



**Lambert
Smith
Hampton**

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Photographic Schedule of Condition

on

Masons Arms
Bourne
PE10 9LY

on behalf of

Star Pubs & Bars

Prepared by
Lambert Smith Hampton
Midsummer Court
314 Midsummer Boulevard
Milton Keynes, MK9 2UB

Tel: 01604 664366
Date: 17 September 2021
Ref: 0010690-BC-2351



Masons Arms, Bourne, PE10 9LY

Prepared by: Sanjay Chambers BSc (Hons)
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Telephone: 01604 664366

Inspection Date: 3rd September 2021

Issue Date: 17th September 2021

Checked by: Bradley Swingler BSc (Hons) MSc MRICS

This document has been prepared and checked in accordance with the Lambert Smith Hampton Quality Assurance procedures and authorised for release.

Signed: *Lambert Smith Hampton*
.....

For and on behalf of Lambert Smith Hampton

This document has been prepared as an accurate record of the condition of the property as at the date of inspection.

Signed:

Signed:

For and on behalf of:

For and on behalf of:

Date:

Date:

This Schedule of Condition consists of 1 No. Volume of Photographs and 1 No. Volume Text only. One copy has been produced for each party.

1.0 Introduction

- 1.1 We were instructed by Star Pubs & Bars to prepare a Schedule of Condition of the premises known as Masons Arms, Bourne, PE10 9LY.
- 1.2 The inspection of the premises was carried out on 3rd September 2021 by Sanjay Chambers BSc (Hons) on behalf of Lambert Smith Hampton.

2.0 Generally

- 2.1 Weather conditions at the time of the inspection were dry, cold and overcast.
- 2.2 Our inspection was based on a visual examination only, without the aid of ladders and with no special facilities for access having been provided.

The inspection was limited as follows:

- This Schedule records the condition of the property at the time of inspection but does not state the cause of defects or prescribe remedies, as this is beyond the scope of a Schedule of Condition.
- We have not carried out a Structural Survey or checked the design of the building in any way whatsoever.
- Externally the inspection was carried out from ground floor level only with no access equipment being used. Closer inspection of any high level elements of the building may reveal defects not apparent from our ground floor inspection.
- Covered, unexposed or inaccessible parts of the building structure have not been inspected and are therefore not included within the Schedule.
- We were not able to gain access to the following areas:
 - Shed within rear elevation garden
 - Fenced compound within rear elevation garden
 - Lighting within the bar area was not operational which impede the inspection

- We have not carried out sampling or testing to establish the level or presence of radon gas within the building or established whether or not there are any contaminants or hazardous materials present within the building, soil, or sub-strata. We have not undertaken any concrete tests and thus are unable to confirm the presence of high alumina cement, asbestos, calcium chloride, carbonation of concrete or insufficient depth of concrete cover to reinforcement.
- No specialist inspections of the plumbing, heating, drainage or electrical installations have been arranged and we are therefore unable to confirm they are free from defect and in working order.
- The building was occupied and fully furnished during our inspection and no items were moved or lifted during our inspection. Upon removal of furniture, carpets etc defects may become apparent that were covered.

2.3 The following condition ratings are used within the schedule:

- **GOOD CONDITION** – Reported element had no apparent defects, being clean and well maintained, and the reported element is likely to offer a long serviceable life.
- **SATISFACTORY CONDITION** – Reported element presented in a serviceable condition with some wear and tear and/or minor damage but not requiring immediate attention, ongoing maintenance and periodic repairs are likely to be required from time to time.
- **POOR CONDITION** – Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.

3.0 Orientation

- 3.1 Any directions given assume you are facing the front elevation of the premises with 'left', 'right', 'front' and 'rear' referred to accordingly.
- 3.2 The terms 'left' and 'right' are used to describe the two sides of any specific element as viewed by an observer facing the element.

