

Schedule of Condition



Property Address:	Royal Oak 41 Sandbach Road Stoke on Trent Staffordshire ST7 3RW		
Property Reference Number:	2300077101		
Document Reference:	MMP/caw	Rev.	
Survey Date:	1 st November 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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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Date of site visit

1st November 2021

Date of issue

9th November 2021



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D. Property Details

Summary of Construction:

Original buildings of brickwork construction under pitched roofs overlaid with clay tiles. Extensions in brickwork with flat roofs overlaid with mineral felt. Outbuildings in blockwork and sectional concrete panel construction with flat roofs overlaid with mineral felt.

Accommodation:

Ground floor front entrance lobby leading to open plan bar areas and dining area. Corridor to male and female toilets and commercial kitchen with rear exit to external shelter and car park. Chiller room to rear of pool area.

Staircase behind bar leading to first floor private living accommodation, comprising bedrooms, bathroom and kitchen.

Outbuildings include garage, walk in fridge and store.



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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.

The weather is overcast with rainy intervals.

The subject premises were closed for business and secured by VPS.

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

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 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

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.

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.

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

Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property, from the public highway and from the upper floor windows and flat roofs.

The inspection has been limited due to VPS security shuttering at the time of our inspection.

No access was possible to the office at the time of inspection and any subsequent inspection should be added by way of a addendum.

Due to VPS security being in place no access was possible to the outbuildings. The commentary has been taken from our previous inspection.

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.

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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	INTERNAL					
1.0	GROUND FLOOR		Photos 1-53			
1.1	Ground floor public accommodation; open plan bar areas and entrance lobby					
1.1.1	Ceilings	Anaglypta paper coverings on plaster ceilings with downstand beams.	<p>1-2</p> <p>Water damage to rear wall of pool room near corridor door.</p> <p>Large section of paper loose particularly adjacent to ceiling beams. Further sections of uneven damage where fixtures and fittings have been removed.</p>			
1.1.2	Walls	Anaglypta paper coverings on plaster walls with half height timber panelling or fixed perimeter seating to lower half and timber skirtings.	<p>1</p> <p>Damp at low level inside entrance and timber panelling and skirting decayed at low level below radiator.</p> <p>Damp walls in bar areas generally.</p> <p>Minor damage to rear wall of pool area and hole in partition covered by sign.</p> <p>Damp walls above panelling, affecting paper coverings to front external wall and piers between bar areas.</p> <p>Damage noted to timber cladding.</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
1.1.3	Fireplace	Feature brick fireplace with tiled raised hearth x 2. Open grate to x1. Electric inset fire x1.	2 Deterioration to finishes. Untested.			
1.1.4	Floors	Solid floors with ceramic tiled, carpet finishes, unfinish areas.	1 Chipped and damage to ceramic tiles within pool area. Large amounts of carpet have been stripped out leaving bare and unfinished floors at the time of our inspection.			
1.1.5	Doors	Main entrance door timber framed ledged and braced door with lever lock ironmongery, overhead door closer and letter plate.	2			
1.1.6	Doors 2	Inner lobby door timber panelled with top glazed pane, fitted with overhead door closer and pull handle.	2			
1.1.7	Doors 3	Doors between bar area and pool area have been removed.	2 Untested.			
1.1.8	Doors 4	Flush panel timber door with top glazing in Georgian wired glass between pool area and corridor.	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
1.1.9	Radiators	Steel panel radiators affixed to walls / timber panelling in bar areas and lobby.	2 Secure, not tested.			
1.1.10	Windows	Replacement uPVC windows with double glazing.	1-2 Large number of glazing panels have been removed to allow VPS security shutters. Further areas of boarded with damaged glazing noted.			
1.1.11	Joinery	Frieze rail shelf. Timber perimeter seating with mesh grille to openings in top. Timber panelled door to forming cupboard in corner of pool area.	2			
1.1.12	Drinks store	Anaglypta paper to plasterboard ceiling, wallpaper to plaster walls with half height timber panelling and solid concrete floor with partial carpet covering. Plywood shelves affixed to battens on walls. Flush panel timber door with top glazing in leaded glass with stained glass picture and overlaid with Georgian wired glass.	1-2 Ceiling has holes cut out. Walls are generally damp and paper peeling. Carpet part missing.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.1.13	Servery	Painted and stained finish timber counter and stained counter top with under counter storage shelving and stainless steel inset sink bowl and drainer with mixer tap. Back bar matching counter top with under counter shelving and fridges. Anti-slip vinyl flooring.	1 Counter top stain finish worn. Sink bowl/waste stained. Counter flap removed. Damage noted to floor covering and back counter cladding/joinery. Areas of walls heavily damp affected particularly to central column.			
1.2	Public accommodation; rear entrance corridor					
1.2.1	Door	Rear entrance door uPVC with top half glazed in leaded double-glazed unit.	2 Untested.			
1.2.2	Ceiling	Woodchip covering to ceiling.	2			
1.2.3	Walls	Woodchip covering to walls with timber dado rails and quarry tile skirtings.	2 Walls damp at low level. Damage to rear wall adjacent to entrance door.			
1.2.4	Floor	Ceramic tiled solid floor.	2 Tiles chipped around mat well at rear entrance.			

