

# Schedule of Condition



Property Address:	Thorn Tree, Queen Street, Ossett, Wakefield, WF5 8AS		
Property Reference Number:	0060475101		
Document Reference:	MMP/tb	Rev.	
Survey Date:	18 <sup>th</sup> November 2020		

## A. Document Control Sheet.

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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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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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## B. Contents

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## C. Preliminaries

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Name of company completing the schedule of condition

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Date of site visit

**18<sup>th</sup> November 2020**

Date of issue

**25<sup>th</sup> November 2020**



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## D. Property Details

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### **Summary of Construction:**

Stone and brick construction with partial render finishes to front and side elevations under pitched roofs overlaid with concrete tiles. Flat roof to rear overlaid with mineral felt covering.

### **Accommodation:**

Ground floor - open plan bar areas around servery with front and rear entrance lobbies, ladies, gents and accessible toilets and commercial kitchen.

Basement – Cellars beneath original buildings.

First floor private accommodation – lounge, bedrooms, kitchen, bathroom and office.



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# E. Survey Methodology

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## 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 inspection the weather was overcast but dry.

**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

Any reference to left or right is taken from our observation from Queen Street facing the front elevation with the pedestrian access to the rear terrace and car park at the left of the building.

## 3. Limitations

Brownill Vickers Limited undertake a non-destructive visual inspection. This means we do not take up carpets, other floor coverings or floorboards. We therefore cannot confirm the condition of underlying floor timbers. We do not move furniture or remove the contents of cupboards. Neither do we remove secured panels or undo electrical fittings etc.

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 inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property, with the help of binoculars. Close examination may reveal defects not visible from a ground level vantage point. 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 some parts are free from defect.



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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.

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.

No tests were carried out to any of the service installations, plant or below ground drainage.

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 the 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.

Some of the hard-landscaped areas around the site were covered with mosses, lichens, overgrown grasses, foliage and/or 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.

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/or within the site.

No access was available into the garage at the rear, which was reportedly used for storage.

No access was available into the storage cupboard within the accessible WC.

Restricted views of right side elevations due to close proximity of adjacent property and lack of access and no view of internal valley and roof slopes between front and rear buildings.



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#### 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 1-36</b>			
<b>1.1</b>	<b>Ground floor public accommodation; open plan bar areas</b>					
<b>1.1.1</b>	<b>Ceiling</b>	Painted plaster with feature wooden cladding to beams.	2			
<b>1.1.2</b>	<b>Walls</b>	Painted plaster with timber skirtings and dado rails to front section.  Half height wooden panelling to piers and reveals of openings between front and rear sections.	2  High moisture readings obtained in plaster at low level within front entrance lobby.  Uneven plaster to wall at end of servery counter at right side.  Scuffs marks noted to decorations particularly to rear right hand corner bars and adjacent to front right hand areas around the pool table.			
<b>1.1.3</b>	<b>Floor</b>	Suspended floors with wooden board finish to rear section and pool area and carpet covering to front section seating area.  Jointing trims between different floorings types.	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
1.1.4	Joinery	Timber and glazed screens between areas.  Drinks shelf fitted to walls in rear section and fixed perimeter seating with upholstered seats and backs fitted to front seating area.	2			
1.1.5	Windows	uPVC double glazed windows with top opening lights or side opening casements.	2			
1.1.6	Doors	Entrance door from rear terrace is timber panelled with double glazed units to top glazing, fitted with overhead door closer and pull handles with mortice lock and internal security bolt.	2  Cover is missing from overhead closer.			
1.1.7	Doors 2	Rear inner lobby door matches external door but has single glazing in security glass.	2  Cover missing from overhead door closer.			
1.1.8	Doors 3	Front entrance door is timber panelled with mortice lock and letterplate with internal security bolts.  Opaque glazed fanlight over.	2			
1.1.9	Doors 4	Front lobby inner door as per rear lobby inner door with push plate 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
1.1.10	Radiator	Steel panel radiators fixed to walls and timber panelling.	2 Secure, not tested.			
1.1.11	Fireplace	Timber fire surround with inset cast iron fire with open grate. Tiled hearth with timber edging.	2 Untested.			
1.1.12	Fireplace 2	Fireplace in rear section has painted timber member over brick recess with tiled hearth and timber edging. Electric log burner fire installed.	2 Untested.			
1.2	Ground floor public accommodation; servery					
1.2.1	Counter	Servery counter to centre of building serving open bar areas. Wooden counter with matching wooden top with access opening. Brass footrail fitted and hooks to face of counter. Timber clad downstand above counter with inset downlighters.	2 Access door and flap removed.			

