

LILEY FARM LILEY LANE MILL HOUSE GREEN SHEFFIELD S36 9NG

1.0 About the Inspection

- 1.1 This survey has been carried out by David Hough MRICS; RICS surveyor number 1112686 employed by David Hough Chartered Building Surveyor Ltd.
- 1.2 The site inspection was carried out on Monday 23 June 2025. The property is a traditional barn located in the corner of Liley Farm, farmyard adjacent to the highway. The weather on the day of survey was bright, breezy with occasional light drizzle.
- 1.3 The survey and report (ref L2/3240) have been carried out for Mr B Marsden on behalf of Marsden's Farms Ltd care of Townsend Planning Consultants, PO Box 788, Wakefield, WF1 9UX. Our instructions are to undertake a survey of the barn and attached building at Liley Farm, Liley Lane, Mill House Green, Sheffield, S36 9NG.
- 1.4 This survey has been produced by a surveyor who has written this report for you to use.
- 1.5 As agreed, this report will contain the following:
 - 1.5.1 a thorough inspection of the property and
 - 1.5.2 a report based on the inspection.
- 1.6 We aim to give you professional advice to:
 - 1.6.1 help you submit a planning application to redevelop the property,
 - 1.6.2 when planning for repairs, maintenance or upgrading the property.
 - 1.6.3 Provide advice on condition.
- 1.7 We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- 1.8 We visually inspect roofs and surfaces on the outside of the building from ground level with ladders and, if necessary, from neighbouring public property with the help of binoculars.
- 1.9 We inspect the roof structure and examine floor surfaces where possible.
- 1.10 If we are concerned about parts of the property that inspection cannot cover, the report will tell you about any further investigations that are needed.
- 1.11 We have not at this stage arranged for any specialist reports or investigations to be carried out onsite.

2.0 Introduction

2.1 **This report is for the private and confidential use of the client for whom the report is undertaken and their legal and professional advisors. It should not be reproduced in whole or in part, or relied upon by third parties, for any use without the express written authority of the surveyors.**

2.2 The RICS Member and/or Regulated firm does not pay a referral fee or equivalent to any party who may have recommended them.

2.3 The RICS Member and/or Regulated firm does not know of or have any conflict of interest in accepting this instruction.

3.0 Observations

3.1 All directions and locations quoted during this report are seen facing the property from the front elevation (farmyard). The front elevation faces approximately northeast.



3.2 The buildings under consideration comprise of two, two storey buildings of traditional construction having a pitched natural stone flag and concrete tiled roof surmounting solid, stone-faced walls. The survey has been carried out to assess the structural integrity of the buildings and their suitability for conversion into residential accommodation.



3.3 This report does not address Radon or related issues in depth. Radon is a gas that is potentially harmful. The 1Km square grid in which the property has a radon potential of less than 1%. No action in this regard is necessary.

Radon potential band (%)	General risk	Affected area?	Test advised?	Building Control Regulations?		
				England & Wales	Scotland	Northern Ireland
0 - 1	Low	No	No#	No#	No#	No#
1 - 3	Medium	Yes	Yes	No#	Yes - Stage 1	Yes - Zone 1
3 - 5	Medium	Yes	Yes	Yes - Basic	Yes - Stage 1	Yes - Zone 1
5 - 10	Medium	Yes	Yes	Yes - Basic	Yes - Stage 1	Yes - Zone 1
10 - 30	High	Yes	Yes	Yes - Full	Yes - Stage 2	Yes - Zone 2
Over 30	High	Yes	Yes	Yes - Full	Yes - Stage 2	Yes - Zone 2

3.4 An online check of the Environment Agency’s flood risk map identifies that this property is in Flood Zone 1, land with a low probability of flooding. This is not a definitive risk assessment; should you require more certainty you should commission a more comprehensive report by a suitably qualified practitioner.

3.5 An up-to-date coal mining report should be obtained from the Coal Authority as an online search of their records establishes that the property is on the coalfield.

3.6 Photographs in the report are intended to give an overview of the property and show typical damage being discussed and are intended to give the reader an appreciation of the overall condition of the building(s). This report does not contain photographs of every area of damage.

3.7 Roof Structure

3.7.1 The roof was inspected from ground level, with the aid of binoculars. Ridge tiles across the roof are reasonably level with no significant deflection noted. Mortar bed joints to the underside of the tiles are in poor condition or have been eroded completely. It is apparent that some capping’s are loose.



- 3.7.2 There is sagging and unevenness to the roof slopes and covering, particularly about the position of the supporting timber trusses. The stone flags in these areas do not lie flush and could be more easily displaced in storm conditions.