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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	Door	Timber panelled dividing door in corridor.	1-2 Untested. Deterioration to all areas of timber work to door and surround.			
1.3	Ground floor public accommodation; ladies toilets					
1.3.1	Door	Flush panel timber door with top opaque glazing, fitted with overhead door closer and pull handle.	2			
1.3.2	Ceiling	Painted boarded ceilings.	2 Minor cracking across ceiling.			
1.3.3	Walls	Fully ceramic tiled walls with painted quarry tiled skirtings.	2 Isolated redundant fixings in cubicles.			
1.3.4	Doors	2 x internal panelled timber doors to toilet cubicles with thumb turn latch and knob internally.	2 Knob missing to one door. Cut outs to architrave.			
1.3.5	Windows	Window to toilet cubicle is timber framed with opaque glass.	2 Painted shut and boarded externally.			
1.3.6	Windows	Window opening to toilet cubicle is covered with mirror.	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
1.3.7	Radiator	Steel panel radiator affixed to wall.	1 Heavily corroded. Overhaul required.			
1.3.8	Door	Internal lobby door with flush panel timber with top opaque glazed panel, fitted with overhead door closer and pull handle.	1-2 Entrance door to corridor is ill-fitting.			
1.3.9	Sanitary ware	2 x pedestal wash basin with lever mixer taps, 2 x close coupled w.c. suite with seat and lid.	1-2 Front toilet pan loose to fixings with damaged flush mechanism. Seat cracked and loose to rear toilet. Waste plugs removed from both basins.			
1.3.10	Floor	Ceramic tiled floor with vinyl beneath wash basins.	2 Minor chipping around toilet pans.			
1.4	Ground floor public accommodation; gent's toilets					
1.4.1	Door	Flush panel timber door with top opaque glazed panel, fitted with overhead door closer and pull handle.	2			
1.4.2	Door	Inner lobby door, flush panel timber fitted with overhead door closer and pull handle.	2 Binding, does not close.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.3	Door	Cubicle door is panelled timber with lever latch handles and internal barrel bolts.	1-2 Door is ill fitting and warped, redundant fixing holes from previous handles, internal handle broken off.			
1.4.4	Ceiling	Artex ceiling finish and painted boarded lobby finish.	2			
1.4.5	Walls	Ceramic tiling full height throughout except toilet cubicle where top half is artex finished.	2 Rough cut out for airbrick in toilet cubicle and redundant fixings. Isolated redundant fixings to tiling in main area.			
1.4.6	Floor	Solid floor with anti-slip vinyl covering.	2 Vinyl cut out around services access cover, torn and stained in urinal area.			
1.4.7	Sanitary ware	3 x bowl urinal with high level flushing system and chrome pipework. Pedestal wash basin with lever mixer tap.	2 Waste plug has been removed from basin. Waste pipes from urinals are discoloured. Damage noted to middle cistern within cubicle.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.8	Joinery	Flush panel timber door to cleaner's cupboard with cut out for ventilation.	2			
1.5	Ground floor; commercial kitchen					
1.5.1	Door	Flush panel timber with top Georgian wired glazed panel, fitted with overhead door closer, pull handle and intumescent strips with brushes.	2 Untested.			
1.5.2	Ceiling	Painted boarded ceiling to lobby and main kitchen area with woodchip paper covering to crockery area.	2			
1.5.3	Walls	Painted plaster to lobby. Ceramic tiling or washable wall panels throughout kitchen with painted plywood boxings.	1-2 Damage where previous fixtures and fittings have been removed. Damage also in lobby where impact damage noted.			
1.5.4	Walls	Stainless steel lining panels to cooking area.	2 Redundant fixings to stainless steel.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.5.6	Fixtures and fittings	Worktop and shelving fitted in crockery area. Stainless steel wash basin with hot and cold taps fixed to wall in kitchen.	2 Minor damage to edges of timber shelves in crockery area. No plug and chain fitted to wash basin.			
1.5.7	Fixtures and 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			
1.5.8	Floor	Ceramic tiling to lobby. Anti-slip vinyl to crockery area and steps up to kitchen. New anti-slip vinyl to kitchen.	2 Cracked ceramic tile between lobby and crockery area. Splits to vinyl in crockery area and patch repair.			
1.5.9	Door	Rear exit door from kitchen is uPVC with top half double glazed. Door curtain fitted externally.	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
1.6	Ground floor; Chiller room/Cellar		Photos 54-58			
1.6.1	Door	Entrance door flush timber panelled with overhead door closer and pull handle.	2 Untested			
1.6.2	Ceiling	Plaster boarded ceiling.	2 Minor damage to board edges and warped boards.			
1.6.3	Walls	Breeze block and painted brick walls with many fittings and boards concealing wall surfaces.	2 Various redundant fixings, minor damage to paint finishes where fittings removed, minor damage at rear door.			
1.6.4	Door	Rear doors to yard are one and a half leaf flush panelled timber with pull handle and internal bolts. Internal draught curtain fitted.	2 All draught strips from curtain are missing.			
1.6.5	Floor	Solid floor with rock asphalt finish and concrete ramp to rear door.	1-2 Minor damage to ramp. Pitting and damage/ cracking to asphalt. Impact damage noted to exposed concrete 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
