

# Schedule of Condition



Property Address:	Shepherds Rest Lower Bagthorpe Nottingham Nottinghamshire NG16 5HF		
Property Reference Number:	0050374101		
Document Reference:	MMP/CAW	Rev.	
Survey Date:	11 <sup>th</sup> February 2022		

## A. Document Control Sheet.

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This document was initially prepared by Brownill Vickers Limited T/A SMC Brownill Vickers on behalf of Star Pubs & Bars and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Star Pubs and Bars' property inspection programme.

This section of the report provides details of the document status and details of whom and which company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.

Revision	Revision Date	Details of revision	Reviewers Company	Report Authors Name.

## B. Contents

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## C. Preliminaries

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Name of company completing the schedule of condition

**SMC Brownill Vickers**  
**Chartered Surveyors, Valuers & Property Agents**  
**82 Queen Street, Sheffield, S1 2DW.**  
**Tel: 0114 290 3306**  
**[www.smcbrownillvickers.com](http://www.smcbrownillvickers.com)**

Name of Surveyor who completed the schedule

**Mr Lee Sidebottom BSc (Hons) MRICS**  
**RICS Registered Valuer**  
**Director**  
**Tel: 0114 290 3306**  
**Mob: 07775 792 371**  
**e: [lee.sidebottom@smcbrownillvickers.com](mailto:lee.sidebottom@smcbrownillvickers.com)**

Date of site visit

**11<sup>th</sup> February 2022**

Date of issue

**16<sup>th</sup> February 2022**



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## D. Property Details

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### **Summary of Construction:**

Original building of traditional construction with painted brick front elevation and rendered side elevations. Rear off shot buildings constructed in brickwork, all under pitched slate covered roofs.

Extension to rear at left side has flat roof with mock pitched roof parapet with slate coverings to match main building over rendered external walls.

### **Accommodation:**

Ground floor front entrance lobby to open plan bar areas with centre servery counters. Commercial kitchen to right side of building with storage and prep area behind. Ladies' and gent's toilets to left side accessible off bar area.

Staircase to private first floor accommodation off bar area and external door to right side at front. Living accommodation occupies all of the first floor areas and includes kitchen, office, bathroom, bedrooms and storage.



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# E. Survey Methodology

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## 1. Description

In accordance with instructions received from Messer Star Pubs and Bars, SMC Brownill Vickers have carried out an inspection of the subject premises to provide a Schedule of Condition.

The weather is fine at the time of inspection.

The subject premises were open for business.

## 2. Orientation

All references to front, left, rear and right are as standing in the named road. Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property, from the public highway or from rights of way.

## 3. Limitations

SMC Brownill Vickers undertake a non-destructive visual inspection, this means we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Additionally, we do not remove secured panels or undo electrical fittings etc. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Closer examination may reveal defects not visible from a ground level vantage point.

We do not inspect the roof structure from inside the roof space. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive. The property was fully furnished at the time of our inspection and no removal of furniture or floor coverings was undertaken. In particular, floor coverings were not removed or lifted at the edges and no inspection of any sub-floor voids was undertaken. We therefore cannot confirm the condition of underlying floor timbers.

## E. Survey Methodology

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Fixtures and fittings, including all floor coverings, do not form part of the freehold. We assume that fixtures and fittings will be valued as part of a fixtures and fittings inventory and separately assessed, independent of this report.

It was not possible to inspect those parts of the property which were covered or unexposed at the time of the inspection and therefore we are unable to guarantee that these parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage, nor was an asbestos survey / management plan carried out as part of this instruction. Due to the weather conditions being dry on the day of inspection the guttering system was not seen to be tested.

As stated, this survey does not constitute an asbestos survey and therefore enquiries should be made to ascertain if a Type 2 or type 3 asbestos survey has been conducted and the findings thereof. Neither the whole nor any part of this report, or any reference thereto, may be included in any published document, circular or statement or published in any way without written approval from Brownill Vickers Limited of the form and context in which it may appear.

No testing of any sanitary ware or locking mechanisms to doors or windows has been undertaken as part of this inspection, unless stated otherwise. Testing with a protimeter has been undertaken.

Some of the soft landscaped areas within the site were obscured due to overgrown grasses, foliage, bushes and trees.

Some of the hard-landscaped areas around the site were covered with mosses, lichens, overgrown grasses, foliage and bushes which limited visibility of the underlying surfaces.

Build-up of mosses, lichens and plants are common on poorly maintained roof coverings. These can cover underlying defects to these surfaces.

Large trees and bushes that are located within the site will require ongoing inspection, management and maintenance particularly when adjacent to buildings, boundaries, boundary walls and fences.



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## E. Survey Methodology

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Limited access only was available to the various boundaries around the site due to the premises being located adjacent to private property and due to the presence of various overgrown grasses, foliage, trees and bushes around and within the site.

### 4. Condition

Condition Rating	Definition
<b>3 - Good Condition</b>	Reported elements had no apparent defects being clean and well maintained. Element is likely to offer a long serviceable life.
<b>2 - Satisfactory Condition</b>	Reported elements presented in a serviceable condition with some wear and tear or minor damage but not requiring immediate attention.
<b>1 - Poor Condition</b>	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.



