

Schedule of Condition



Property Address:	Bretherton Arms, 252 Eaves Lane, Chorley, PR6 0ET		
Property Reference Number:	0060173101		
Document Reference:	LS/kmc	Rev.	
Survey Date:	27 th January 2021		

A. Document Control Sheet.

This document was initially prepared by Brownill Vickers Limited 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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.



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C. Preliminaries

Name of company completing the schedule of condition

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Name of Surveyor who completed the schedule

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Date of site visit

27th January 2021

Date of issue

5th February 2021



Property Address: Bretherton Arms, 252 Eaves Lane, Chorley, PR6 0ET



D. Property Details

Summary of Construction:

Main building of traditional construction with rendered elevations beneath slate covered pitched roofs. Single storey extension to rear forming toilet block and kitchen.

Accommodation:

Ground floor front entrance lobby to open plan bars with servery to the centre of the room. Further rear entrance lobby into the bar from the rear car park. Both ladies' and gent's toilets are accessible off the bar areas as is the unused commercial kitchen. Access to both the first floor private living accommodation and the basement cellar areas is via doors off the bar servery.



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E. Survey Methodology

1. Description

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

At the time of the inspection the weather was fine.

The inspection was undertaken at a time when restrictions imposed by Government were in place during the COVID 19 pandemic. Following initial closure on 23rd March 2020, public houses had been allowed to reopen on the 4th of July 2020, subject to strict social distancing guidelines. Further regional restrictions were introduced on an ad hoc basis from September 2020 before a second lockdown began on the 5th November, initially scheduled to last for 4 weeks. The subject premises were closed for business.

2. Orientation

All references to front, left, rear or right are as standing in the road looking at the front elevation with the road giving access to the rear car park to the left of the main building. 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

Brownill Vickers Limited 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

E. Survey Methodology

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.

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.

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.



