Job Number: Mobberley 091
Survey Date: 3rd & 5th October 2025

Structural Survey & RICS Valuation

Barnshaw House
Pepper Street
Mobberley
Cheshire
WA16 6JH

Client:
Caroline Brown
Nick Smith

Report carried out by S. Poole MRICS BSc (hons) HND Eng CIOB CIArb
S. Poole Associates
Chartered RICS Surveyors, Structural Surveyors, Structural Engineers RICS Valuers

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Contents;

Side Elevation

Gable end and front corner requiring underpinning

Front elevation

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1.0 Introduction

S.Poole Associates were appointed by the client, Caroline Brown, to carry out a domestic Structural Building Survey appraisal of this property, prior to the property going to market for sale. We have also carried out a Freehold RICS written current state Valuation. The survey was carried out on 3rd & 5th October 2025, by Steve Poole, the Chartered Surveyor and Structural Engineer from S.Poole Associates. The weather was wet with heavy rain showers.

The purpose of the survey was to carry out a structural appraisal of the structural issues that were causing a number of cracks in the internal walls, mainly in the gable end in the

- Kitchen
- Study
- Utility room
- Bedroom 2 above the study
- Jack & Jill en-suite bathroom

Furthermore to identify the structural issues that may be causing the cracks and recommend a Structural remedy with an estimate of the cost to remedy.

The property is a spacious 2,200 sq feet, generally well built, brick farm house, built around the middle of the 19th Century some 150 or so years ago. With load bearing external solid 225mm thick external walls and loadbearing internal 100mm brick walls supporting the first floor joists and the tiled pitched roof, which was a traditional c1850's double structural purlin supporting the rafters.

Key features

- Large detached rural farm house, dating to around c1850's
- Excellent position within a very popular and sought after Mobberley location
- Convenient reach of Mobberley and Knutsford town centres
- Close to a number of excellent and highly regarded schools
- Separate detached garage with attached brick workshop
- Situated In around half an acre plot

Settlement vertical cracks

Structural underpinning required under the Study

Services – Mains electricity (as below) and water and drainage to a soak away

Heating – Gas central heating boiler

Drainage – Septic tank and on site

All references are made looking at the property from the front

Floor plans

- House Ground floor area 112.6m2 / 1,212 sq ft
- House first floor 90m2 / 967 sq ft
- Garage/outbuilding 55.5m2 / 597 sq ft