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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	Under-counter fittings	Shelving for storage and glasses with Formica surface.  Inset stainless steel wash basin with hot and cold taps.  Areas for tills with upstand screens to counter top.	2  No edgings to exposed edges of shelves and edge of Formica damaged in front of sink.  No chain and plug fitted to sink.			
1.2.3	Back bar fittings	Timber storage areas with glass shelves and tiled or mirror backs.  Wooden counter top with storage shelving beneath and undercounter fridges.  Storage cupboard with wooden door and knob.  Belfast sink inset into counter top.	2  Cupboard door is ill fitting with loose hinge.  No plug fitted to sink.			
1.2.4	Floor	Suspended timber floor with anti-slip vinyl covering with welded seams.	2  Small hole at end of threshold strip within servery access.			
1.3	Ground floor public accommodation; gent's toilets					
1.3.1	Ceiling	Painted plaster.	2  Minor cracking beneath 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
1.3.2	Walls	Part timber panelled to door head height with ceramic tiling elsewhere.	2 Staining to tiles beneath urinal cistern.  Crack / gap at junction with ceiling opposite wash basin and slightly displaced tile with cracked grout to top course.  Minor damage to one tile in cubicle.			
1.3.3	Floor	Solid floor with quarry tile finish throughout. Quarry tiled skirtings.	2 Heavily stained and discoloured grout, particularly in urinal area and toilet.			
1.3.4	Doors	Entrance door is panel timber with push plate, pull handle and overhead door closer.	2			
1.3.5	Doors 2	Fire exit door is flush panelled with emergency push pad ironmongery and break glass tube.	2			
1.3.6	Doors 3	Cubicle door is flush panel timber with indicator bolt and coat hook.	2			
1.3.7	Windows	uPVC double glazed windows x 3 with fixed pane in urinal area and side opening casements to cubicle and wash basin areas.	2 Opening casements sealed with silicone and not used.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.8	Sanitary ware	Laminate Formica finish vanity top with wooden panelling beneath, inset wash basin with hot and cold push taps and chain and plug.  Low level w.c. suite with seat and lid.  Stainless steel trough urinal with high level flushing cistern.	2  W.c. seat and lid ill fitted.  Staining to cistern and pipework.			
1.3.9	Radiator	Steel panel radiator fixed to wooden panelling.	2  Secure, not tested.			
1.4	Ground floor public accommodation; ladies' toilets					
1.4.1	Ceilings	Painted plaster.	2  Minor damage beneath decorations in lobby.			
1.4.2	Walls	Painted plaster to top half with lower half timber panelling and timber skirtings with paint finish.	2  Minor scuff and dent in plaster from door handle in lobby.  Deterioration to finishes to front wall adjacent to sinks where fixtures and fittings have been removed.			
1.4.3	Floor	Solid floor with ceramic tile finish throughout.	2  Heavily discoloured grout.			