PORTFOLIO OF PHOTOGRAPHS



Photograph (1)



Photograph (2)



Photograph (3)



Photograph (4)



Photograph (5)



Photograph (6)



Photograph (7)



Photograph (8)



Photograph (9)



Photograph (10)



Photograph (11)



Photograph (12)



Photograph (13)



Photograph (14)



Photograph (15)



Photograph (16)



Photograph (17)



Photograph (18)



Photograph (19)



Photograph (20)



Photograph (21)



Photograph (22)



Photograph (23)



Photograph (24)



Photograph (25)



Photograph (26)



Photograph (27)



Photograph (28)



Photograph (29)



Photograph (30)



Photograph (31)



Photograph (32)



Photograph (33)



Photograph (34)



Photograph (35)



Photograph (36)



Photograph (37)



Photograph (38)



Photograph (39)



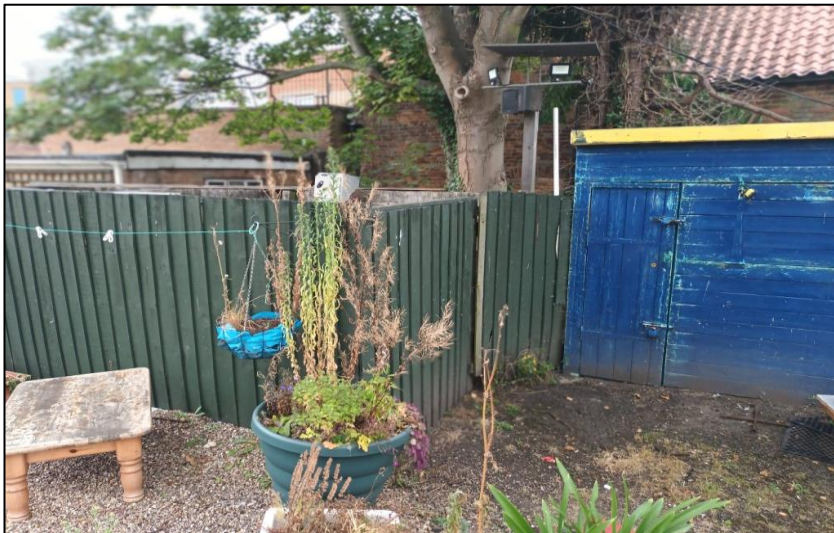
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Photograph (42)



Photograph (43)



Photograph (44)



Photograph (45)



Photograph (46)



Photograph (47)



Photograph (48)



Photograph (49)



Photograph (50)



Photograph (51)



Photograph (52)



Photograph (53)



Photograph (54)



Photograph (55)



Photograph (56)



Photograph (57)



Photograph (58)



Photograph (59)



Photograph (60)



Photograph (61)



Photograph (62)



Photograph (63)



Photograph (64)



Photograph (65)



Photograph (66)



Photograph (67)



Photograph (68)



Photograph (69)



Photograph (70)



Photograph (71)



Photograph (72)



Photograph (73)



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Photograph (75)



Photograph (76)



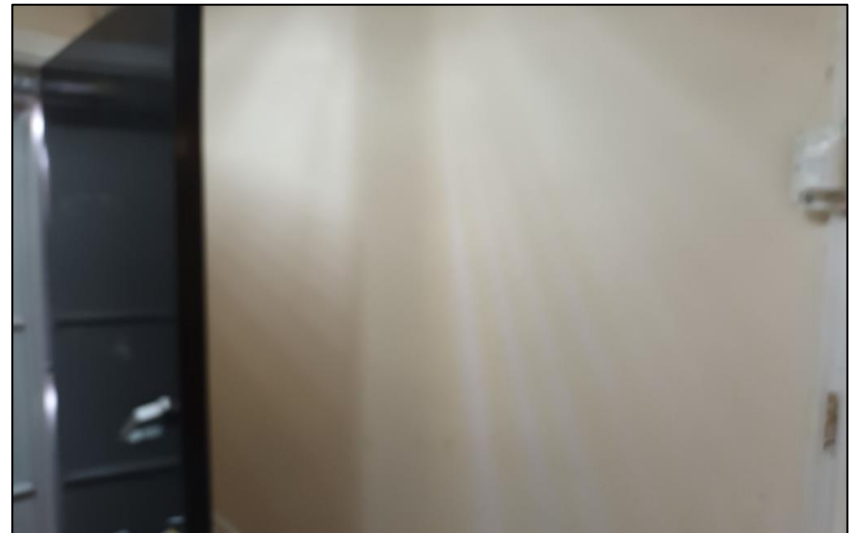
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Photograph (83)