- **TOTAL = 2,777 sq ft**

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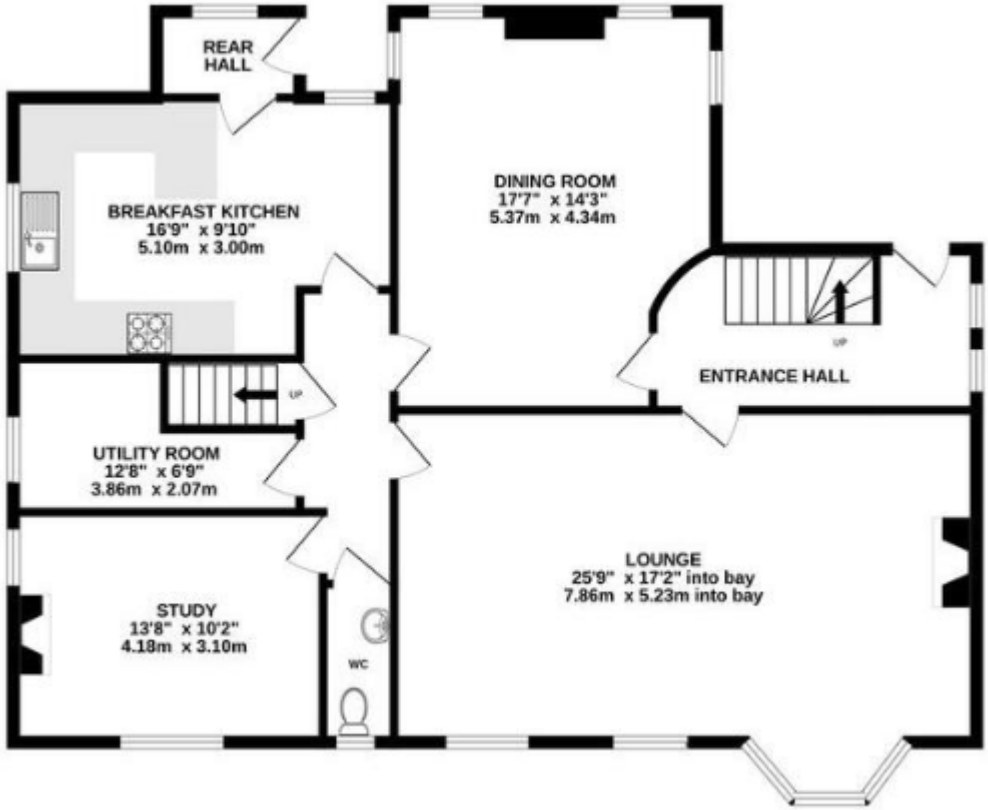
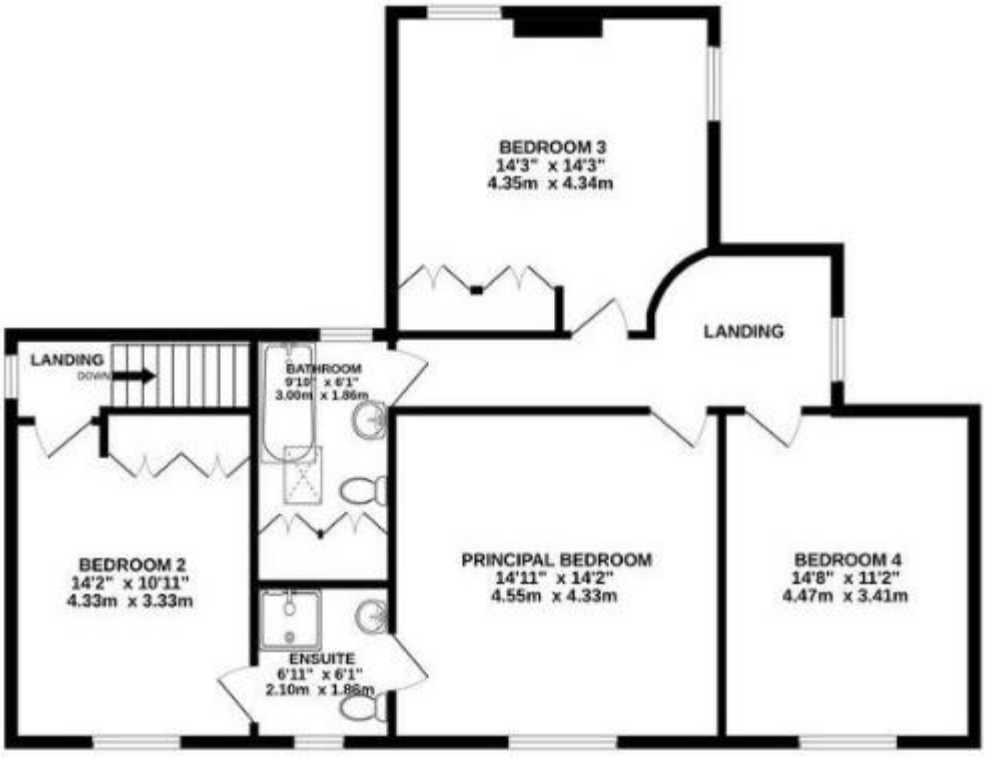




1.1 Executive summary

- The property is generally well built for its age
- The property is suffering from rising damp
- The external brickwork/ walls to all elevations were generally all vertical and true
- There were some structural brickwork cracks to the gable end above the study, front elevation and bedroom 2 elevation
- The jointing and pointing to the brickwork was generally all in reasonable condition.
- There was no evidence of Red Ash structural floor bulging or expansion noted
- The roof covering was in poor building condition and not fully watertight
- The internal walls were medium to high on the damp meter and internally the property has a number of sever structural issues around the corner of the house by the study and bedroom 2
- Some of the rooms floors,, eg bedroom two, were not horizontal and this was attributed to subsidence of the foundations
- The structural roof timbers were high on the damp meter in the loft space
- The lead flashings were in fair condition, and appeared watertight
- The rainwater gutters, downpipes and soffits were in fair and working condition
- There were a number of progressive structural cracks in the walls to the study, bedroom 2, landing, and en-suite bathroom

Executive summary

There is some progressive subsidence under the study area of the property, which has caused a number of structural cracks to the gable end by the study, and in particular internally to the walls and ceilings as shown in the various photographs. Along with the subsidence there is some water ingress above bedroom 2, inside the loft space and on the gable internal wall under the structural purlin, as per the photo below, which is also attributing to the cracked walls. The gable wall above the study is showing as very damp at 50% on the electronic damp meter is some areas. Any reading above 15% is “Medium damp”, with any readings above 18% are considered “HIGH Damp” on the electronic damp meter. Hence readings of 50% are very damp (ie Wet !)