- 3.7.3 The flags are held in place by means of a hardwood peg driven through a hole in the top edge, and then hung over the supporting battens. Over the years, the weight of the slate drags on the peg to such an extent that this gives way, allowing slippage to occur. Regular re-fixing of slipped and damaged flags becomes necessary as part of a programme of routine maintenance.
- 3.7.4 As stone flags age, the surface tends to delaminate, become porous and prone to frost damage. The occasional replacement of defective flags becomes necessary. Overall, the condition of these flags is satisfactory, there is very little delamination of the surface of the stone, it is highly likely that a large proportion of the flags can be salvaged for reuse.
- 3.7.5 The original rear roof covering, at some time in the past, had the stone flags stolen. The rear slope covering has been replaced with a "Hardrow" style plain concrete tile. These tiles are in serviceable condition with very little damage being noted across the slope.



3.7.6 Timber gutters at the front eaves have essentially rotted away and require renewing. Plastic gutters at the rear are in a state of partial collapse.



3.7.7 Verge pointing at the gable has fallen away and requires renewing.



3.7.8 The supporting structure to the right-hand side barn take the form of twin timber purlins (the horizontal beams) spanning side to side with intermediate support from three timber Queen post truss rafters spanning front to rear. The purlins are tenon jointed and pegged into the top cord of each truss.



- 3.7.9 Active insect attack was noted in the timbers; there is a need for an application of an insecticide to address the infestation. It is likely that during maintenance work there will be a need to replace badly affected timbers.



- 3.7.10 Several rafters show a degree of loss of cross section. Replacement of the defective sections of timber may be required. Repairs of this type and magnitude are typically encountered in farm buildings and are usually made good during the course of routine maintenance.

- 3.7.11 The purlins support the rafters that run from the eaves to the ridge, timber laths and flags. No sarking felt is laid beneath the flags to the front roof slope. The back edge of the flag covering was pointed along the battens, as is typical of a building of this age. Over the years most of the pointing has fallen away. Attempts to renew the pointing are seldom successful or cost effective.



- 3.7.12 The rear roof slope tile covering is laid over a plastic membrane; this appears intact with no indications of water penetration.



- 3.7.13 There is no access into the building's left-hand side roof void and first floor; we are unable to pass comment on the conditions in these areas of the building.

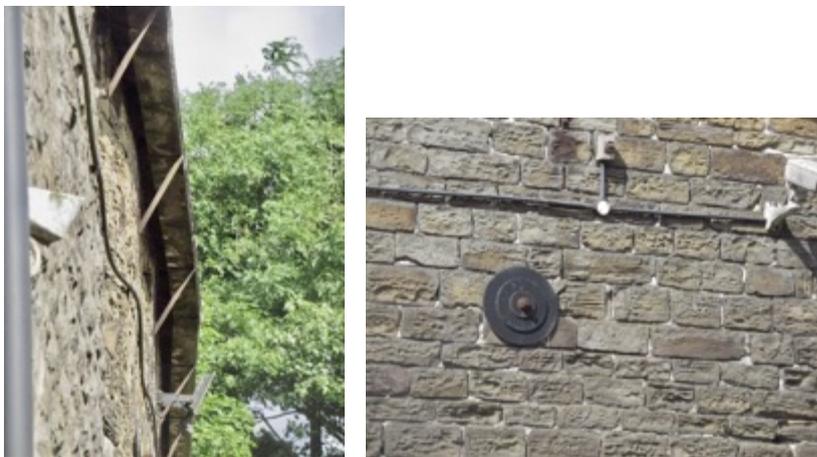
3.8 Walls

- 3.8.1 Most properties have foundations of some variety located beneath the main walls, which support the structure and carry the loads to the ground. We have not exposed any foundations that may be present as to do so would cause unacceptable disturbance. Therefore, we are unable to comment on their design, condition or estimate their future performance.
- 3.8.2 The external walls of the building are stone, approximately 500-550mm thick. There is stone and brick to the interior and through-stones as binders. There is, therefore, a cavity of sorts. The narrow cavity is unlikely to be continuous, and for practical purposes the construction should be regarded as solid. Solid walls are always more prone to penetrating dampness and are generally colder than the more modern equivalent of cavity construction. It is therefore important that the external finishes are well maintained, and, for example, gutters are not allowed to leak, allowing water to soak into the structure as is happening here.
- 3.8.3 The stone is dressed and laid to regular courses. The stone is a relatively soft material and shows light weathering of the face to all elevations. Deterioration of the face of the stone can be exacerbated by incorrect re-pointing. It is important that when re-pointing a mortar mix is used that is weaker than the stone itself, so that moisture can dry out through the joints, rather than the stonework. A traditional lime-based mortar mix should therefore be used, which will also accommodate slight thermal movement in the stonework.
- 3.8.4 Because of the wide nature of the mortar joints, as well as the tendency for stone to expand and contract naturally, slight shrinkage cracking to the mortar joints can occur. This type of cracking is not considered to be of a serious or significant nature, although would require making good to prevent moisture ingress.