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E. Survey Methodology

4. Condition

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

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1	INTERNAL					
1.0	GROUND FLOOR		Photos 1-51			
1.1	Ground floor accommodation; open plan bar areas including front and rear entrance lobby					
1.1.1	Ceiling	In numerous sections where room has been opened up and largely overlaid in painted anaglypta and painted boarding within rear lobby.	1-2 Damp penetration affecting ceiling surfaces to left hand side beneath private kitchen. Isolated unevenness. No significant deflection or weakness.			
1.1.2	Walls	Solid walls finished in vertical timber panelling and fixed seating with painted anaglypta and lining paper above and below dado rails to other parts of the room. Exposed brickwork within rear lobby. Painted anaglypta throughout front entrance lobby.	1 to 2 Isolated high moisture readings to front left hand corner of room over fixed seating. No disrepair evident. High readings to rear part of room around doors to kitchen and ladies' toilets.			
1.1.3	Floor	Solid floor within front entrance lobby overlaid in cord carpet. Suspended timber floors overlaid in timber, laminate and patterned carpet to other parts of room. Solid floor to rear where pool table is located. Within the rear entrance lobby the solid floor is overlaid in cord carpet.	2 Some undulation and unevenness but no trip hazards. Coverings worn.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.1.4	Windows	Timber frame double glazed windows within front and left-hand elevations.	2 Untested.			
1.1.5	Doors	Front outer entrance door flush faced timber with glazed light over.	2			
1.1.6	Doors 2	Inner door to front entrance lobby in timber with opaque glazed inserts, screens and plain glazed screen over.	2			
1.1.7	Doors 3	Timber framed and part glazed door giving access to rear entrance lobby.	2			
1.1.8	Doors 4	Timber panelled outer doors to rear entrance lobby.	2 Kickplate fitted.			
1.1.9	Radiators	Steel panel radiators affixed to walls.	Secure. Untested.			
1.2	Ground floor accommodation; servery					
1.2.1	Counter	Timber counter tops to timber panelled counter front incorp. decorative beading. Half door and flap to rear. Formica shelving set beneath counter and incorporating stainless steel wash basin and stainless steel sink and taps.	1 to 2 Discolouration to shelving and sections overlaid in non-matching materials. Leakage to one tap to stainless steel sink.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.2	Back bar fittings	Timber framed back bar fittings with panelled backs to match main bar fittings. Under shelving and cupboarding beneath.	1-2 Beginning to warp and deteriorate to back bar counters.			
1.2.3	Floor	Solid floor overlaid in Altro.	2 Discolouration to surfaces.			
1.3	Ground floor accommodation; gent's toilets					
1.3.1	Ceiling	Painted skimmed plaster to main with painted anaglypta to lobby area.	1-2 Uneven. Decorations loose in lobby.			
1.3.2	Walls	Solid and partition finished in painted anaglypta and painted lining paper above dado within lobby area. Tiled up to dado height within main toilet area with painted lining paper above.	1 Damp at low level in lobby. High readings to rear wall above wall tiles. Replacement wall tiles non-matching to original / existing wall tiles. Grouting discoloured within cubicle.			
1.3.3	Floor	Solid floor overlaid in Altro.	2 Discoloured.			
1.3.4	Windows	2 x rear facing uPVC double glazed windows.	2			
