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TS/MB/3718

5 January 2008

D J Allen (Builders) Ltd
Wentworth Road
Mapplewell
Barnsley
S75 6DT

Dear Sirs

Re: Hudroyd Cottages, Racecommon Lane, Barnsley

Instructions

We refer to your recent instructions requesting us to carry out an inspection of the above properties in order to advise on their structural condition. This was specifically to advise on whether the cottages are in a condition which enables them to be renovated up to satisfactory habitable condition without recourse for reconstruction.

Our inspection was carried out on 23 December 2008 and we are now able to report to you as follows:

Description

The properties comprise two attached cottages of which the earlier parts are likely to be in the region of 300 years old and which are built of solid stone main walls under a pitched roof co ered in grey slate (stone slates).

Structural Condition

The walls are surprisingly in alignment with no evidence of significant movement. Main walls can be retained with the normal repointing and minor repair only. The roof slate is satisfactory but will of course be turned and re-laid over felt and will easily incorporate the required insulation.

Internally full renovation is required although structurally the walls and other areas are sound. You will of course be renewing most internal fixtures and finishes.

Conclusions

Hudroyd Cottages are attractive period buildings which are generally structurally sound and suitable for renovating as dwelling house without the need for substantial attention to main structural elements.

We trust this information is satisfactory for your purposes.

Yours faithfully

[redacted]

T Sykes FRICS
Chartered Building Surveyor