Internally, old wood boring beetle infestation was evident to the floor and roof timbers but this does not appear to affect their integrity. Timbers should be suitably treated to protect against any future infestation.

The layout of the accommodation would need to address the step in the floor levels between the north and south halves of the building. This can be achieved by either providing level floors to both ground and first floor levels or utilising the difference in level to provide a split level layout. In addition, alterations will be required to the support to the roof structure as the existing trusses have inadequate headroom below the main cross members.

To summarise the above comments, I feel the building is ideally suited for conversion to a residential property. The property is free of any major defect and would readily convert to a 3 bedroom family home with all modern facilities.

I trust my observations meet with your requirements to assist you in your planning application for the change of use. If I may offer you any further advice or assistance please do not hesitate to contact our office on 01226 285555 to discuss the matter with the writer. A note of our charges in carrying out the inspection and providing our observations on the feasibility for conversion to residential use are attached for your client's attention.

Yours faithfully



Signed: .. ..

Donavan John White MRICS
Horner Associates Limited