1.3.5	Doors	Timber framed doors x 3 all non-matching plus double doors to cleaner's store. Closers to outer and intermediate doors and latch to cubicle door.	1 to 2 Poor detail to cubicle door latch.			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.6	Sanitary ware	Low flush w.c., 4 x bean urinals with overhead cistern and shaped wash basins set within vanity unit.	2 Untested.			
1.3.7	Radiators	Steel panel radiators affixed to walls.	2 Secure. Untested.			
1.4	Ground floor accommodation; ladies' toilets					
1.4.1	Ceiling	Skimmed plaster board within main toilet, painted anaglypta finishes within lobby.	2			
1.4.2	Walls	As per gent's toilets.	2 Isolated damage where warm hand dryer has been replaced.			
1.4.3	Floor	Solid overlaid in patterned carpet with Altro to cubicles.	2			
1.4.4	Doors	4 x flush faced timber doors including two cubicles on intermediate door. Outer door timber framed incorporating opaque glazing.	2 Replacement glazing provided to outer door. Beading undecorated. Internal door ill-fitting.			
1.4.5	Sanitary ware	2 x low flush w.c.s and 2 x wash basins set within vanity unit.	2 Seats incomplete and non-matching. Seals deteriorated to vanity unit. Untested.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.6	Windows	Rear facing small uPVC double glazed replacement window.	2 Untested.			
1.4.7	Radiators	Steel panel radiators affixed to walls.	Secure. Untested.			
1.5	Ground floor accommodation; commercial kitchen					
1.5.1	Ceiling	Skimmed plaster incorporating vent.	2			
1.5.2	Walls	Painted plaster board to walls. Stainless steel sheeting around cooking area.	2			
1.5.3	Floor	Solid floor overlaid in Altro.	2			
1.5.4	Doors	Timber framed door incorporating glazing.	2			
1.5.5	Kitchen fittings	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			
1.5.6	Doors 2	Flush faced external door within front wall.	2 Unseen.			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.0	BASEMENT		Photos 52-75			
2.1	Cellar areas					
2.1.1	Timber staircase	Timber staircase directly accessible from bar servery with metal handrail affixed to adjacent wall.	2 Steep. Discoloured.			
2.1.2	Door	Flush faced timber door at ground floor level giving access to staircase.	2			
2.1.3	Doors 2	Double timber panelled doors to bottom of drop.	1-2 Deterioration to doors and framing at low level.			
2.1.4	Doors 3	Double doors within main cellar.	2			
2.1.5	Doors 4	Flush faced undersized timber door giving access to boiler room within cellar areas	2			
2.1.6	Curtains	Drop down heavy duty curtains to bottom of staircase replacing door fitting.	2 See F.R.A			
2.1.7	Ceiling	Suspended ceiling around lightweight metal frame within main beer cellar area.	2 Dated / discoloured. Complete.			
2.1.8	Ceiling 2	Insulation board affixed to underside of ceiling within drinks mixer room.	1-2 See F.R.A			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.9	Ceiling 3	Boarded sections of ceiling within boiler room area.	1-2 Some unevenness noted and covering incomplete to right hand end. See F.R.A.			
2.1.10	Walls	Painted masonry and blockwork throughout.	1 to 2 Significant discolouration and efflorescence. Impact damage particularly around the drop area.			
2.1.11	Floors	Solid concrete floor surfaces throughout with drain channels incorporated within	1 to 2 Wear and tear but generally level with no significant damage. Areas unseen within drop due to impact pad in place.			
2.1.12	Drop	Cover over drop in metal with metal surrounds.	2			
2.1.13	Drop 2	Walls surfaces within drop.	2 Impact damage but not significantly detrimental.			
2.1.14	Sink	Belfast style sink affixed to front wall.	1 Poorly fitted and uneven.			