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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	Entrance door is timber panelled with push plate, pull handle and overhead door closer.	2			
1.4.5	Doors 2	Inner lobby door is timber panelled to match outer door with same ironmongery.	2			
1.4.6	Doors 3	2 x flush panel timber cubicle doors with indicator bolts, pull handles and coat hook.	2			
1.4.7	Windows	2 x uPVC double glazed fixed windows with opaque glazing.	2			
1.4.8	Radiator	Steel panel radiator fixed to wooden panelling.	2 Secure, not tested.			
1.4.9	Sanitary ware	Formica finish vanity top over wooden panelling beneath with 2 x inset wash basin with hot and cold push taps and plug and chain.  2 x low level w.c. suites with seat and lid.	2  Plugs missing or damaged to both basins. Seat and lid missing to left hand w.c.			
1.5	Ground floor public accommodation; accessible w.c.					
1.5.1	Ceiling	Painted plaster.	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
1.5.2	Walls	Painted plaster. Splashback tiles over wash basin.	2			
1.5.3	Floor	Suspended timber floor with anti-slip vinyl covering.				
1.5.4	Doors	Flush panel with external panelling with grab rail internally and accessible latch lock.	2 Latch lock is loose internally.			
1.5.5	Radiator	Steel panel radiator fixed to wooden panelling.	2 Secure, not tested.			
1.5.6	Sanitary ware	W.C. suite with seat. Wash hand basin with lever mixer tap.	2 No plug provided to wash basin.			
1.5.7	Fixtures and fittings	Doc-M pack fitted.	2			
1.5.8	Joinery	Storage cupboard with flush panel timber door and architraves.	2 No access inside cupboard.			
1.6	Ground floor public accommodation; commercial kitchen					
1.6.1	Ceiling	Painted plaster with roof access hatch with timber surround.	2			
1.6.2	Walls	Painted plaster with stainless steel lining to cooking area.	2 Minor cracking at fire exit door frame.			



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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.6.3	Floor	Suspended timber floor with anti-slip vinyl covering with welded seams.	2 Isolated small splits to welded seams.			
1.6.4	Doors	Timber panelled and boarded door with high level vision panel glazed with Georgian wired glass.  Fitted with push plate and pull handle with overhead door closer.  Frame fitted with intumescent strip with brush.	2			
1.6.5	Doors 2	Fire exit door is flush panelled timber door with emergency push pad ironmongery and additional mortice locks x 2.	2			
1.6.6	Kitchen Fittings	Extractor hood and canopy and all sinks including hand wash basin with lever taps 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			
1.6.7	Windows	uPVC double glazed window with top opening light.	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
2.0	<b>BASEMENT</b>		<b>Photos 37-49</b>			
2.1	<b>Cellar areas</b>					
2.1.1	<b>Ceiling</b>	Cellar ceiling is plaster boarded with skim finish.	2  Sections repaired or over-boarded with exposed fixings and no skimmed finish.  Gaps for service pipes and hairline cracking on board joints.			
2.1.2	<b>Ceiling 2</b>	Remaining storage cellars have brick vault ceilings with white wash finish.	2  Damp damage to whitewash finish and bricks spalled at edges.  Bricks missing from second storage cellar where brick vault has collapsed.  Steel beam and stanchion installed for support. Base of stanchion is corroded and expanded.			
2.1.3	<b>Ceiling 3</b>	Chiller room ceiling is painted plaster.	2  Stained with mould from condensation.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.4	Walls	White washed brick or stonework with render finish to dividing wall.	2  Most areas are damp damaged with defective white wash finish, surface salts and staining / mould.  Uneven stonework and inset timbers to wall in gas cylinder area.  Render cracked, loose and partially missing in storage cellar.			
2.1.5	Walls 2	Chiller room walls are painted brickwork with chimney breast cheeks remaining and stainless steel chequer plate lining to walls of barrel drop area.	2  Walls are affected by damp with blistered and missing paintwork and friable surface.  Steel beam over chimney area is surface corroding.			
2.1.6	Doors	Entrance door to cellar stairs is panelled timber fitted with pull handle, mortice lock, Digi-lock and overhead door closer.	2-1  Ill-fitting.			
2.1.7	Doors 2	Door to chiller room is flush panelled door with lever lock ironmongery and overhead door closer.	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
2.1.8	Staircase	Painted plaster soffit under stairs. White washed walls with render and brick or stone. Stone steps. Wooden handrail fitted to wall.	2 Patch repairs to stone not decorated. Various minor redundant fixing holes and repaired damage. Damp damage to white wash finishes at low level. Uneven stone riser to top step.			
2.1.9	Floors	Concrete.	2 Various patch repairs. Uneven between areas.			
2.1.10	Floors 2	Concrete with paint finish with raised barrel plinth around perimeter. Protective matting to barrel drop area.	2			
2.1.11	Barrel drop	Steel doors in steel frame over barrel drop, timber ramped lining on concrete side ramps with brick steps and stainless chequer plate nosings between.	2 Broken concrete to side ramp and displaced timber lining. Generally damp.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.12	Fixtures and fittings	Timber cupboards formed from plywood with doors fitted with pull handles and hasp and staple closures for electrical distribution gear.	2 Various holes to side of unit and doors are ill fitting and warped.			
2.1.13	Window	Timber framed window with Georgian wired glass to right side, blocked externally.	2 View only, no access. Not tested.			
3.0	FIRST FLOOR		Photos 50-72			
3.1	First floor private living accommodation					
3.1.1	Ceiling	Landing ceiling is suspended ceiling with exposed grid and fissured tiles.	2			
3.1.2	Ceilings 2	Ceilings are blown vinyl or woodchip paper coverings on original lath and plaster ceilings. Decorative rose to bedroom.	2 Crack across large bedroom ceiling and generally uneven beneath decorations throughout.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.3	Walls	Anaglypta, blown vinyl or woodchip paper to walls. Timber skirtings fitted.	2-1 Minor imperfections beneath decorations. Minor cracking beneath decorations in bedroom. Damp affected surfaces to rear wall within rear left hand bedroom. Section of paper missing from central landing.			
3.1.4	Floor	Suspended timber floors with carpet floor coverings.	2 Uneven and sloping between areas.			
3.1.5	Staircase	Solid panel door with mortice lock ironmongery, Digi-lock and overhead door closer. Woodchip paper to walls. Fissured drop in ceiling tiles with exposed grid suspended ceiling over stairs. Timber stairs with stair strings with carpet covering and wooden handrail fitted to wall.	2 Isolated redundant fixing holes. Rough finishes and crack around doorway at bottom of stairs. Minor imperfections beneath decorations. Minor scrapes to ceiling tiles.			