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## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1</b>	<b>INTERNAL</b>					
<b>1.0</b>	<b>GROUND FLOOR</b>		<b>Photos 59-105</b>			
<b>1.1</b>	<b>Ground floor accommodation; entrance lobby</b>					
<b>1.1.1</b>	<b>Ceiling</b>	Plaster with paint finish.	2			
<b>1.1.2</b>	<b>Walls</b>	Plaster with paint finish.	2 Hairline cracking around windows and from corners of door lintel on external wall.			
<b>1.1.3</b>	<b>Floor</b>	Solid floor with entrance matting.	2			
<b>1.1.4</b>	<b>Doors</b>	Double entrance doors timber as described externally with overhead door closers and bolts for securing, mortice locks and push plate.	2 Some deterioration at low level adjacent to locking mechanisms with one lock damaged.			
<b>1.1.5</b>	<b>Doors 2</b>	Inner double doors timber with top glazing, fitted with push plates and overhead door closers.	2			
<b>1.1.6</b>	<b>Windows</b>	2 x timber framed single glazed windows with fixed lights.	2			
<b>1.1.7</b>	<b>Joinery</b>	Timber skirtings to external side walls.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.2</b>	<b>Ground floor accommodation; open plan public bar areas throughout main building with centre server counter</b>					
<b>1.2.1</b>	<b>Ceiling</b>	Painted plaster generally to flat ceilings and sloping section in centre off shot.  Exposed timber beams and ceiling joists to some areas, beams supported on timber posts on low walls.	2  Some unevenness noted to surfaces.			
<b>1.2.2</b>	<b>Ceiling 2</b>	Ceiling to rear area at left side under flat roof has a roof light with stained glass internal panel with timber surround.	2			
<b>1.2.3</b>	<b>Walls</b>	Painted plaster with half height timber panelling to left side and timber skirtings or pipe boxing to remainder of open area.	2  No damp noted.			
<b>1.2.4</b>	<b>Walls 2</b>	Painted plaster wall.	1-2  Front and front right-hand walls are damaged at low level with damaged plasterwork.			
<b>1.2.4</b>	<b>Floor</b>	Solid floors with stone flag finish to left side and carpet finishes elsewhere.	2  General wear and tear and staining to floor coverings.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.5	Floor 2	Area in front of hearth to right side is tiled with ceramic tiles.	2 Several tiles broken.			
1.2.6	Radiators	Steel panel radiators affixed to walls.	2 Secure. Not tested.			
1.2.7	Doors	Doors to rear as described externally.	2			
1.2.8	Doors 2	Internal door between left side and rear area timber panelled door with top glazing and overhead door closer.	2			
1.2.9	Doors 3	Door from right side into public area from private accommodation flush panelled timber door with pull handle and mortice lock.	1-2 Door ill-fitting.			
1.2.10	Doors 4	Door to commercial kitchen solid panel door with Georgian wired vision panel, fitted with overhead door closer and pull handle.	2 Deterioration to timberwork at low level.			
1.2.11	Fireplaces	2 x fireplaces within public areas brick and stone construction with open grate to both.	2			
1.2.12	Joinery	Dividing partitions in timber with top glazing, painted finish.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.13	Radiators 2	Radiators inside main entrance cast iron affixed to wall.	2 Secure. Not tested.			
1.3	Ground floor accommodation; ladies' toilets					
1.3.1	Ceiling	Painted plaster.	1-2 Deterioration noted to underlying surfaces and flaking of paintwork particularly within lobby area where high moisture readings are noted.			
1.3.2	Walls	Largely painted plaster with ceramic tiles to left hand wall behind w.c.s and adjacent to sink unit.	1-2 Large areas visually in reasonable order although high moisture readings noted particularly opposite entrance door to front elevation within lobby masked by mirror.			
1.3.3	Floor	Solid floor overlaid with Altro sheet flooring.	2-3 Slight discoloured to joints and edges.			
1.3.4	Doors	Flush faced timber entrance door with overhead door closer.	2			
1.3.6	Joinery	Timber partitions with integrated doors and locking mechanisms.	3			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.7	Windows	PVC window with opening lights as described externally.	2 Opening lights stiff and lever handles loose.			
1.3.8	Radiator	Steel panel radiator affixed to wall.	2 Minor corrosion noted.			
1.3.9	Sanitary ware	2 x low level w.c. regency design with matching sink vanity unit to gents w.c.	2-3 Some deterioration to vanity shelf and seals adjacent to this.			
1.3.11	Fixtures and fittings	Nappy change station fixed to wall and soap and towel dispensers and hand dryer fixed to tiling.	2			
1.4	Ground floor accommodation; gent's toilets					
1.4.1	Ceiling	Painted plaster.	2 Hairline crack and minor impact damage.			
1.4.2	Walls	A combination of painted plaster and large plank effect ceramic tiles.	2-3 Blemishes noted to decorations. Slight impact damage behind cubicle door.			
1.4.3	Floor	Solid floor overlaid with Altro sheet flooring.	2-3 Slight discoloured to joints and edges.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.4	Doors	Outer door panelled timber with stain finish.	2			
1.4.5	Doors 2	Inner door painted flush timber door with high level glazing in overhead door closer.	3			
1.4.6	Doors 3	Toilet cubicle door flush timber with painted finish and locking mechanism.	3			
1.4.7	Windows	Timber framed windows with opaque glazing and top opening lights.	2			
1.4.9	Radiator	Steel panel radiator with paint finish fixed to wall.	3			