F. Schedule of Condition

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 76-117			
3.1	First floor accommodation					
3.1.1	Ceiling	Plastered ceilings finished in painted artex and woodchip.	1 Damp evident within rear left hand bedroom.			
3.1.2	Walls	Solid walls largely finished in painted anaglypta with splashback within kitchen, tiled surfaces within bathroom and separate w.c.	1 Cracks evident through papered wall surfaces within rear left hand bedroom. Damp evident within rear left hand bedroom and rear right hand bedroom.			
3.1.3	Floor	Suspended floor overlaid in vinyl carpet, tiles to some areas. Incorporating timber staircase.	1-2 Damage and significant discolouration to boarding laid over timbers (visible where floor coverings have been removed).			
3.1.4	Windows	Largely timber framed windows.	1-2 Untested. Rot developing to rear right hand bedroom window.			
3.1.5	Windows	Exit window from rear part of landing in uPVC.	2 Untested.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.6	Doors	Timber panelled doors.	1-2 Dated and some doors non-matching. Sections of furniture incomplete and damage noted to some frames.			
3.1.7	Doors 2	Flush faced timber door to kitchen	1-2 See F.R.A.			
3.1.8	Sanitary ware	Pedestal wash hand basin and bath within main bathroom with further pedestal wash hand basin and low flush w.c. within separate w.c.	2 Untested.			
3.1.9	Cupboarding	Fixed cupboarding within bathroom.	1-2 Dated and damaged to furniture which is incomplete. Doors slightly ill-fitting and require adjustment.			
3.1.10	Staircase	Timber staircase with handrail, newel posts and balusters surrounding at landing level.	2 Found to be easy to ascend and descend.			
3.1.11	Radiators	Steel panel radiators affixed to walls.	Secure. Untested.			
3.1.12	Kitchen	Domestic fittings incorporating stainless steel sink, drainer and mixer taps.	1-2 Dated but serviceable. Tiles forming splashback damaged.			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.0	EXTERNAL					
4.1	Main building		Photos 118-151			
4.1.1	Roofs	Flat roof over rear single storey extension overlaid in asphalt with felt edges and solar reflective paint covering provided.	2 Roof clear. No evidence of any leakage affecting surfaces beneath at ground floor level.			
4.1.2	Roofs 2	Pitched roof over main building overlaid in diminishing return slates.	2			
4.1.3	External joinery	Timber joinery forming surround to flat roof and with PVC rainwater gutters affixed to right hand side.	1 Blockage noted. Damage to corner section.			
4.1.4	Chimneys	2 x brick-built stacks incorporating clay pots and with step leaded flashing to bases as seen from front.	1-2 Paint work deteriorated to stacks. All stacks appear to be slightly outwardly leaning.			
4.1.5	Chimneys 2	Rear right hand brick built stack with lead flashing to base and incorporating flue.	1-2 Weathered to decorations. Damp noted internally to the chimney breast within the rear right hand bedroom where this is located internally.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.6	Rainwater goods	PVC gutters affixed to two downpipes to front elevation of main building	2			
4.1.7	Rainwater goods 2	PVC gutters affixed to timber fascias and dispensing to downpipe to left hand facing elevation.	1 to 2 Appears adequately lined but evidence of leakage at low level where moss growth to adjacent brick wall surfaces.			
4.1.8	Rainwater goods 3	PVC gutters in two sections affixed to timber fascia boards to right hand part of rear elevation to main building and right-hand elevation to two storey off shot.	2 No evidence of any recent leakage or misalignment.			
4.1.9	Windows	Timber frame windows x 5 within front elevation.	1 to 2 Rot evident to first floor windows. Double glazed units failed to some windows.			
4.1.10	Windows 2	8 left hand facing windows to main elevations.	1 to 2 Rot beginning to develop to windows including second from front at ground floor level and rear at first floor level.			
4.1.11	Windows 3	Rear facing timber frame windows.	1-2 Rot developing to at least one first floor window where seen.			
4.1.12	Windows 4	UPVC double glazed escape window as described internally.	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
4.1.13	Windows 5	UPVC double glazed windows within gent's toilet block as described internally.	2			
4.1.14	Walls	Rendered surfaces to high level section of right-hand gable to main front two storey building.	1 Incomplete sections of render and verge detail incomplete to same area.			
4.1.15	Walls 2	Brick facing elevations to main building with stone skirt at low level to front elevation. previous repointing works undertaken.	2			
4.1.16	Walls 3	Render finishes to rear elevation to right hand side and right-hand elevation to off shot	1-2 Significant cracking and deterioration noted to surfaces. Untested.			
4.1.17	Walls 4	Render finishes to single storey flat roofed extension. Brick facing to rear elevation.	1-2 Corner edges damaged and incomplete.			
4.1.18	Doors	Timber framed front entrance door as described internally.	1-2 Pointing surrounding deteriorating			
4.1.19	Doors 2	Flush faced door giving access to private accommodation with rear elevation of main building.	1-2 Non-matching metal sheet affixed to outer face of door at low level. Likely masking damage.			
4.1.20	Doors 3	Flush faced timber door to commercial kitchen.	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
4.1.21	Soil and vent pipe	Cast iron soil and vent pipe affixed to left hand elevation.	2 Discolouration to surfaces.			
4.1.22	Rear porch	Pitched roof overlaid in slate with PVC rainwater goods in two sections affixed to fascia boards set over brick built porch incorporating timber windows and doors.	1-2 Poor repairs undertaken recently to timber sections. Missing verge detail noted to edge of room.			
5.1	SITE AREAS		Photos 152-169			
5.1.1	Rear car park	Left hand boundary wall with raised sleeping policeman set within surface to entrance. Car park overlaid in tarmac. Rear and right-hand walls formed in brick. Return front boundary wall in brick likely to be outside the demise. Further front boundary walls formed in blockwork. To the front left-hand part of the car park is a timber framed structure forming a smoking shelter.	1-2 Tarmac surface worn but level. Thermoplastic line markings heavily worn. Previous impact damage occurred to the left hand boundary wall and coping stones noted to be incomplete to the brickwork forming the boundary to the enclosed yard. Smoking shelter has been repaired ad hoc in non-matching materials and is aesthetically poor.			
5.1.2	Enclosed yard (limited inspection)	Rear boundary wall previously described also incorporates a timber panelled gate. Concrete surfaced yard.	1-2 Damage to concrete surfaces particularly around drainage cover. Damage to gate.			