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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	Internal panelled timber doors with lever lock furniture and flush panel timber door to kitchen with lever latch.	2			
3.1.7	Windows	uPVC double glazed windows with top opening lights.	2			
3.1.8	Radiators	Steel panel radiators fixed to walls.	2 Secure, not tested.			
3.1.9	Cupboard	Alcove cupboard off office with flush panel lined door with pull handle and painted plaster ceiling and walls.  Boarded floor concealed by storage.	1-2 Large crack / gap at wall junction.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.10	Bathroom	<p>Painted suspended ceiling, tiles and grid.</p> <p>Ceramic tiles to wall with timber dado and wooden panelling below.</p> <p>Fully tiled in bath / shower area.</p> <p>Partition formed between bath and toilet.</p> <p>Suspended floor with wood effect vinyl covering.</p> <p>Fire exit door panelled timber with top half glazed in Georgian wired glass, fitted with emergency escape push pad ironmongery and barrel bolt to top.</p> <p>Bath with side panel, low level w.c. suite with seat and lid and vanity unit with basin and lever mixer tap.</p>	<p>2</p> <p>W.C. seat and lid is loose, sealant at junction of bath panel and wall / floor has failed.</p> <p>Pop-up waste to basin is not fitted.</p> <p>Damage section of floor covering to one section of the room adjacent to the bath and entrance door with tile to wall damage within the same area.</p>			
3.1.11	Kitchen	<p>Partially tiled and wooden panelled walls.</p> <p>Fitted kitchen with worktop and inset sink and hob, base units and wall units with extractor over hob.</p> <p>Raised suspended floor with vinyl covering.</p>	<p>2</p> <p>Damaged base unit door to left hand side.</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
4.0	<b>EXTERNAL</b>					
4.1	<b>Main building</b>		<b>Photos 73-88</b>			
4.1.1	<b>Roofs</b>	Pitched and hipped roofs overlaid with concrete tiles with matching ridge tiles.	2  Centre valley between front and rear buildings not visible.			
4.1.2	<b>Roofs</b>	Extension roofs are mono-pitched overlaid with concrete tiles and matching ridge tiles with flat roof area to rear of main building overlaid in mineral felt with lead flashings to stonework.	2  Non-matching tile repairs carried out to rear slope and mono-pitch slope over kitchen extension.  Minor cracking to mortar pointing to ridge tiles.  Extractor vent corner trim broken off.			
4.1.3	<b>Chimneys</b>	3 x brick and 1 x stone chimneys with concrete cappings or flaunching and lead flashings.  One chimney is rendered and fitted with cowls and TV aerial.	2  Uneven and deteriorating finish to render at top of chimney.  Minor open joints and cracking to mortar.			
4.1.4	<b>Rainwater goods</b>	PVC gutters, hoppers and downpipes.	2-1  With some vegetation growth noted to left hand elevation to single storey and disconnected section of rainwater gutter into downpipe within rear section of single storey.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.5	Walls	Front building is finished with rough dash render.	2			
4.1.6	Walls 2	Rear building is stonework and fair faced brickwork.	2  Minor stepped cracking through mortar joints in stonework at left side above extension roof, weathered stone and isolated open joints to wall beneath chimney.  Many delaminated stones across rear elevation at first floor level and delaminated sub cills.			
4.1.7	Walls 3	Walls to extensions are rendered with rough dash render generally and textured coating to kitchen extension all with painted blockwork plinth at ground level.  Right side wall to kitchen extension is fair faced brickwork facing adjacent property.	2			