3.9 Front Elevation



- 3.9.1 It appears that there has been a degree of roof spread at the eaves, which has caused the wall to move outward and bulge slightly. Distortion of stonework of this nature is frequently encountered and can readily be restrained. Tie bars and pattress plates have been installed to restrain the walls in the past. The bulging is of some considerable age; no indications of recent movement was noted.



- 3.9.2 The arch over the barn door has settled slightly; this damage appears to be longstanding in nature. Cutting out and resetting the disturbed section and re-bonding the stone will address the movement. The stone can be further restrained by using metal fixings should the need arise.



- 3.9.3 Several stones have eroded across the face of the wall a result of hard mortar pointing. The face can easily be restored using specialist mortar.



- 3.10 Right Hand Side Gable



- 3.10.1 An area of disturbed stone requires re-bonding; this damage appears to be the result of vehicle impact. The damage has not impaired the stability of the wall.



3.10.2 Several stones have eroded a result of hard pointing. The face can easily be restored using specialist mortar



3.11 Rear Elevation

3.11.1 No access along the rear elevation was possible; the access is blocked off to prevent intruder entry into the farmyard and other barns at the rear.



3.12 Left Hand Side Gable



3.12.1 The upper section of the gable is acceptably vertical with no significant issues noted. Routine pointing in due course will be required.



3.13 Inside Face of External Walls

3.13.1 No significant issues were noted in the body of the walls. There is slight distortion of the masonry but not to a significant extent.

3.13.2 Lateral stability to the building can be enhanced by strategically placing new internal cross walls.

3.14 Floors

3.14.1 The first floor to the right-hand side section of the building is suspended timber construction comprising of joists and floorboards. The floor is badly affected by insect attack and has been deemed unsafe to walk over. The floor in any event would be renewed as part of a maintenance programme or any renovation of the building.

3.14.2 The ground floors are concrete. The floors are satisfactory for the building's current use. In any refurbishment of the building there will be a requirement to replace the floor to comply with the requirements of the Building Regulations.



4.0 Conclusions

4.1 This report has highlighted a small number of defects some of which will require attention. The damage in the structure is typical of that encountered when dealing with agricultural buildings of this type and is likely to be attributable to lack of maintenance and deterioration over a number of years.

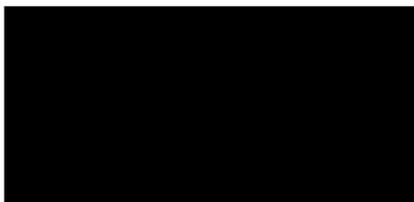
4.2 The building is in a reasonable condition for its age and use. The defects in the roof covering and walls are such that irrespective of any future proposals for the building they would have to be undertaken to preserve the building for future use.

4.3 The building under consideration is readily capable of being renovated and converted to provide good quality accommodation subject to obtaining the necessary statutory approvals.

4.4 As with any properties of this age, the various component parts of the structure are subject to ongoing deterioration, making regular repair and maintenance work necessary, until at some stage renewal is considered to be more economic.

4.5 When considering the maintenance and repair of the building, it is important that all items are dealt with. The neglect of any item can result in expensive repairs as a consequence of early action not being taken.

4.6 We trust this report addresses your concerns. Should you require any further clarification please feel free to contact our office.



D Hough DipSurv MRICS
Chartered Building Surveyor
On behalf of David Hough Surveyor Ltd

