timber and in need of some repair. The building also contains a fireplace and chimney stack. Generally, when considering the age of this building it is considered to be in reasonable basic condition without any significant structural defects. The building is considered suitable for residential conversion and its age and character will be of particular benefit as this will no doubt enhance any such finished conversion.

Conclusion

Having inspected the two buildings it would appear that both should be retained and incorporated within any future redevelopment of the site. The stable block is of modern construction and in good order whilst the workshop/store is also in reasonable condition for its age and has the added benefit of character which can no doubt be used to good effect within any future redevelopment. Reuse of these redundant buildings will make good sensible use of the existing structures.

I trust the above is sufficient for your needs however please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely



JULIAN WILKINS MRICS



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