1.4.10	Sanitary ware	1 rectangular wash basin built into vanity shelf with 2 x urinals with central partition and high-level cistern, 1 x low flush w.c.	2-3 Fully functional at the time of inspection. Minor deterioration to seals.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.5</b>	<b>Ground floor accommodation; servery</b>					
<b>1.5.1</b>	<b>Servery</b>	<p>Wrap around servery to front and side in centre of open areas with wooden countertop over wooden panelled counter front with brass rail fittings.</p> <p>Counter front painted at right side.</p> <p>Wooden shelving under counter for till and storage with inset stainless steel hand wash sink and stainless-steel sink and drainer fitting.</p>	<p>2</p> <p>Minor wear and tear to surfaces.</p>			
<b>1.5.2</b>	<b>Back bar fittings</b>	<p>Wooden countertop with copper pipe bespoke shelving with glass insets, glass Shepherd Rest mirror. There is slate effect wall cladding</p> <p>Wooden built in cabinets and storage shelves below with under counter fridges</p>	<p>2-3</p> <p>Minor deterioration to under counter shelving areas.</p>			
<b>1.5.3</b>	<b>Ceiling</b>	<p>Painted plaster and exposed timber joists to part.</p>	<p>2</p> <p>Unevenness noted to sub floor.</p>			
<b>1.5.4</b>	<b>Floor</b>	<p>Floor finished with Altro sheet flooring.</p>	<p>3</p>			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.6</b>	<b>Ground floor accommodation; commercial kitchen</b>					
<b>1.6.1</b>	<b>Ceiling</b>	Painted plaster.	2 Discolouration to painted surfaces.			
<b>1.6.2</b>	<b>Walls</b>	Painted plaster with stainless steel panel splashbacks to sink and worktop areas.	1-2 Damp staining to front wall below windowsill level. Damage also noted to plaster work adjacent to heating pipes.			
<b>1.6.3</b>	<b>Floor</b>	Finished with anti-slip Altro with previous patch repairs.	1 Damage to Altro sheet flooring has split. Previous patch repairs noted and taped areas present.			
<b>1.6.4</b>	<b>Fixtures and fittings</b>	Hand wash sink fitted to wall with splashback ceramic tiling.  Extractor hood and canopy and all sinks including wash basins and sinks and drainers are assumed to form part of the freehold. All other fittings within the kitchen are assumed to form part of the fixtures and fittings inventory and valued according to condition within that.	2			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.7</b>	<b>Ground floor accommodation; prep room</b>					
<b>1.7.1</b>	<b>Ceiling</b>	Painted plaster.	2 Discolouration to decorative surfaces.			
<b>1.7.2</b>	<b>Walls</b>	Painted plaster with stainless steel panel behind worktop areas.	2 Isolated redundant fixing holes and minor uneven previous patch repairs. Some discolouration to decoration particularly adjacent to stairs.			
<b>1.7.3</b>	<b>Floor</b>	Solid floor overlaid with Altro sheet flooring.	2 Splitting to seams. Previous patch repairs noted and discolouration throughout.			
<b>1.7.4</b>	<b>Floor 2</b>	Steps up to rear door finished in matching vinyl covering with nosing strips.	2 Discoloured and deterioration noted.			
<b>1.7.5</b>	<b>Window</b>	Timber window as described externally with fly screen fitted internally.	2			
<b>1.7.6</b>	<b>Door</b>	Door to rear as described externally with internal chain link door curtain fitted.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.7.7	Fixtures and fittings	Metal handrail / balustrade affixed to steps.	2			
1.8	Ground floor accommodation; storage aspects of cellar		Photos 106-120			
1.8.1	Ceilings	Painted plaster ceiling finishes.	2			
1.8.2	Walls	Walls have uPVC cladding throughout.	2			
1.8.3	Floor	Solid concrete floor.	2			
1.8.4	Door	Flush panel timber door from inside rear entrance.	2			
1.8.5	Door 2	Door opening to left side storeroom.	2 Door is missing.			
1.9	Ground floor accommodation; store and entrance lobby incorporating cellar area					
1.9.1	Ceiling	Painted plaster with roof access hatch.	1  Damp staining noted to loft hatch and to front ceiling wall junction. Hairline cracking and discolouration noted within cellar areas.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.9.2	Walls	Painted plaster and boarding and painted blockwork and brick.	2 Serviceable for use of area with patch repairs and deteriorating paintwork. With damp affected are to ceiling wall junction adjacent to ceiling leak. Cracking noted to render to front elevation within this area particularly. Discolouration to decoration within main cellar area.			
1.9.3	Floor	Concrete floor and steps up to 'cellar'.	2 Serviceable. Heavily discoloured and stained.			
1.9.4	Door	Door to left side of property is flush panel timber as described externally.	2 Damage at lock position. Overhead door closer removed. Redundant holes to face of door.			
1.9.5	Door 2	Door to 'cellar' flush timber with pull handle, overhead closer and Yale lock.	1-2 Minor damage to surface. Door closer disconnected.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>2.0</b>	<b>INTERNAL ASPECTS OF OUTBUILDING</b>					
<b>2.1</b>	<b>Outbuilding (internal)</b>					
<b>2.1.1</b>	<b>Ceiling</b>	Plaster finish to boarded front section.	2  Small hole through ceiling.  Ceiling sagging in places.			
<b>2.1.3</b>	<b>Walls</b>	Painted brickwork walls.	1  Extremely damp stained to left side and rear with paint missing.  Cracking over front door lintel and left-hand side above infilled window opening and to rear right walls.			