2 September 2025

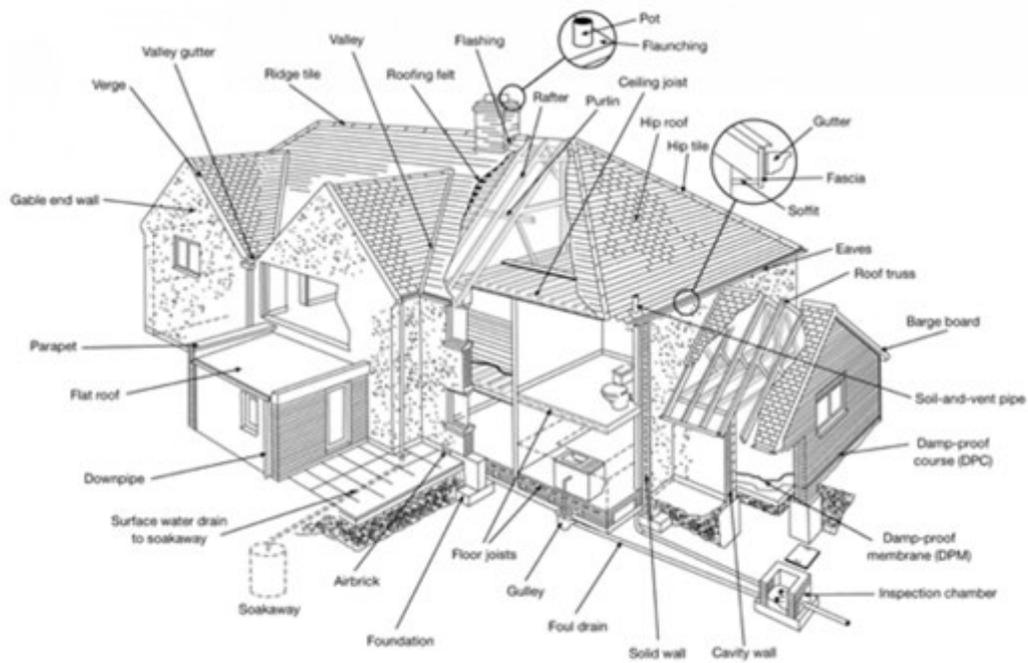
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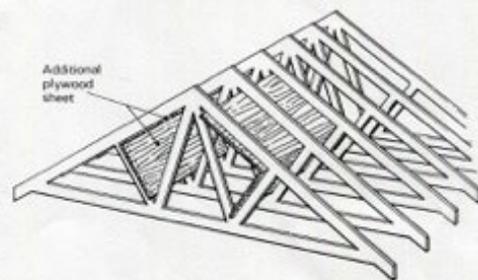
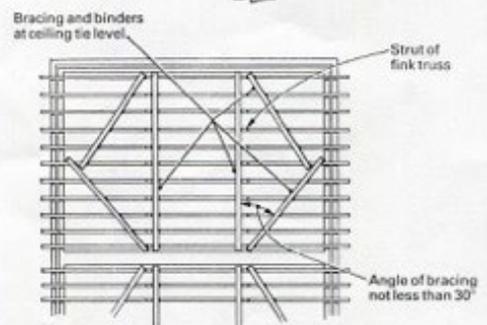
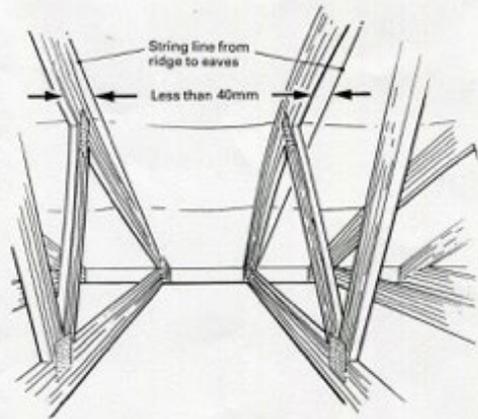
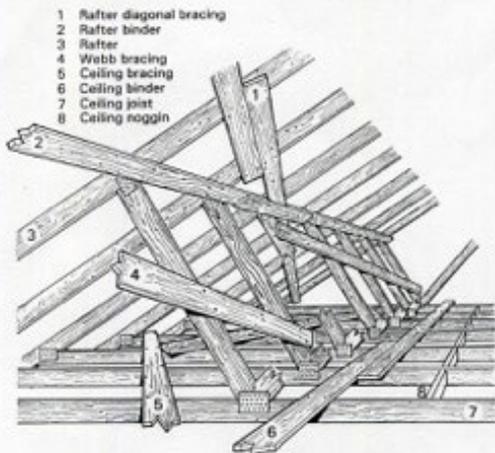
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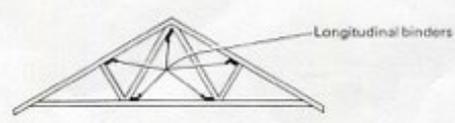
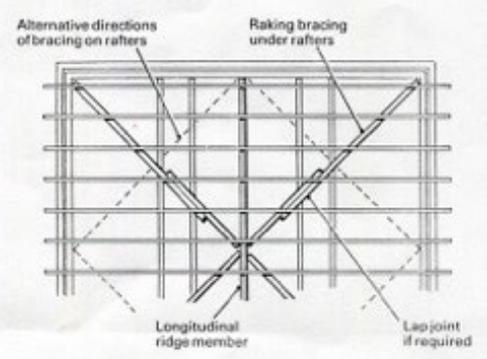
Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.





8, 9 Where trusses have been displaced, plywood sheets may be nailed to trusses to restore them to proper location.



4-7 The bracing and binders required for fink truss roofs.