G. Photographs



Photo 001



Photo 003



Photo 002



Photo 004

G. Photographs



Photo 005



Photo 007



Photo 006



Photo 008

G. Photographs



Photo 009



Photo 011

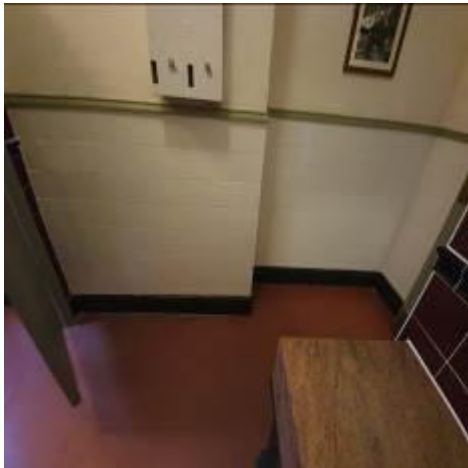


Photo 010



Photo 012

G. Photographs



Photo 013



Photo 015

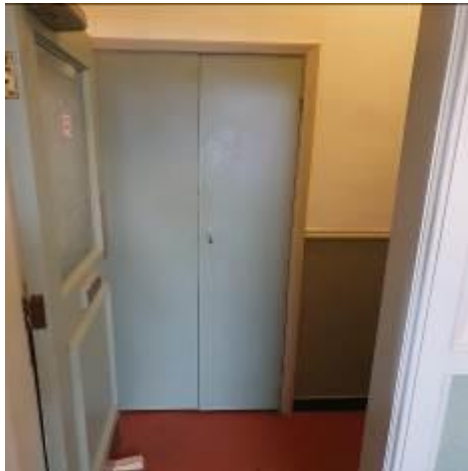


Photo 014



Photo 016

G. Photographs



Photo 017

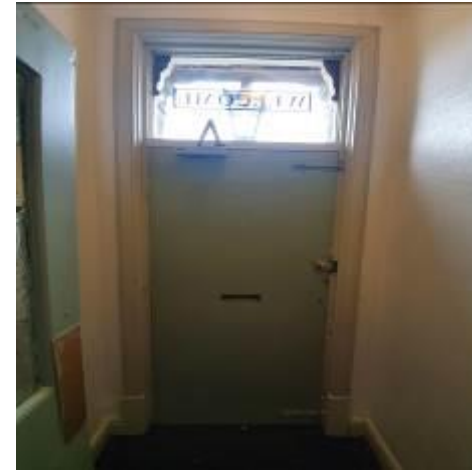


Photo 019



Photo 018



Photo 020

G. Photographs



Photo 021



Photo 023



Photo 022



Photo 024

G. Photographs



Photo 025



Photo 027



Photo 026



Photo 028

G. Photographs



Photo 029



Photo 031



Photo 030



Photo 032

G. Photographs



Photo 033



Photo 035



Photo 034



Photo 036

G. Photographs



Photo 037



Photo 039

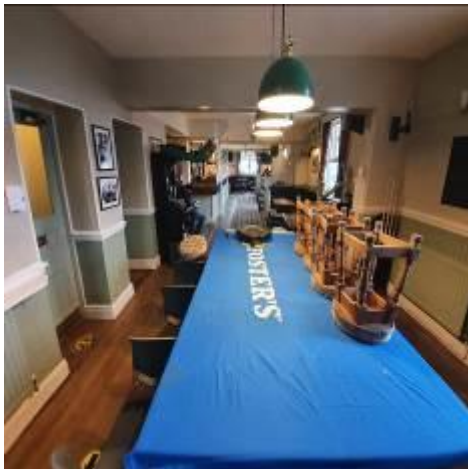


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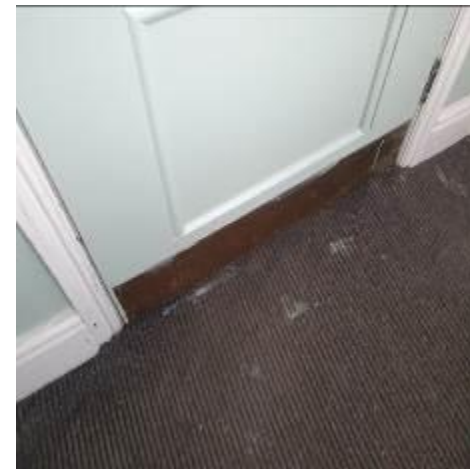


Photo 040

G. Photographs



Photo 041



Photo 043



Photo 042

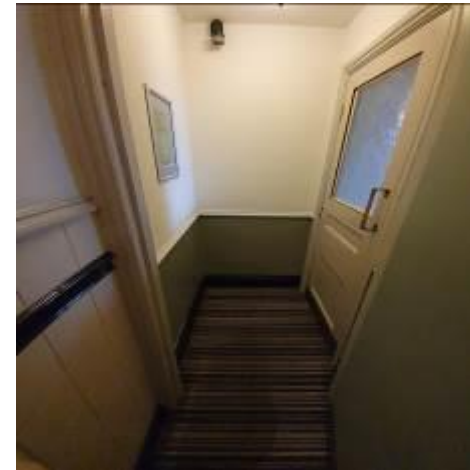


Photo 044

G. Photographs



Photo 045



Photo 047



Photo 046



Photo 048

G. Photographs



Photo 049



Photo 051



Photo 050



Photo 052

G. Photographs



Photo 053



Photo 055



Photo 054



Photo 056

G. Photographs



Photo 057

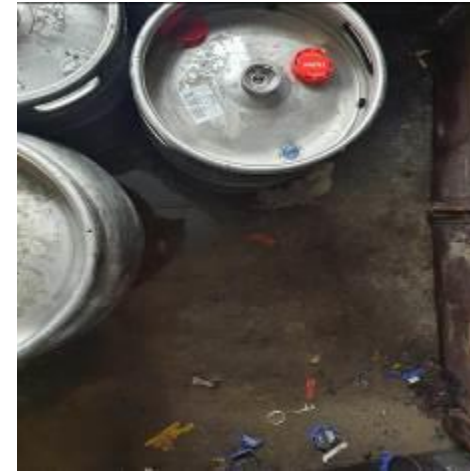


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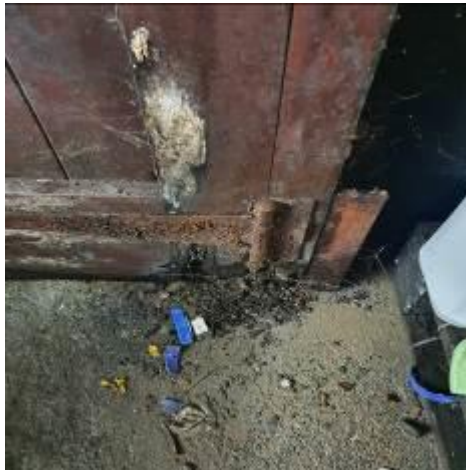