Photograph (84)



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Photograph (86)



Photograph (87)



Photograph (88)



Photograph (89)



Photograph (90)



Photograph (91)



Photograph (92)



Photograph (93)



Photograph (94)



Photograph (95)



Photograph (96)



Photograph (97)



Photograph (98)



Photograph (99)



Photograph (100)



Photograph (101)



Photograph (102)



Photograph (103)



Photograph (104)



Photograph (105)



Photograph (106)



Photograph (107)



Photograph (108)



Photograph (109)



Photograph (110)



Photograph (111)



Photograph (112)



Photograph (113)



Photograph (114)



Photograph (115)



Photograph (116)



Photograph (117)



Photograph (118)



Photograph (119)



Photograph (120)



Photograph (121)



Photograph (122)



Photograph (123)



Photograph (124)



Photograph (125)



Photograph (126)



Photograph (127)



Photograph (128)



Photograph (129)



Photograph (130)



Photograph (131)



Photograph (132)



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Photograph (136)



Photograph (137)



Photograph (138)



Photograph (139)



Photograph (140)



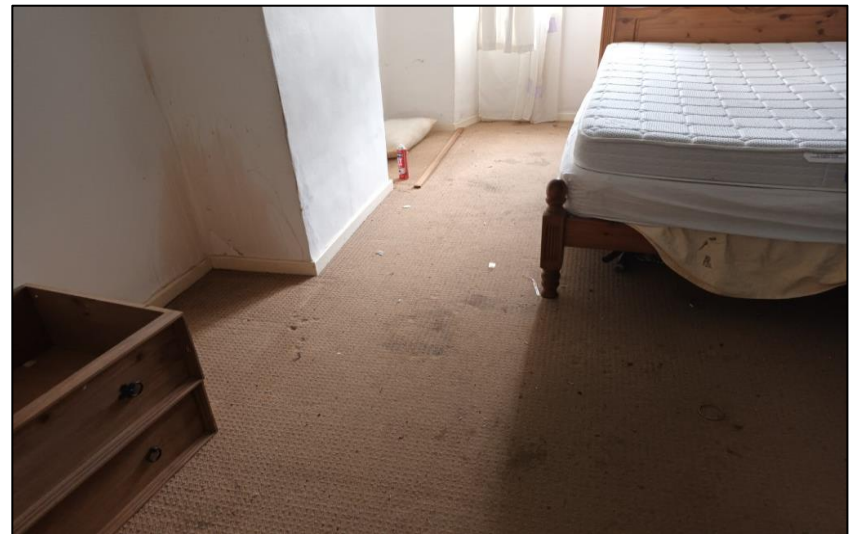
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Photograph (150)



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Photograph (152)