4.1.8	Joinery	Surround to front entrance door is timber pilasters with projection over and glass fan light.	2  Deterioration 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
4.1.9	Joinery 2	External landing and stairs from rear entrance to terrace level is constructed in timber with pots and boarding, timber stairs with aluminium nosings and non-slip insets and pitched roof over with matching concrete tile coverings and pine boarding to soffit.	2 Mortar pointing to verge of roof is cracked and partially missing.			
4.1.10	Doors	External doors as described internally.				
4.1.11	Windows	As described internally.	2			
4.1.12	Fire escape stairs	Metal fire escape landing and staircase from side fire exit from toilets and from first floor accommodation to rear terraced area with chequer plate landings and treads.	2 Isolated surface corrosion and defective paint finish to landings.			
5.1	SITE AREAS		Photos 89-114			
5.1.1	Front forecourt seating area	Concrete paving to area behind public footpath with concrete ramp to entrance door and concrete bollards to front boundary.  Rendered low brick wall to right side boundary.	2 Isolated cracked flags with non-matching sections. Unevenness 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
5.1.2	Side access	Pedestrian access down left side of building to rear overlaid in tarmac.  Barrel drop doors with concrete surrounding frame.	2  Various patch repairs, redundant fixings and minor vegetation.  Redundant drainage gullies left in situ.  Concrete patch repair toward rear of building.  Redundant white lining.  Concrete surrounding barrel drop is cracked and broken.			
5.1.3	Rear terrace	Raised concrete paved terrace area within stone retaining wall.  Perimeter guard rails in metal with wrought iron detailing.  Right side low level boundary wall at terrace level is rendered with concrete copings.  Concrete steps to area between extensions and access laid in concrete from kitchen fire exit door.	2  Isolated cracked or broken concrete flags and several redundant fixing holes.  Stonework to right end of retaining wall is cracked and displaced, elsewhere isolated holes or vegetation to mortar.  Vegetation to paving at junction with wall at terrace level.  Staining and discolouration to concrete.  Diagonal crack from rear wall of kitchen extension to top of steps.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.4	Car parking	Car park to rear of property laid in tarmac with white lining and accessible space.	2 Vegetation at perimeter adjacent to boundaries.  Several non matching tarmac patches including large area at rear entry where tarmac appears to have sunk.			
5.1.5	Left side boundary	Concrete post and panel fence from public footpath to junction with timber fence set into concrete plinth.  Centre section of boundary comprises low stone wall for part and timber fencing above with remaining high timber fence, ownership unknown.	2 Plinth has isolated cracks and minor damage.  Two concrete panels missing where tree in adjoining property is overgrown.			
5.1.6	Right side boundary	Variety of brick walls with partial render covering remaining or fair faced brickwork with strengthening piers of varying ages to several adjoining properties, assumed to be in ownership of adjoining properties.	2 Sections of brickwork are open jointed.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.7	Garage	Concrete sectional garage with corrugated asbestos cement roof sheeting, timber fascia boards and steel up-and-over door erected on concrete base constructed within concrete block retaining wall.	2 No guttering fitted. Fascia boards are bare and warped. Top of concrete blockwork / ramp to door is broken away and concrete ramp cracked. No Access Internally – used for storage.			