The roof space above the principle bedroom and bedroom 3 is in need of increased ventilation and loft insulation, as the structural timber purlins and roof rafters are all “high” at 17% to 20%. Damp timber can lead to both increased risk of wet or dry timber rot which will weaken the structural stability of the roof integrity, which in turn will add structural stress to the supporting loadbearing walls which will then potentially show up as cracks in the bedroom and loft space walls.

There is no roof tile under felt and there are some broken and damaged roof tiles, as seen through binoculars and as daylight showing in the loft space, there is water ingress in parts of the roof above bedroom two and three. The lead flashing around the gable end chimney above bedroom 2 requires some general maintenance to ensure it is still watertight. It is likely that there has been some slippage in the roof purlins above bedroom 2 due to both the subsidence and made worse by the water ingress in the loft above bedroom 2.

Cracked and very damp (49%) wall in bedroom 2, below the roof structural purlin.

2.0 External Structural Observations

Overall the external structural brickwork of the property was in fair condition for its age. The majority of the bed joints ran true and horizontal and the pointing and jointing of the brickwork had been re-pointed within the past 30 years or so, as seen in the photos enclosed. The roof ridge lines ran straight and horizontal in the main, save for above bedroom two, which was slightly undulating. There were a few damaged or broken roof slates noted which need to be replaced

The gable end external brickwork had a number of structural stress vertical cracks on the study wall, which appeared to be progressive following the repointing.

Vertical stress cracks

The gable end to the dining room and bedroom 3 was vertical and in reasonable build condition and generally structurally sound

Visible cracks to the front elevation from the principle bedroom down to the lounge below. These cracks have undergone some basic filling over c25 years ago, yet there is evidence that the cracks are still progressive, further indication of continued subsidence is live and on going

The chimney stacks were in reasonable condition, vertical and the pointing and jointing was satisfactory. The chimney lead flashings require some maintenance improvements to ensure they are water tight.

The side dining room external wall was true and vertical and the lead flashing with the kitchen looked in good watertight condition

3.0 Internal Observations

As stated above, there are some structural issues evident in a number of the rooms around the Study, bedroom 2, the en-suite bathroom and the landing external wall adjacent to the gable end.

The structural issues and cracks are due in the main to evidence of:-

- Subsidence along the gable and front elevation from both directions from the corner of the study
- Some movement in the two structural roof purlins above bedroom two, which are structurally supported on the said gable end.

Bedroom two ceiling

Bed 2 purlin

Landing window

En-suite bathroom

4.0 Conclusion

With a tiled pitched roof and load bearing external and internal walls, Barnshaw,s building construction is a mix of external 225mm stretcher bonded brickwork, a 19th century structural purlin timber roof and internal loadbearing brick walls. The house was a well-built sound dwelling some 100 years ago, however there has been some slow structural subsidence and water ingress with rising damp problems occurring to the gable end for over c30 to c40 years, as evidenced by all the structural cracks, damp conditions inside the loft space and the high damp meter readings in some of the external walls

It is not uncommon for mid to late 19th Century farm houses that were built on very shallow foundations without the advantage of concrete strip foundations, to subside over the years. Old houses can subside due to various factors, including clay soil shrinking and swelling with moisture changes, nearby tree roots drawing water from the soil, leaking drains that erode soil, increased HGV traffic nearby and underground activity like mining or burrowing animals. These issues can destabilise the ground, causing foundations to sink and leading to cracks and other structural problems, as evidenced at Barnshaw.