<b>2.1.4</b>	<b>Floor</b>	Concrete floor, paint to front section and exposed aggregate to rear section.	2  Majority of floor is concealed by stored goods.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.0	FIRST FLOOR		Photos 121-160			
3.1	First floor private accommodation; staircase					
3.1.1	General	Timber staircase and bottom landing with carpet covering between painted plaster walls.	1  No handrails fitted.  Damp penetration affecting plasterwork to ingress side of entrance door. Deterioration to all areas of timber work decoration.			
3.2	First floor private accommodation; office and living accommodation					
3.2.1	Ceilings	Generally painted plaster ceilings throughout.	1  Cracking and uneven surfaces throughout. Partial collapse to central bedroom adjacent to chimney. Further areas of condensation marking noted throughout and deterioration to decorations.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2.2	Walls	Generally painted anaglypta with splashback boarding to bathroom over bath and in shower area, also in kitchen above worktop.	1-2 Damp/condensation staining at ceiling wall junctions and within wall adjacent to leaking around chimney stacks. Front right-hand bedroom plasterwork is heavily deteriorated at low level and stained. Condensation marking also noted around window frames decorations all having nonmatching and patching.			
3.2.3	Floor	Generally finished with carpets except kitchen and bathroom which have vinyl coverings.	2 Generally uneven due to age of building where floors have moved. Deterioration to floor coverings throughout.			
3.2.4	Doors	Flush panel timber doors with lever latch ironmongery.	2 Minor damage to some door faces from scratching. Some doors ill fitting.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.2.5	Windows	Timber and PVC windows as described externally.	2  Window to left side is single glazed and badly affected by condensation.  Damp penetration to window reveals around timber window to left side.  Rear UPVC window within left hand lounge is ill-fitting with damaged handles also present.			
3.2.6	Radiators	Steel panel radiators fixed to walls.	2  Secure. Not tested.			
3.2.7	Joinery	Timber pipe boxings to many areas with paint finish.	2  Minor cracking at junction with wall and at joints in top board.			
3.2.8	Bathroom fittings	Corner shower, bath pedestal sink and toilet with electric shower.	2  Some deterioration to seals. Generally satisfactory.			
3.2.9	Kitchen fittings	Range of wall and base units with integrated oven and hob. Stainless steel sink and drainer. With laminate worktop.	2  Non-finished plinths.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>4</b>	<b>EXTERNAL</b>					
<b>4.1</b>	<b>Main building</b>		<b>Photos 1-21</b>			
<b>4.1.1</b>	<b>Roofs</b>	Pitched roof overlaid with natural slate and matching ridge tiles.	2  Several displaced slates at base of chimney. Some cracked and damaged slates also noted. Scaffolding erected at the time of our inspection with works ongoing.  Ridge tiles partially eroded and mortar bed deteriorated.			
<b>4.1.2</b>	<b>Roofs</b>	Rear roof slope as front.	2  Displaced slate at base of left side chimney.  Several broken slates at high level.			
<b>4.1.3</b>	<b>Chimneys</b>	4 x brick chimneys. 2 x chimneys with clay pots or cowls to flues.  Tv aerial affixed to 1 x chimney.  Lead stepped flashings and apron flashings to all chimneys.	2  With spalled bricks. Deterioration to pointing and moss growth evident.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.4	Chimneys 2	Large chimney added at rear right corner in brickwork.  Opening to rear with access panel to flue.	2			
4.1.5	Rainwater goods	Cast iron gutters on brackets affixed to brickwork walls.  Cast iron downpipes fixed to brickwork walls.	2  Deterioration noted to decorative finishes.			
4.1.6	Rainwater goods 2	To front entrance porch rainwater goods comprise PVC gutters and downpipes.	2			
4.1.7	Walls	Brickwork construction with paint finish.  Tie bars at high level to centre of building over strengthening buttress.	2  Beneath decorations, older brickwork shows frost damaged bricks and displacement (historic) where opening infilled at left side of front elevation.			
4.1.8	Walls 2	Right side elevations are rendered full height to base of chimney.	1-2  Surface defects to render finish and hairline cracking.			
4.1.9	Walls 3	Left side elevation is rendered full height to base of chimney.	1  Extensive surface defects and cracking to render.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.10	Walls 4	Rear elevation brickwork has been repointed.	2 Isolated frost damaged bricks.			
4.1.11	Doors	Double entrance doors timber panelled top glazed with small panes and glazing bars.	2 Wear and tear to weather bars. Pull handle loose. Minor decay to base of door frame both sides.			
4.1.12	Doors 2	Single flush panel timber door with weather bar to front with lever lock furniture and Yale lock.	2			
4.1.13	Windows	8 x windows to front elevation: - 4 x windows to first floor replaced in uPVC with double glazing with mock glazing bars and opening lights. 3 x windows to ground floor, timber framed with top opening lights and clear double-glazed unit 1 x replacement uPVC window at ground floor level with opening casements and blank top panel with vent through.	2 Top opening lights to timber windows stiff and latches slightly loose. Minor area of missing sealant at perimeter of ground floor window frame. Deterioration noted to timber work with rot noted.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.14	Windows 2	1 x timber window at first floor level on left side.	2 Bare timber and missing putty pointing.			