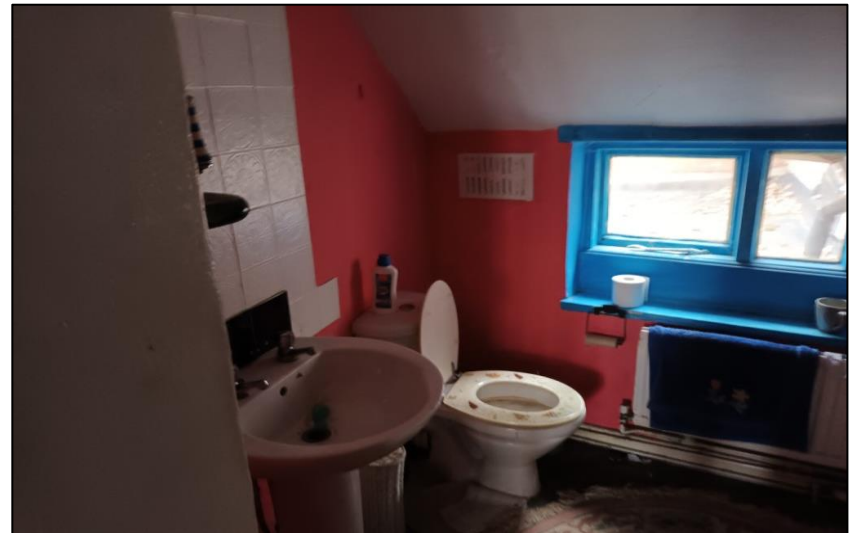
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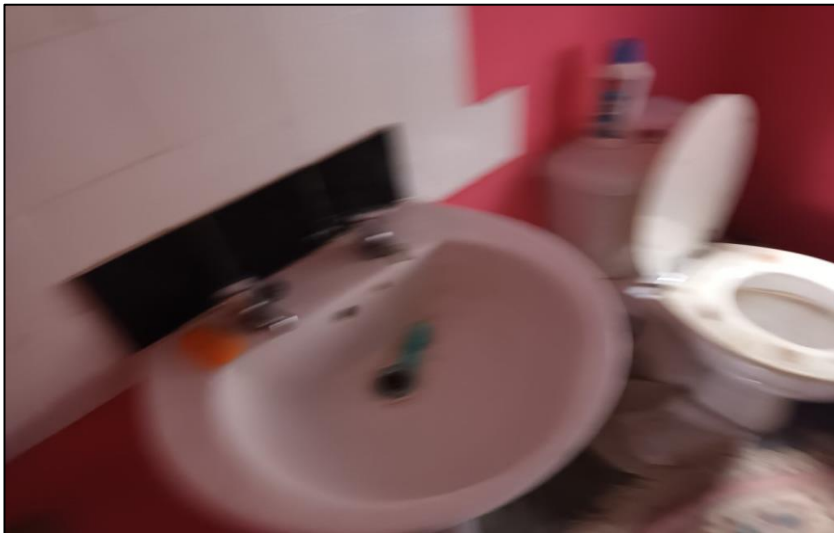
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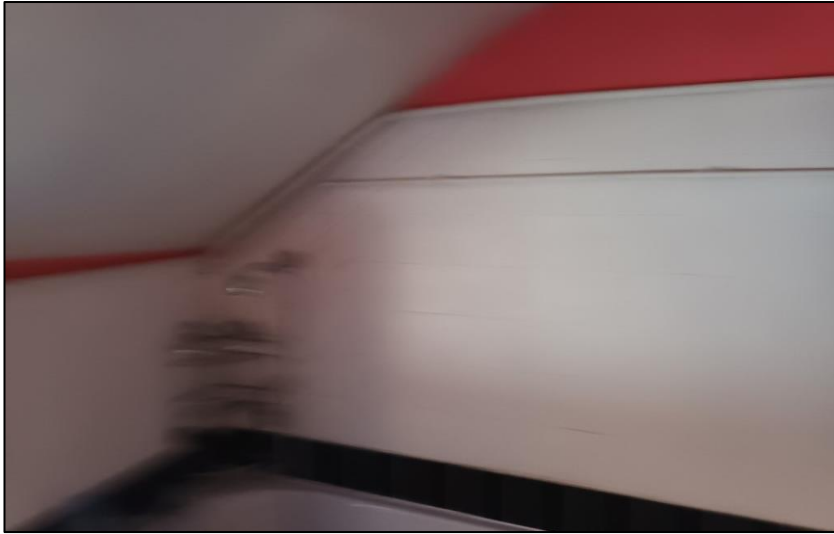
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Photograph (170)



Photograph (171)



Photograph (172)



Photograph (173)



Photograph (174)



Photograph (175)



Photograph (176)



Photograph (177)



Photograph (178)



Photograph (179)



Photograph (180)



Photograph (181)



Photograph (182)



Photograph (183)



Photograph (184)



Photograph (185)



Photograph (186)



Photograph (187)



Photograph (188)



Photograph (189)



Photograph (190)



Photograph (191)



Photograph (192)



Photograph (193)