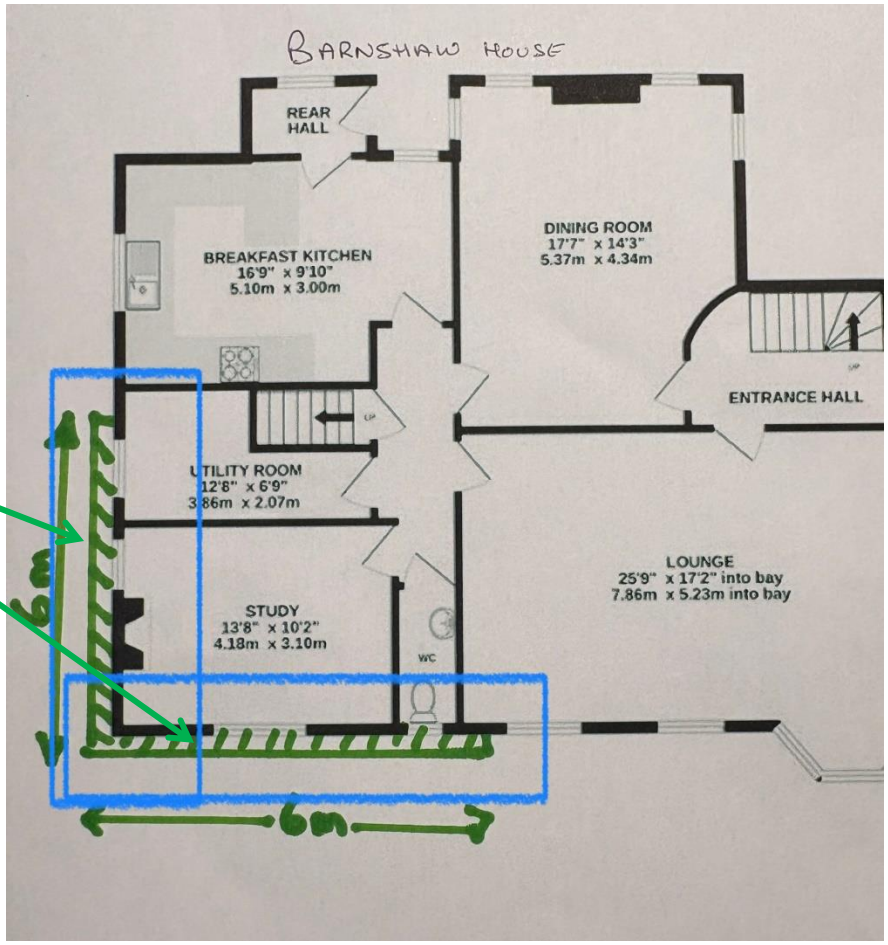
The remedy for the subsidence at Barnshaw is to underpin around 5m to 6m from the corner of the gable end by the study, both along the front elevation and the gable end elevation, around 10m to 12m of total foundation stabilisation. Underpinning for subsidence is a process that involves strengthening a building's foundations to stop the ground beneath from sinking or moving. We recommend installing a mass reinforced (with mesh) concrete foundation, using traditional concrete injection into trenches, or employing modern resin injection to solidify the soil and fill voids under the foundation. There are many underpinning companies that will quote locally for this work, and it is not a difficult job to undertake at Barnshaw, which has easy workable access to the foundations that require underpinning.

As a rough guide to carrying out the structural repair works, this comes with a 10 year structural guarantee.

- 12m to 13m of underpinning £24,000
- Repairs to structural timber roof members and roof tiles etc £6,000
- Internal plastering and decoration to cracked walls and ceilings £5,000

- **Total works Estimate £35,000**

Approx. 12m13m of underpinning



5.0 Property RICS Valuation

Set back on a 0.5 acre plot with off road parking for many cars, in a very desirable Cheshire location within close proximity to some excellent schools, local amenities and all major road networks, this large family farm house is in a very desirable Mobberley location and rarely do properties like this come onto the market locally.

Mobberley is a sought after location, with good road connections to local towns like Knutsford and Alderley Edge and within close proximity to junction 19 of the M6 motorway and subsequently to the M56, in turn providing access onto the national motorway network. Manchester international airport is only 10 minutes' drive away. Manchester national hub main line train station is 25 minutes away, with fast rail links to London Euston in less than two hours from Macclesfield main line station. House prices in the area will continue to rise. Education in the area enjoys a very good reputation.