4.1.15	Windows 3	1 x uPVC window at ground floor level with opening lights and opaque double glazing.	2 No mastic sealant to perimeter of frame.			
4.1.16	Windows 4	1 x PVC replacement window to rear elevation first floor with mock glazing bars to double glazing.	2			
4.1.17	Soil and vent pipe	SVP affixed to corner of front elevation in PVC with wastepipes from first floor.	2			
4.1.18	Soil and vent pipe 2	SVP through right side elevation affixed to wall, PVC.	2 Making good required around penetration through wall.			
4.2	Rear off shot right hand side					
4.2.1	Roofs	Pitched roof with slate covering and matching ridge tiles, roof vents set in slates.  Stepped lead flashings and soakers at abutment with rear elevation.  Mortar pointing to verges.	2 Mortar bed to ridge tiles is partially missing.  Verge pointing has minor defects and hairline cracks.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.2.2	Rainwater goods	PVC gutter and downpipe at right side to both parts of off shot fixed to timber fascias.	1-2 Deterioration to vent beneath with water dripping noted.			
4.2.3	Walls	Constructed in newer brickwork, fair faced.	2 Although discolouration where water affected adjacent to large chimney stacks to front of building.			
4.2.4	Doors	Rear door timber panelled solid door with timber sill to frame.	1-2 Sill not treated and weathered. Architrave around door is unsupported and mortar pointing at perimeter has fallen out. Minor cracking around frame junction.			
4.2.5	Windows	1 x timber framed window to rear elevation with top opening lights and clear double glazing.	2 Mortar pointing missing above window frame. Deterioration to decorative finishes.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>4.3</b>	<b>Centre off shots</b>					
<b>4.3.1</b>	<b>Roofs</b>	<p>Slate covered pitched roof with matching ridge tiles.</p> <p>Vents to roof slopes.</p> <p>Stepped or apron lead flashings and lead valley to adjacent off shot.</p> <p>Mortar pointing to verges.</p>	<p>2</p> <p>Isolated strapped slates.</p> <p>Mortar bed and joints to ridges is deteriorating with areas missing.</p> <p>Older section of off shot has undulating roof coverings suggesting roof structure has sagged between trusses.</p> <p>Verge pointing is partially missing and cracked to older section.</p> <p>Displaced slate at ridge level at rear.</p>			
<b>4.3.2</b>	<b>Chimneys</b>	<p>1 x brick chimney with gas cowl.</p> <p>Lead stepped flashings and apron flashing.</p>	<p>1-2</p> <p>Mortar pointing cracked and open with top course of bricks appearing to be loose.</p>			
<b>4.3.3</b>	<b>Rainwater goods</b>	<p>PVC gutters and downpipe affixed to timber fascia.</p>	<p>2</p> <p>Deterioration to finishes and leaking joint noted to section over green metal shed.</p>			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.3.4	Walls	Brickwork construction.	2 Brickwork partially open jointed to older section. Minor crack to mortar at junction of old and new brickwork. Open joints and loose mortar at junction with right hand side off shot.			
4.3.5	Walls 2	Brickwork to left side has been patch repaired where bricks are damaged, using mortar and junction between old and new brickwork is not flush.	2 Minor cracking at junction.			
4.3.6	Doors	Flush panelled timber door with lever latch lock and vent through door.	2 Door is ill fitting and door handles are loose.			
4.3.7	Doors 2	Flush timber panelled door with lever lock furniture and vents through door at high and low level.	2 Top vent grille broken.			
4.3.8	Doors 3	Double timber rebated doors, solid wooden panel in wooden frame to newer rear section. No door furniture externally.	2			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.3.9	Window	Timber window to first floor level overlooking flat roof with security bars affixed to brickwork externally.	2			
4.4	Left side off shot					
4.4.1	Roofs	Flat roof with mock pitched roof parapets with slate coverings with matching ridge tiles and hip tiles, verge mortar pointed.	2 Mortar pointing to verge is cracked and loose.			
4.4.2	Roofs 2	Flat roof finished with felt and chippings with felted upstands and concrete copings. Domed roof light inset.	2 Serviceable but heavily affected by moss. Felt to inside of parapet / upstands is rippled. Roof light is heavily soiled. Mortar pointing partially missing at felt upstand at abutment with the building. Cracking to felt behind main building and patch repair to corner with sealant.			
4.4.3	Rainwater goods	PVC gutter and downpipe fixed to timber fascia boards.	2			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.4.4	Walls	Rendered walls full height down to drip above painted brickwork, all with paint finish.	2 Minor damage to render above bottom drip and previous patch repair and hairline cracking to left side.			
4.4.5	Doors	Double doors to rear, timber panelled with top glazing and external pull handles and door closers.	2			
4.4.6	Windows	3 x timber windows with opening lights, single glazed with small panes between glazing bars, rear and right-side windows opaque glazed.	2 Decorations to left side windowsill poor.			
4.4.7	Joinery	Soffit to rear entrance doors and flat roof over is boarded with timber and painted.	2			
4.4.8	Joinery 2	Timber fascias and soffits with paint finish.	2			