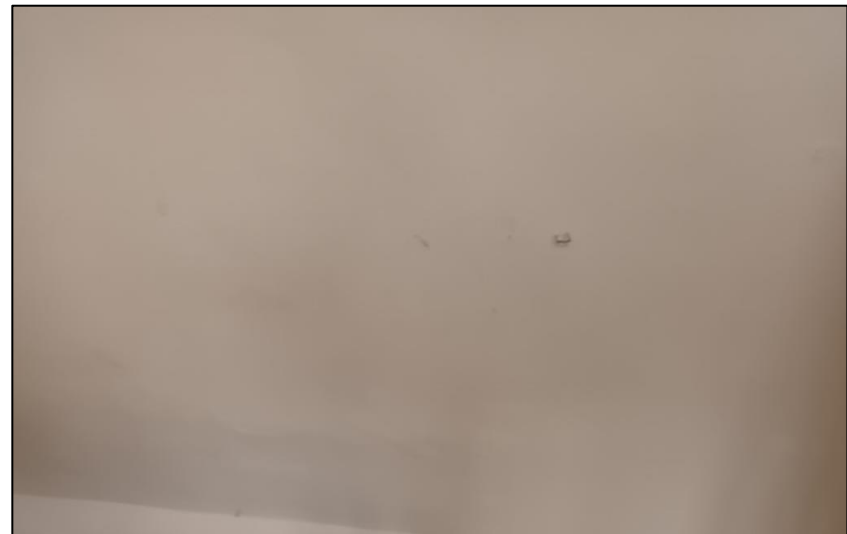
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Photograph (200)



Photograph (201)



Photograph (202)



Photograph (203)



Photograph (204)



Photograph (205)



Photograph (206)



Photograph (207)



Photograph (208)



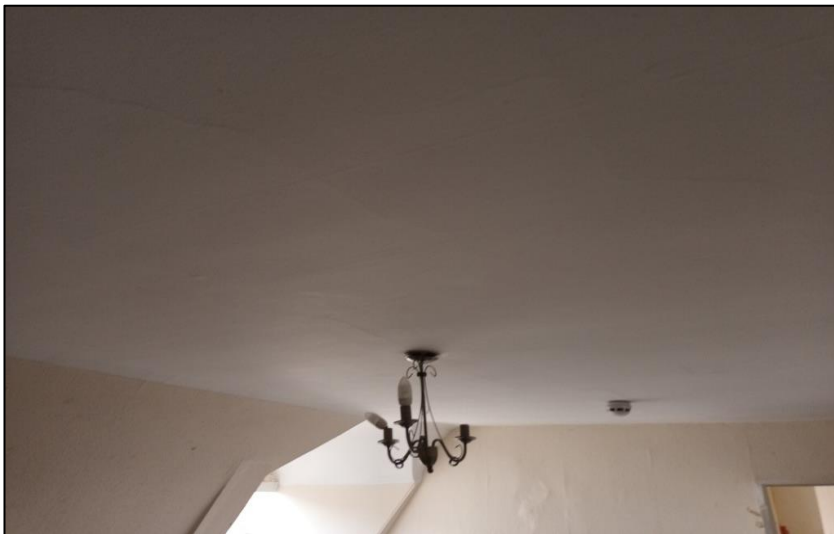
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Photograph (211)



Photograph (212)



Photograph (213)



Photograph (214)



Photograph (215)



Photograph (216)



Photograph (217)

DESCRIPTION OF PHOTOGRAPHS

Ref:	Location/Element	Description/Comments	Condition	Photo No.
	EXTERNALLY			
1.0	Front Elevation			
1.1	General	General view of front elevation.	Satisfactory.	1
1.2	Walls	Stone walls at ground floor level.	Satisfactory.	2, 3
		Rendered wall surfaces at first floor level.	Satisfactory.	4, 8, 9
1.3	Windows	Decorated timber windows and frames. Including ground floor bay window and dormer window.	Satisfactory.	5-7, 11
1.4	Doors	Decorated timber doors and frames.	Satisfactory.	10
1.5	Roof coverings	Mission clay roof tiles.	Satisfactory.	11
	Rainwater goods	Black PVCu gutters.	Satisfactory	11
1.6	Chimney stack	Red brick roof chimneys.	Satisfactory.	11
		Lead flashings.	Satisfactory.	11
		Clay chimney pots.	Satisfactory.	11
2.0	Left Side Elevation			
2.1	General	General view of left side elevation.	Satisfactory.	12
2.2	Walls	Stone walls at ground floor level of main building.	Satisfactory.	13