Photo 058



Photo 060

G. Photographs



Photo 061



Photo 063



Photo 062



Photo 064

G. Photographs



Photo 065



Photo 067



Photo 066



Photo 068

G. Photographs



Photo 069



Photo 071



Photo 070



Photo 072

G. Photographs



Photo 073



Photo 075



Photo 074

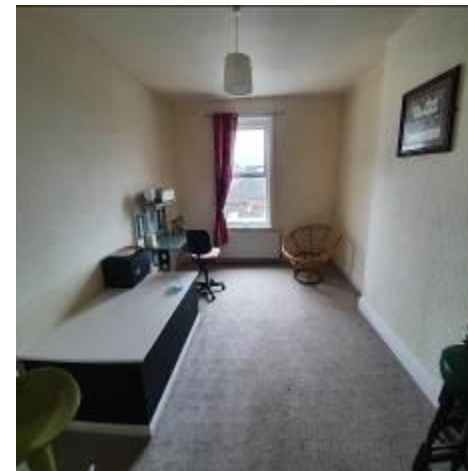


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G. Photographs

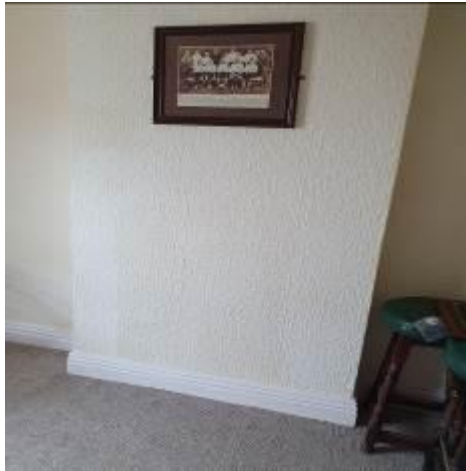


Photo 077



Photo 079



Photo 078



Photo 080

G. Photographs



Photo 081



Photo 083



Photo 082



Photo 084

G. Photographs



Photo 085

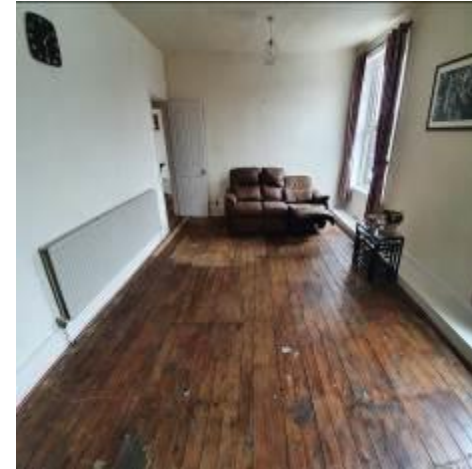


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Photo 086