## 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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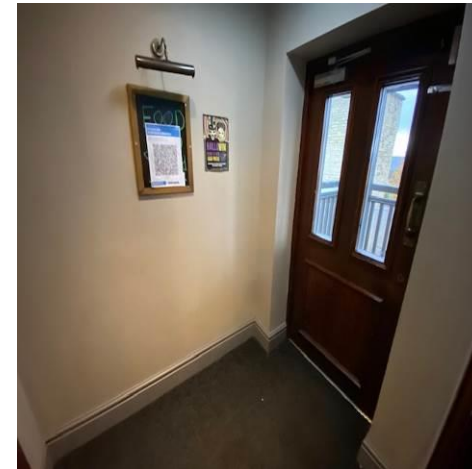
**Photo 009**



**Photo 011**



**Photo 010**



**Photo 012**

## G. Photographs

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**Photo 013**



**Photo 015**



**Photo 014**



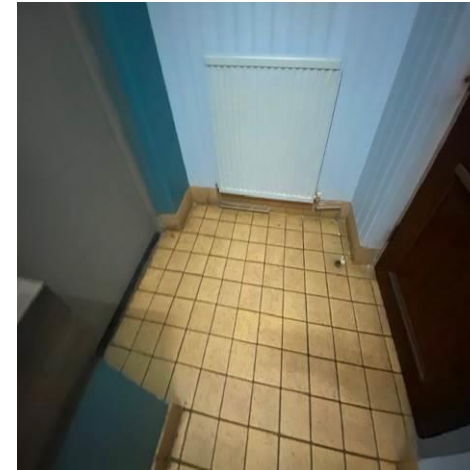
**Photo 016**

## G. Photographs

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**Photo 017**



**Photo 019**



**Photo 018**



**Photo 020**

## G. Photographs

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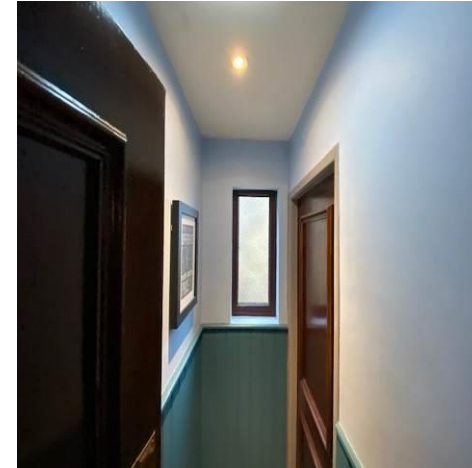
**Photo 021**