Ref:	Location/Element	Description/Comments	Condition	Photo No.
		Rendered wall surfaces at first floor level and entire elevation of secondary building at rear.	Satisfactory.	14
		Low level damage to brickwork behind render.	Poor.	15
2.3	Doors	Decorated timber door and frame with glazed panels.	Satisfactory.	16
		Decorated timber door and frame.	Satisfactory.	17
		Decorated timber barn door and frame at first floor level.	Satisfactory.	18
3.0	Rear Elevation			
3.1	General	General view of right side elevation.	Satisfactory.	19
3.2	Walls	Red brick walls. Moss at low level by water way. Efflorescence is present to the brick work.	Poor.	20, 21
3.3	windows	Decorated timber windows are inaccessible for close inspection due to tree growth and water way.	Poor.	21
3.4	Rainwater goods	Black PVCu gutters and downpipes.	Satisfactory.	21
3.5	Roof	Mission clay roof tiles.	Satisfactory.	22
4.0	Yard Areas			
4.1	Gates and handrails	Painted steel gates to left side.	Satisfactory.	24
		Painted steel handrails.	Satisfactory.	26, 27
4.2	Hard standings	Concrete hardstanding to left side.	Satisfactory.	23, 28

Ref:	Location/Element	Description/Comments	Condition	Photo No.
		Timber deck to bridge over water way. Some rotten board. Poor decorative condition.	Poor.	25, 26
		Concrete pavers to rear of the building.	Satisfactory.	29, 30
		Gravel surface to rear of the building. Remanence of removed fire pits present. Stored materials left on site.	Poor.	31-33
4.3	Walls	Brick wall with coping stones to boundary of garden. Spalling brickwork below coping stones on car park elevation.	Poor.	34-41
4.4	Fencing	Fencing to garden compound. Internal inspection not possible.	Poor.	42, 43
4.5	Outbuildings	Timber shed. Decoration required. No access provided internally.	Poor.	44
	INTERNALLY			
5.0	Ground Floor – Front Lobby			
5.1	Floors	Barrier matting carpet is worn.	Poor.	45, 46
5.2	Doors	Stained timber doors to bar area.	Satisfactory.	45, 47
		Decorated timber panelled main entrance door. Numerous gaps, damage and missing threshold at bottom of door.	Poor.	46
5.3	Walls	Decorated lathe and plaster walls.	Poor.	47, 48
5.4	Ceilings	Decorated lathe and plaster ceiling.	Poor.	49

Ref:	Location/Element	Description/Comments	Condition	Photo No.
6.0	Ground Floor – Main Trade Area			
6.1	Floors	Stone flag floor surface.	Satisfactory.	50, 51, 59, 60
6.2	Walls	Decorated lathe and plaster walls and exposed brick walls.	Satisfactory.	51-56
6.3	Windows	Decorated timber windows. Rot at low level of windows.	Poor.	57, 58
6.4	Ceilings	Decorated lathe and plaster ceilings. Decorated exposed timber beams.	Satisfactory.	61, 62
7.0	Ground Floor – Seating Area Left Side of Entrance			
7.1	General	General view of seating area.	Satisfactory.	63
7.2	Floors	Exposed decorated concrete floor. Remanence of previous floor covering is present.	Poor.	63, 64
7.3	Walls	Decorated lathe and plaster walls and exposed brick walls.	Satisfactory.	67-68
7.4	Windows	Decorated timber windows. Rot at low level of windows.	Satisfactory.	69
7.5	Doors	Decorated Timber Doors.	Satisfactory.	70
7.6	Ceilings	Decorated lathe and plaster ceilings. Decorated exposed timber beams.	Satisfactory.	71

Ref:	Location/Element	Description/Comments	Condition	Photo No.
8.0	Ground Floor – Behind Bar			
8.1	General	General view of bar area.	Poor.	72
8.2	Floors	Vinyl Floor finishes. Heavily worn areas adjacent to hand wash basin.	Poor.	73, 77
8.3	Walls	Decorated lathe and plaster walls and timber panel walls. Damaged timber panels where pipework penetrates.	Poor.	74, 75, 77
8.4	Ceilings	Decorated lathe and plaster ceilings.	Satisfactory.	76
8.5	Sanitary	Stainless steel hand wash basin. With PVCu pipework.	Poor.	77
9.0	Ground Floor – Rear Lobby			
9.1	Doors	Decorated timber external doors.	Satisfactory.	78
		Decorated timber internal doors with glazed panels.	Satisfactory.	78
9.2	Floors	Barrier carpet, heavily worn.	Satisfactory.	79
9.3	Walls	Decorated plaster walls. Damaged coving and poor plaster repair.	Poor.	80-82
9.4	Ceilings	Decorated plaster ceilings.	Satisfactory.	83
10.0	Ground Floor – Rear Hallway			
10.1	Doors	Decorated timber doors with glazed panels.	Satisfactory.	84-92