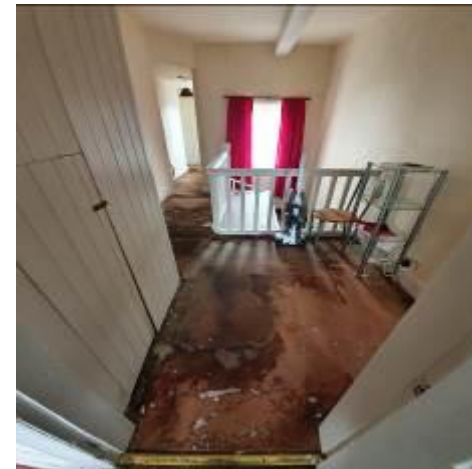


Photo 088

G. Photographs



Photo 089



Photo 091



Photo 090



Photo 092

G. Photographs



Photo 093



Photo 095

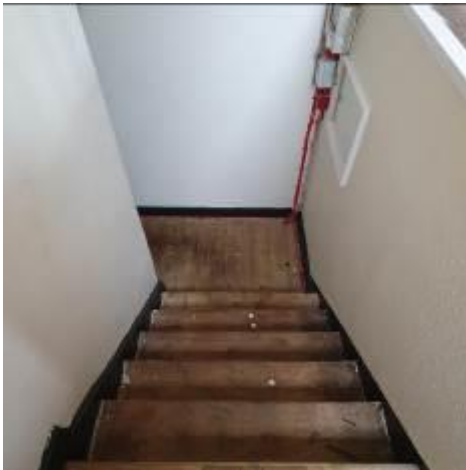


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Photo 096

G. Photographs



Photo 097



Photo 099

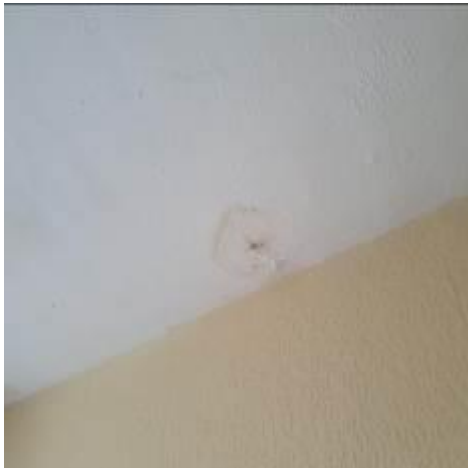


Photo 098



Photo 100

G. Photographs



Photo 101

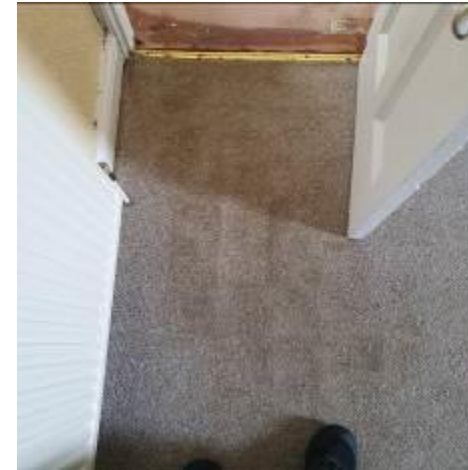


Photo 103



Photo 102

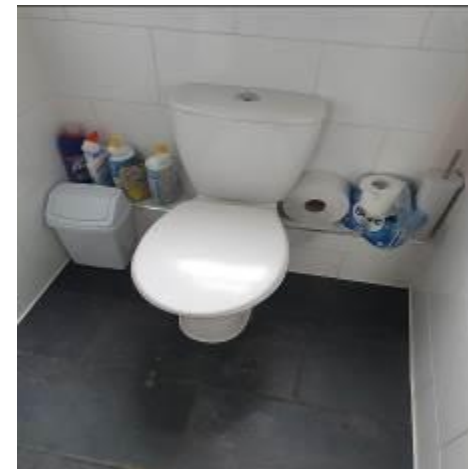


Photo 104

G. Photographs



Photo 105

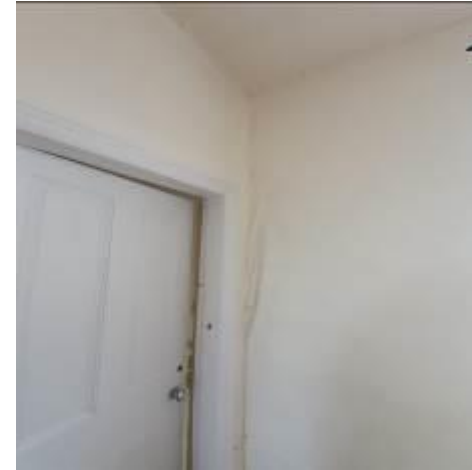


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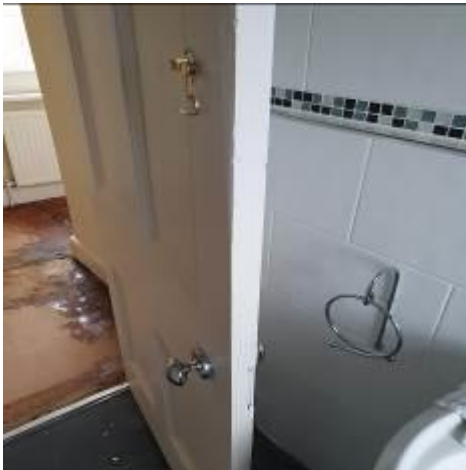