**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**



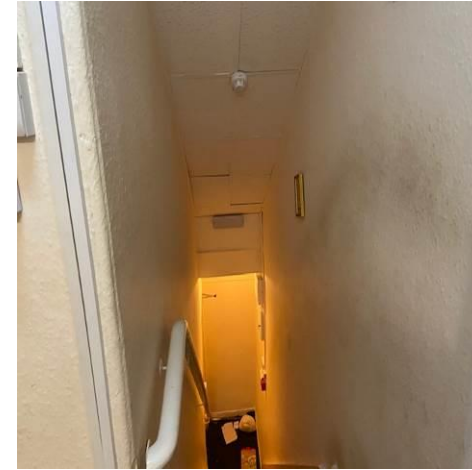
**Photo 048**

## G. Photographs

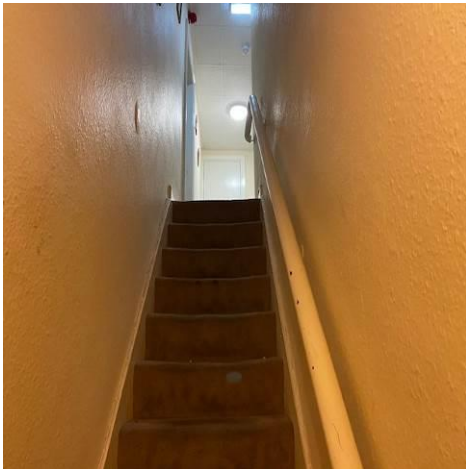
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**Photo 049**



**Photo 051**



**Photo 050**



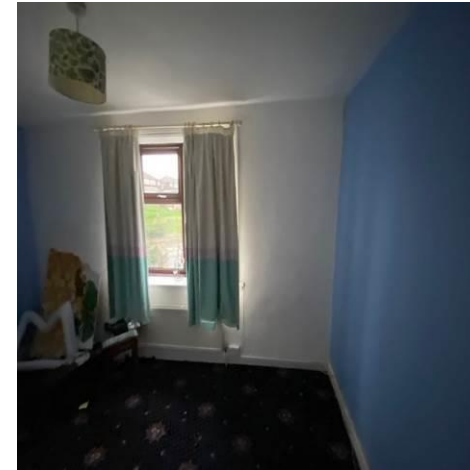
**Photo 052**

## G. Photographs

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**Photo 053**



**Photo 055**



**Photo 054**



**Photo 056**



## G. Photographs

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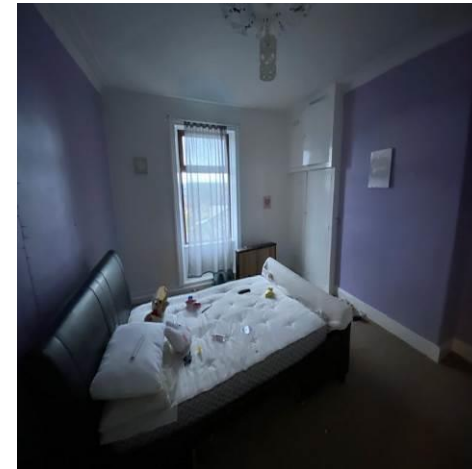
**Photo 057**



**Photo 059**



**Photo 058**



**Photo 060**

## G. Photographs

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**Photo 061**



**Photo 063**



**Photo 062**



**Photo 064**

## G. Photographs

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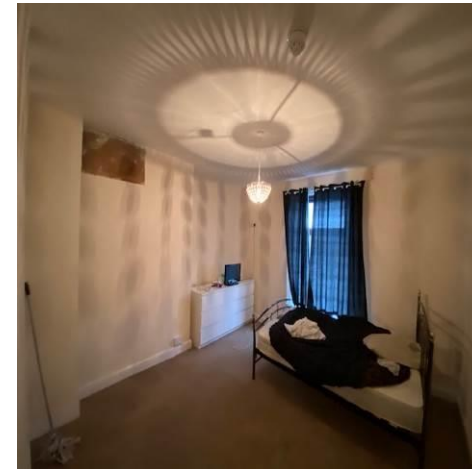
**Photo 065**