Ref:	Location/Element	Description/Comments	Condition	Photo No.
10.2	Floors	Vinyl floor coverings.	Satisfactory.	84, 85
10.3	Ceilings	Decorated plaster ceilings.	Satisfactory.	85
		Glazed roof light.	Satisfactory.	85
10.4	Walls	Decorated plaster finished walls.	Satisfactory.	85-93
11.0	Ground Floor – Beer Store			
11.1	General	General view of beer store.	Poor.	94, 95
11.2	Walls	Decorated plaster walls. Significant Black mould. Spalled plaster adjacent to door.	Poor.	95-98, 100
11.3	Floors	Exposed concrete floor. Black mould present.	Poor.	97, 98
11.4	Ceilings	Decorated timber panelled ceiling.	Satisfactory.	99, 101
12.0	Ground Floor – Trade Kitchen			
12.1	General	General view of kitchen.	Satisfactory.	102
12.2	Walls	Decorated plaster finished walls.	Satisfactory.	103-106
12.3	Ceilings	Decorated plaster finished ceilings.	Satisfactory.	107
12.4	Floors	Vinyl floor. Missing threshold and lifting vinyl.	Poor.	108, 109

Ref:	Location/Element	Description/Comments	Condition	Photo No.
13.0	Ground Floor – WC Lobby			
13.1	Doors	Decorated timber doors with glazed panels.	Satisfactory.	110
13.2	Floors	Quarry tiled floor.	Satisfactory.	110
13.3	Walls	Decorated plaster finished walls.	Satisfactory.	111
13.4	Ceilings	Decorated plaster finished ceilings.	Satisfactory.	112
14.0	Ground Floor – Male WC			
14.1	Walls	Half tiled walls with decorated plaster above.	Satisfactory.	113-116
14.2	Ceilings	Decorated plaster finished ceilings.	Satisfactory.	117
14.3	Floors	Quarry tiled floor finish. Missing tiles over inset manhole cover.	Poor.	118, 119
14.4	Windows	Decorated timber windows and frames.	Satisfactory.	120, 121
14.5	Sanitary	Ceramic urinals with stainless steel pipework.	Satisfactory.	113
		Ceramic hand wash basins inset within vanity unit.	Satisfactory.	114
		Ceramic close coupled toilet basin.	Satisfactory.	115
15.0	Ground Floor to First Floor Stairwell			
15.1	Walls	Half tiled walls with decorated plaster above.	Satisfactory.	122-124

Ref:	Location/Element	Description/Comments	Condition	Photo No.
15.2	Floors	Quarry tiled floor finish.	Satisfactory.	123
15.3	Ceilings	Decorated plaster finished ceilings.	Satisfactory.	124, 125
15.4	Windows	Decorated timber windows and frames.	Satisfactory.	124, 125
15.5	Sanitary	Ceramic hand wash basins inset within vanity unit.	Satisfactory.	123
		Ceramic close coupled toilet basin.	Satisfactory.	124, 125
16.0	Ground Floor to first floor stairwell			
16.1	Floors	Carpet covered stairwell. Missing carpet to first three stairs.	Poor.	126-130
16.2	Walls	Decorated lath and plaster walls. Impact damage to wall surfaces.	Poor.	131-133
17.0	First Floor – Corridor			
17.1	Walls	Decorated lath and plaster walls.	Satisfactory.	134
17.2	Ceiling	Decorated lath and plaster ceilings.	Satisfactory.	135
17.3	Floors	Carpet finished floor surface. Carpet is torn and lifting.	Poor.	136, 137
18.0	First Floor – Bedroom (left side)			
18.1	Walls	Decorated Lath and plaster walls. Isolated impact damage.	Poor.	138-142