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.4.9	Fixtures and fittings	Handrail affixed to wall at steps outside rear entrance.  Brackets affixed to wall x 2 outside entrance.  Air conditioning unit / equipment x 3 affixed to left side wall at rear corner with holes through brickwork for services.	2			
5.1	OUTBUILDING EXTERNAL		Photos 29			
5.1.1	Roofs	Corrugated asbestos cement roof and ridge. Roof verges are mortar pointed.	1-2  All intact but heavily affected by moss.  Roof appears to be undulating at left side.  Left side roof and building partially concealed by shrubs and overgrown vegetation and stored items.  Mortar pointing to verge is cracked and partially missing.			
5.1.2	Walls	Constructed in brickwork with paint finish.	2  Broken air vent at low level.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.3	Walls 2	Rear and left side brickwork is fair faced.  Rear elevation partially rebuilt.	2  Open jointed brickwork to older section at rear and cracking and holes to left elevation where visible at rear corner.			
5.1.4	Rainwater goods	PVC gutters and downpipes affixed to timber fascias.	1  Gutters misaligned to right side and partially missing and broken to left side.			
5.1.5	Doors	2 x stable doors in timber to right hand side with various ironmongery.	1-2  Boards decayed at base and patch repaired.			
5.1.6	Doors 2	Double timber access doors to front with hasp and staple fastening externally.	2  Boards weathered at base.			
6.1	SITE AREAS		Photos 22-28 / 30-58			
6.1.1	Front boundary	Front boundary to public highway is hawthorn hedge on grass verge.	2			
6.1.2	Left boundary	Low level stone wall adjacent to public foot path at front and thereafter various timber post and fence or hedgerow boundary features.	1-2  Stone wall is in satisfactory condition.  Timber fence is broken down with panels missing.  Hedgerows unkempt and not defined.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.1.3	Retaining wall	Inside front entrance stone retaining wall supporting upper level car park with gate access.	2 Partially repointed with open joints at low level.			
6.1.4	Retaining wall 2	Stone retaining wall to grassed area behind outbuilding.	1-2 Various cracks and open jointed areas and damaged stone.			
6.1.5	Front area	Part play area with grass finish bounded by timber fences within site and to right boundary.	2			
6.1.6	Car parking	Front area off public highway finished in tarmac with white lining.	1-2 White lining worn. Potholes noted to central high traffic areas and entrance egress areas.			
6.1.7	Car parking 2	Upper car parking within front area finished in tarmac with white lining.	1 Worn and cracked to entrance of driveway with previous patch repairs and potholes noted. White lines worn and kerbs to perimeter have been impact damaged.			
6.1.8	Brick wall to car parking area	Brick wall with concrete copings between car parking and garden.	2 Isolated open joints. Discolouration noted to decorative finishes.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.1.9	Access paths from car parking to front of building	Plain concrete flags with concrete infill strip adjacent path between path and wall.	1-2 Several broken flags and uneven areas. Vegetation at joints.			
6.1.10	Paving outside front of building and entrance steps	Paving raised in steps to front entrance in riven concrete paving slabs.	2 Serviceable. 2 x broken flags. Isolated loose flags. Vegetation at joints.			
6.1.11	Paving at front of building right side	Plain concrete flags.	2 Vegetation at joints.			
6.1.12	Fence to rear garden	Timber low level fence to private garden.	1 Panels damaged and broken, posts leaning.			
6.1.13	Rear areas	Area around left side off shot is tarmac paving leading to concrete paving and paths with brick retaining walls.	1 Minor cracking to tarmac and concrete. Extensive frost damage to bricks in retaining walls.			

## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
6.1.14	Rear land	Uneven grassed areas up to rear boundary with propane gas storage cylinder at rear and fenced private garden around right hand side.	2 Unkempt with debris piled in various places. Storage shed located at rear in private garden.			
6.1.15	Fences and boundaries within site	Fences comprise timber post and wire mesh with parts in timber post and rail.	2 Various overlapping fences and loose laid panels.			
6.1.16	Rear and right-side boundaries	Rear boundary to agricultural land is not precisely defined and has hedgerow with various posts and wire.	1 Majority of fencing is missing or broken down.			
6.1.17	Right side boundary	Tenant claims that adjacent land owner has used/claimed a section of grassed land behind the private garden.	1 Timber post and wire fence to right side boundary broken down and missing.			

## G. Photographs

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**Photo 001**



**Photo 003**



**Photo 002**



**Photo 004**

## G. Photographs

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**Photo 005**



**Photo 007**



**Photo 006**



**Photo 008**



## G. Photographs

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**Photo 009**



**Photo 011**



**Photo 010**



**Photo 012**



## G. Photographs

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**Photo 013**



**Photo 015**



**Photo 014**



**Photo 016**

## G. Photographs

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**Photo 017**



**Photo 019**



**Photo 018**



**Photo 020**

## G. Photographs

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**Photo 021**



**Photo 023**



**Photo 022**



**Photo 024**



## G. Photographs

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**Photo 025**



**Photo 027**



**Photo 026**



**Photo 028**

## G. Photographs

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**Photo 029**



**Photo 031**



**Photo 030**



**Photo 032**

## G. Photographs

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**Photo 033**



**Photo 035**



**Photo 034**



**Photo 036**



## G. Photographs

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**Photo 037**



**Photo 039**



**Photo 038**



**Photo 040**

## G. Photographs

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**Photo 041**



**Photo 043**



**Photo 042**



**Photo 044**



## G. Photographs

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**Photo 045**



**Photo 047**



**Photo 046**



**Photo 048**

## G. Photographs

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**Photo 049**



**Photo 051**



**Photo 050**



**Photo 052**

## G. Photographs

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**Photo 053**



**Photo 055**



**Photo 054**



**Photo 056**



## G. Photographs

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**Photo 057**



**Photo 059**



**Photo 058**



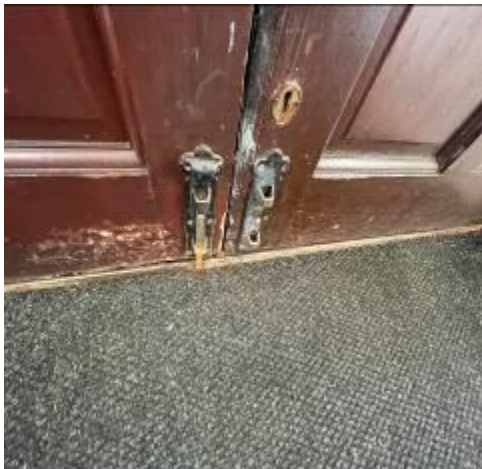
**Photo 060**

## G. Photographs

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**Photo 061**



**Photo 062**



**Photo 063**



**Photo 064**

## G. Photographs

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**Photo 065**



**Photo 067**



**Photo 066**



**Photo 068**



## G. Photographs

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**Photo 069**



**Photo 071**



**Photo 070**



**Photo 072**

## G. Photographs

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**Photo 073**



**Photo 075**



**Photo 074**



**Photo 076**



## G. Photographs

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**Photo 077**



**Photo 079**



**Photo 078**



**Photo 080**

## G. Photographs

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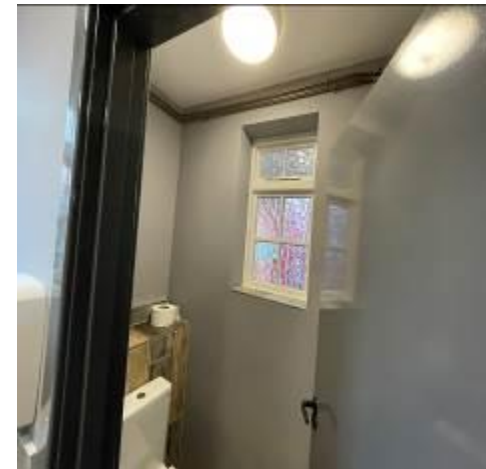
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**Photo 083**



**Photo 082**



**Photo 084**

## G. Photographs

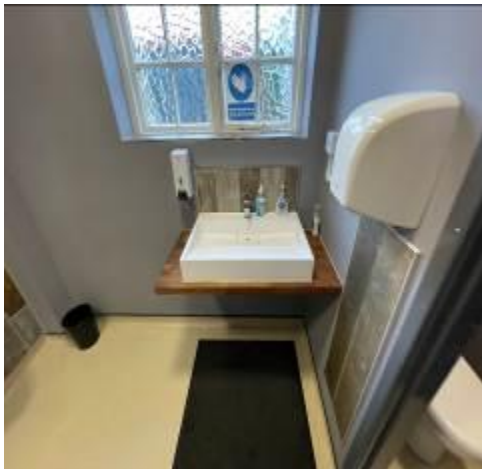
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**Photo 085**



**Photo 087**



**Photo 086**



**Photo 088**

## G. Photographs

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**Photo 089**



**Photo 091**



**Photo 090**



**Photo 092**



## G. Photographs

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**Photo 093**



**Photo 095**



**Photo 094**



**Photo 096**

## G. Photographs

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**Photo 097**



**Photo 099**



**Photo 098**



**Photo 100**

## G. Photographs

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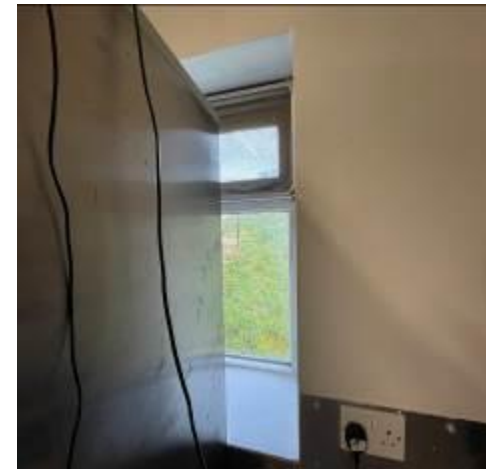
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**Photo 103**