**Photo 067**



**Photo 066**



**Photo 068**

## G. Photographs

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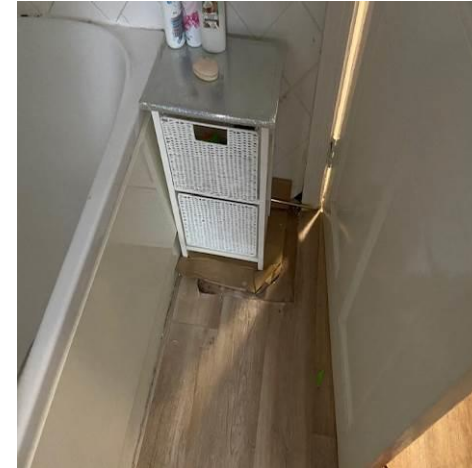
**Photo 069**



**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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**Photo 081**



**Photo 083**



**Photo 082**



**Photo 084**



## G. Photographs

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**Photo 085**



**Photo 087**



**Photo 086**



**Photo 088**

## G. Photographs

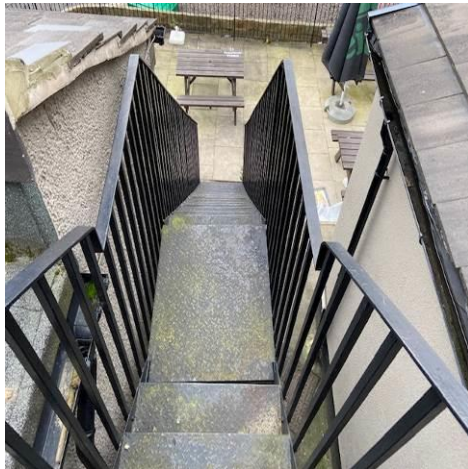
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**Photo 089**



**Photo 091**



**Photo 090**



**Photo 092**

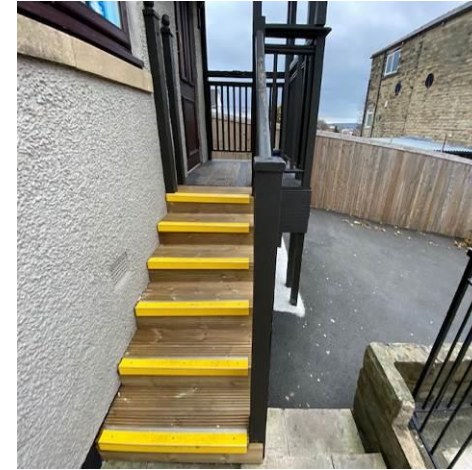


## G. Photographs

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**Photo 093**



**Photo 095**



**Photo 094**



**Photo 096**

## G. Photographs

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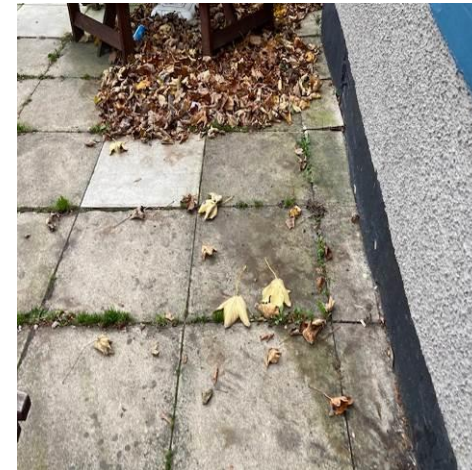
**Photo 097**



**Photo 099**



**Photo 098**



**Photo 100**



## G. Photographs

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**Photo 101**



**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 114**

# 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

Company Brownill Vickers Limited

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Client's name Star Pubs & Bars

Date this report  
Was produced 23<sup>rd</sup> November 2020



Property Address: Thorn Tree, Queen Street, Ossett, Wakefield, WF5 8AS



# H. Declaration of document publication

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## H2. Amended document Publication declaration

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