Good recreational and social facilities to suit most needs are also an appealing factor to uplift the exclusive property values in Ollerton

We would value this property in its present condition at £900,000

- **Nine hundred thousand pounds**

Valuation undertaken by an independent valuer and prepared in accordance with the Provisions of the Manual of Appraisal and Valuations (the Red Book) prepared by the ICS and ISVA"

Valuation and Survey Prepared by: S.Poole, Chartered Surveyor

RICS Membership Nr 0089953

S. Poole MRICS BSc (hons) HND Eng, CIOB

The RICS Structural Survey and valuation is based on but not limited to:-

- All mains services, water, gas, electricity, and drainage are connected
- No test of any services or central heating has been carried out
- No investigation has been carried out Lab test whether there is any asbestos or other contaminative materials on site – we have assumed no asbestos present
- Comparable property sales
- Location of the property
- No known:- Radon Gas, Mining issues flooding or Environmental issues to our knowledge

Standard Scope and Limitations

This report has been prepared to provide a current state Structural survey, the general condition of the property and a current state RICS valuation, along with advice and cost estimates to rectify the structural issues

The report is based upon a visual inspection of those areas of the property that were readily accessible at the time of the inspection. It is not normal practice to remove internal finishes, lift carpets or move furniture etc. As such, comments cannot be made on those parts of the structure that were inaccessible or hidden from view at the time of the inspection.

We have limited our report to the most important aspects as stated in the text. The report does not provide a checklist of all repairs and improvements that might be desirable.

Our inspection did not include:-

1. The excavations of any trial holes to establish the depth of foundations and bearing strata.

2. Inspection of non-structural items such as doors, door frames, windows, floor, wall and ceiling finishes, other than where they are relevant to structural movement. All the new doors were of a high standard in the property

3. We have not inspected any services such as electric, gas, water and drainage, although it was noted that electric lighting and heating, WC's and water to bathroom units were all working at the time of the inspection.

4. We have not inspected those parts of the structure, which were covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from defect.

Conditions of Engagement

Subject to express agreement to the contrary and any agreed amendments / additions, the terms on which the surveyor will undertake the building survey are set out below:

The survey report will state the opinion of the surveyor(s) as to the defects that are present and which can be found within the building at the time of inspection. The opinion will be based upon the information that the surveyor will be able to obtain following inspection of all parts of the building that can be seen without damaging the property, its decoration or contents.

Accessibility and voids

The surveyor will inspect as much of the surface area of the structure as possible but will not inspect those areas, which are covered, unexposed or not reasonably accessible.

Floors

Carpets will be lifted where they are loose and there is no risk of damage being caused to the carpet, or property in doing so. All the surfaces of timber floors, which are carpeted or covered in vinyl, or similar sheet materials, cannot be inspected. The surveyor will give in his opinion of the condition of the floor surfaces based upon information he is able to gain from the limited inspection that he is able to carry out.

The exposed elements of all walls and brickwork will be inspected internally and externally as is practicable, but it will not be possible to carry out an inspection of the foundations.

Roofs Roof surfaces will be inspected from ground level or from available vantage points within the demised premises.

The surveyor will inspect the interior of accessible roof spaces if there are available hatches. We will advise you on the effectiveness of ventilation and insulation and comment upon any weakness to sound transmission between the exterior and interior or between adjoining properties

Boundaries, Grounds and Outbuildings

Outbuildings, such as sheds, green houses, huts, car ports or garages not joined to the house will be inspected only briefly, and the report will only comment on those defects that are sufficiently major to affect the value of the complete property.

Services

The surveyor will carry out a visual inspection of service installation where accessible. Manhole covers will be lifted where accessible and practical. No tests will be carried out unless previously agreed. The surveyor will report if, as a result of his inspection, the

surveyor considers that tests are advisable and if considered necessary, an inspection and report by a specialist should be obtained.

Consents, Approvals and Searches

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that by-laws, building regulations and other consents have been obtained. In the case of new buildings, and alterations and extensions, which require statutory consents or approvals, the surveyor will not verify whether such consents have been obtained. Any enquires should be made by the client or his legal advisors. Drawings and specifications will not be inspected by the surveyor.

The surveyor will assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquires, or by a statutory notice, and that neither the property, nor its use, or intended use, is or will be unlawful.

This report is for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or part or relied upon by third parties without the express written authority of the surveyor.

This report is for the private and confidential use of the client, Caroline Brown & Nick Smith, who the report is undertaken for and should not be reproduced in whole or part or relied upon by third parties without the express written authority of the surveyor or client

Location of Barnshaw House