**Photo 102**



**Photo 104**

## G. Photographs

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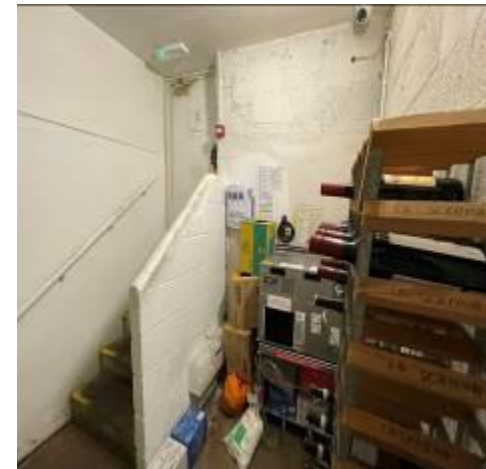
**Photo 105**



**Photo 107**



**Photo 106**



**Photo 108**



## G. Photographs

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**Photo 109**



**Photo 111**



**Photo 110**



**Photo 112**

## G. Photographs

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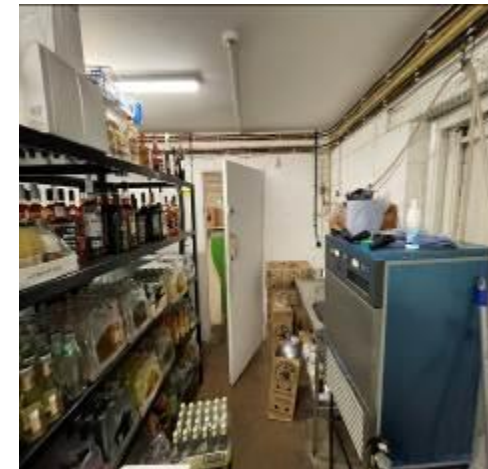
**Photo 113**



**Photo 115**



**Photo 114**



**Photo 116**

## G. Photographs

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**Photo 117**



**Photo 119**



**Photo 118**



**Photo 120**

## G. Photographs

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**Photo 121**



**Photo 123**



**Photo 122**



**Photo 124**



## G. Photographs

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**Photo 125**



**Photo 127**



**Photo 126**



**Photo 128**

## G. Photographs

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**Photo 129**



**Photo 131**



**Photo 130**



**Photo 132**

## G. Photographs

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**Photo 133**



**Photo 135**



**Photo 134**



**Photo 136**

## G. Photographs

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**Photo 137**



**Photo 139**



**Photo 138**



**Photo 140**



## G. Photographs

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**Photo 141**



**Photo 143**



**Photo 142**



**Photo 144**

## G. Photographs

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**Photo 145**



**Photo 147**



**Photo 146**



**Photo 148**

## G. Photographs

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**Photo 149**



**Photo 151**



**Photo 150**



**Photo 152**

## G. Photographs

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**Photo 153**



**Photo 155**



**Photo 154**



**Photo 156**



## G. Photographs

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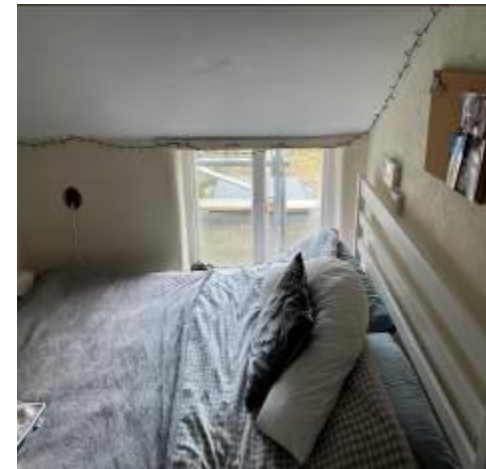
**Photo 157**



**Photo 159**



**Photo 158**



**Photo 160**

# H. Declaration of document publication

## H1. Original Document Issue

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Signature



**Lee Sidebottom MRICS**

For and on behalf of SMC Brownill Vickers

Company

Brownill Vickers Limited T/A SMC Brownill Vickers

Address

82 Queen Street

Town

Sheffield

County

South Yorkshire

Postcode

S1 2DW

Phone number

0114290 3306

Website

www.smcbrownillvickers.com

Fax number

0114 275 4971

Email

lee.sidebottom@smcbrownillvickers.com

Property  
address

Shepherds Rest, Lower Bagthorpe, Nottingham, Nottinghamshire, NG16 5HF

Client's name

Star Pubs & Bars

Date this report  
Was produced

14<sup>th</sup> February 2022



Property Address: Shepherds Rest, Lower Bagthorpe, Nottingham, NG16 5HF





# H. Declaration of document publication

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## H2. Amended document Publication declaration

Document Revision	Declaration	Publication Date	Signatories company and position
	I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.  Signed:		