Ref:	Location/Element	Description/Comments	Condition	Photo No.
18.2	Ceilings	Decorated lath and plaster ceilings.	Satisfactory.	143
18.3	Floors	Carpeted floor finish. Carpet is worn and damaged.	Poor.	144
18.4	Windows	Decorated timber windows and frames. Rot at low level of windows.	Poor.	145-147
18.5	Door	Decorated timber door. Damaged, missing paint.	Poor.	148
19.0	First Floor – Dining Room			
19.1	Floors	Vinyl floor covering.	Satisfactory.	149
19.2	Window	Decorated timber window.	Satisfactory.	149
19.3	Ceiling	Decorated plaster finished ceiling	Satisfactory.	150, 152
19.4	Walls	Decorated Lath and plaster walls. Isolated impact damage.	Poor.	150-156
19.5	Doors	Decorated timber door.	Satisfactory.	154
19.6	Sanitary	Stainless steel inset sink within worktop.	Satisfactory.	150
19.7	Fixtures and fittings	Timber cupboards and units. Damage to cupboard doors.	Poor.	152
20.0	First Floor – Bathroom			
20.1	Floor	Vinyl floor covering. Paint residue on surface.	Poor.	157

Ref:	Location/Element	Description/Comments	Condition	Photo No.
20.2	Sanitary ware	Ceramic close coupled toilet pan.	Satisfactory.	157, 159
		Ceramic hand wash basin.	Satisfactory.	160
		Acrylic bathtub with front panel.	Satisfactory.	158, 161
20.3	Ceiling	Decorated plaster soffit.	Satisfactory.	162
20.4	Windows	Decorated timber windows.	Satisfactory.	163
20.5	Doors	Decorated timber doors.	Satisfactory.	164
20.6	Walls	Decorated plaster finished walls with tiled surfaces around bath.	Satisfactory.	165, 166
21.0	First Floor – Living Area			
21.1	General	General view of living area.	Poor.	167
21.2	Walls	Decorated lath and plaster walls. Large impact damage.	Poor.	168-172
21.3	Floors	Carpeted floor surface. Carpet is worn and lifting.	Poor.	173
		Tiled surfaces around fireplace. Damaged and missing tiles	Poor.	176
21.4	Ceiling	Decorated plaster finished ceiling.	Satisfactory.	174, 175
21.5	Doors	Decorated timber doors. Damage to door at low level.	Poor.	177, 178
21.6	Cupboard	Plaster and skim finished wall and ceiling to cupboard. Isolated cracking and damage.	Poor.	180, 181

Ref:	Location/Element	Description/Comments	Condition	Photo No.
22.0	First Floor to Second Floor Stairwell			
22.1	General	General view of stairwell.	Poor.	182, 183
22.2	Floors	Carpeted floor surface. Heavily worn.	Poor.	184, 186
22.3	Walls	Decorated plaster finished walls. Damaged sections of plaster.	Poor.	185, 187
23.0	Second Floor – Landing			
23.1	General	General view of landing.	Satisfactory.	188
23.2	Walls	Decorated lath and plaster walls.	Satisfactory.	189, 190
23.3	Floor	Carpeted floor surface.	Satisfactory.	191
23.4	Ceiling	Decorated lath and plaster ceilings. Smoke detector damaged.	Satisfactory. Poor.	192, 193 193
23.5	Windows	Decorated timber windows. Minor rot.	Poor.	194
24.0	Second Floor – Bedroom 2			
24.1	General	General view of bedroom.	Satisfactory.	195
24.2	Walls	Decorated lath and plaster walls. Numerous points of impact damage.	Poor.	196-200

Ref:	Location/Element	Description/Comments	Condition	Photo No.
24.3	Windows	Decorated timber windows.	Satisfactory.	201
24.4	Ceiling	Decorated lath and plaster ceilings.	Satisfactory.	202, 203
24.5	Floors	Decorated boarded floor.	Satisfactory.	204, 205
25.0	Second Floor – Bedroom 3			
25.1	General	General view of bedroom.	Satisfactory.	206
25.2	Walls	Decorated lath and plaster walls. Numerous points of impact damage.	Poor.	207-211
25.3	Ceiling	Decorated lath and plaster ceilings.	Satisfactory.	212
25.4	Floors	Carpeted floor finish. Heavily worn and soiled.	Poor.	213
25.5	Windows	Decorated timber windows. Damp and rot at low level. Damage within window bay.	Poor.	214-217

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