Photo 106



Photo 108

G. Photographs



Photo 109

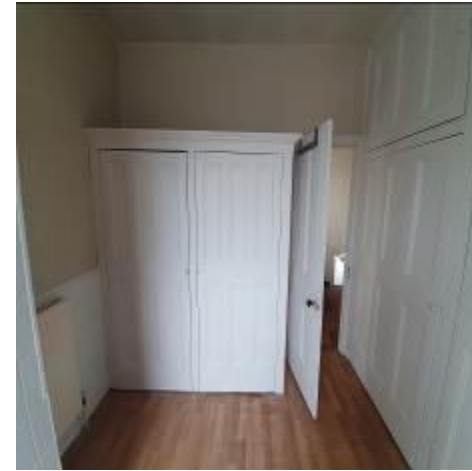


Photo 111



Photo 110

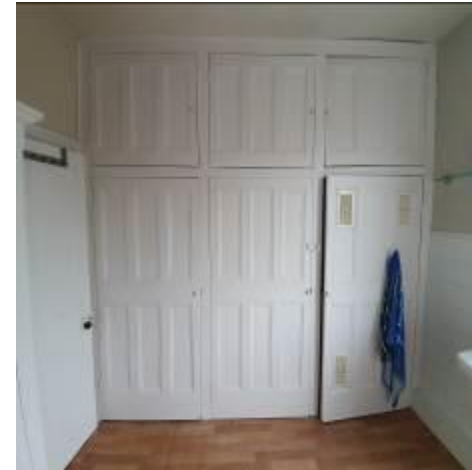


Photo 112

G. Photographs



Photo 113



Photo 115



Photo 114



Photo 116

G. Photographs



Photo 117



Photo 119



Photo 118



Photo 120

G. Photographs

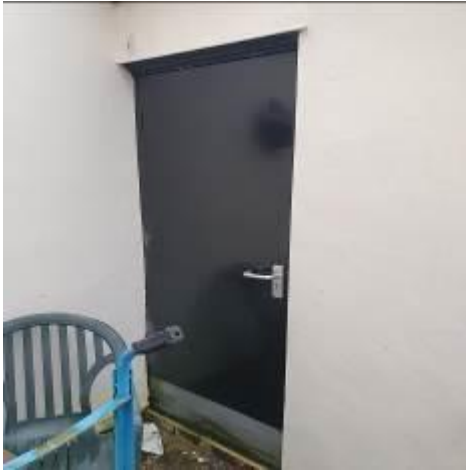


Photo 121

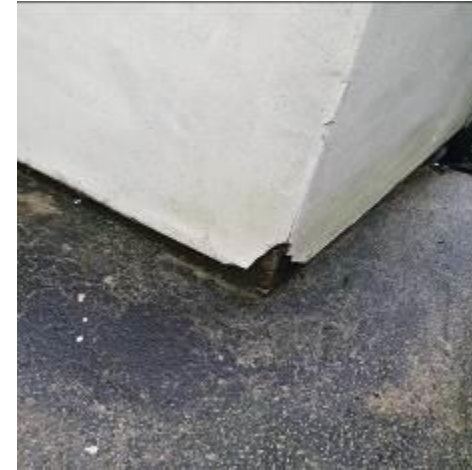


Photo 123



Photo 122



Photo 124

G. Photographs



Photo 125



Photo 127



Photo 126



Photo 128

G. Photographs



Photo 129



Photo 131



Photo 130



Photo 132

G. Photographs



Photo 133



Photo 135



Photo 134



Photo 136

G. Photographs



Photo 137



Photo 139



Photo 138



Photo 140

G. Photographs



Photo 141



Photo 143



Photo 142



Photo 144

G. Photographs



Photo 145



Photo 146



Photo 147



Photo 148

G. Photographs



Photo 149



Photo 151



Photo 150



Photo 152

G. Photographs



Photo 153



Photo 155



Photo 154



Photo 156

G. Photographs



Photo 157



Photo 159



Photo 158



Photo 160

G. Photographs



Photo 161



Photo 163



Photo 162

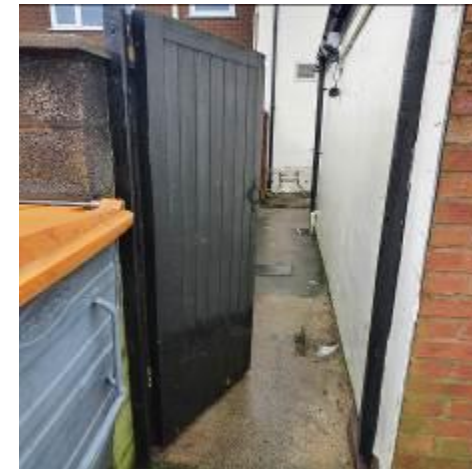


Photo 164

G. Photographs



Photo 165

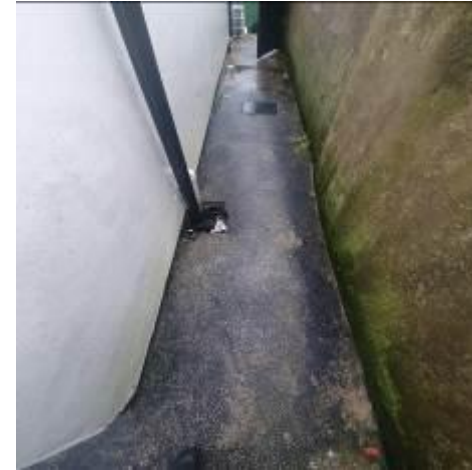


Photo 167



Photo 166



Photo 168

G. Photographs



Photo 169

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 Brownill Vickers Limited

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Client's name Star Pubs & Bars

Date this report
Was produced 29th January 2021



Property Address: Bretherton Arms, 252 Eaves Lane, Chorley, PR6 0ET



H. Declaration of document publication

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:		



Property Address: Bretherton Arms, 252 Eaves Lane, Chorley, PR6 0ET