1.6.6	Floor	Raised plinths for drinks storage finished with asphalt or rendered brickwork.	2 Impact damaged render to plinths. Minor cracks and impact damage to asphalt on plinths.			
2.0	FIRST FLOOR		Photos 59-88			
2.1	First floor accommodation; staircase					
2.1.1	Door	Flush panel timber sliding door on rail at base of stairs.	1 Door removed.			
2.1.2	Stairs	Timber staircase with one handrail. Carpet finish.	2 Carpet heavily worn and discoloured.			
2.1.3	Ceiling and walls	Painted plasterboard or plaster finishes.	1-2 Impact damage to plaster above handrail and redundant fixing holes.			
2.1.4	Door	Fire door at top of stairs flush panelled timber with overhead door closer, pull handle, thumb turn latch and intumescent strips with brush.	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
2.2	First floor private accommodation					
2.2.1	Ceiling	Textured ceiling finishes or woodchip paper covering.	1-2 Loose paper and uneven lath and plaster. Minor cracking across some ceilings with previous patch repairs. Section of textured coating missing in bedroom and ceiling bowing.			
2.2.2	Walls	Woodchip , anaglypta paper or lining paper to plaster walls with timber skirtings.	1-2 Minor previous repairs to impact damage. Section of plaster missing in corridor adjacent to radiator. Redundant fixings from previous fixture removed and hooks fitted on batten to wall in corridor. Rough area of plaster around radiator in living room. And minor cracking below window. Uneven plaster finish to corridor wall at left side. Cracking at wall/ ceiling junction at rear offshot room (used as store) and			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			previous patch repairs to damp stained area at front corner, minor cracking to wall plaster at both sides and damaged damp stained area on curved wall at rear. High moisture reading noted to front left hand lounge and rear right hand storage room.			
2.2.3	Floors	Suspended timber floors with carpet coverings.	1 Floor coverings all heavily discoloured and uneven areas and to rear right hand storeroom. Floor boards damaged and missing.			
2.2.4	Radiators	Steel panelled radiators affixed to walls.	2 Secure, not tested.			
2.2.5	Windows	uPVC replacement windows with double glazing.	2			
2.2.6	Doors	Internal doors are flush or panelled timber or flush fire doors with intumescent strips, fitted with a variety of ironmongery and door furniture.	1-2 Impact damage noted to two bedrooms. Further damage where ironmongery has been removed and replaced.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.2.7	Door	External door to rear external staircase is flush timber with top Georgian wired glass, fitted with thumb turn latch and handles.	2 External decoration poor and remains of creeper to door face. External laminate is deteriorating. Internally door is patched where ironmongery has been changed.			
2.2.8	Door	External door to flat roofs is flush panel timber with pull handle and internal bolts and thumb turn latch.	1-2 Untested, although doors scuffed and damaged with bolts misaligned.			
2.3	First floor accommodation; bathroom					
2.3.1	Door	Flush panel timber door with lever latch handles.	2			
2.3.2	Walls	Walls with exposed painted timber beam and ceramic tiling to bath area. Washable wall linings to shower cubicle.	1-2 Damp staining to wall behind w.c. Wall and ceiling plaster has minor cracking and more significant cracking and water damage below window, also affecting top of skirting.			
2.3.3	Ceiling	Painted plaster ceiling	2 Cracking along ceiling and timber beam junction and black mould staining to ceiling.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.3.4	Floor	Suspended timber floor with vinyl sheet covering. Timber skirtings.	2 Floor vinyl is split over joint in floor boarding.			
2.3.5	Sanitary ware	Sanitary ware comprises bath with side and end panel, pedestal wash basin with hot and cold taps, low level w.c. and cistern with seat and lid fitted and shower cubicle and tray.	1-2 Discoloured throughout damage noted to toilet seat and fixings.			
2.3.6	Windows	Windows are timber framed with opening lights x2.	2			
2.4	First floor accommodation; Kitchen					
2.4.1	Kitchen fittings	Installed kitchen with inset stainless-steel sink and drainer in worktop over base units and integrated oven and hob. Wall units and ceramic tiling over worktop. Shelving fitted to walls. Roller blind fitted to timber batten over window.	1-2 Additional pull handles fitted to 5 draws / doors in base units. Redundant fixing holes to tiles over hob. Impact damage to plaster beneath kitchen window. One door damaged and loose at the time of our inspection.			
2.4.2	Floor	Vinyl sheet covering to kitchen floor.	2 Uneven boarding beneath vinyl.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.5	First floor accommodation; Office					
2.5.1	Door	Flush panel timber door with Yale latch.	2			
2.5.2	Ceiling and walls	Painted plasterboard ceiling and walls with timber skirtings.	2 Ceiling plaster damp damaged on sloping area in cupboard area. Ceiling in office over shelf / bulk head is surface damaged / cracked. Redundant fixings to walls.			
2.5.3	Joinery	Fitted shelving / cupboard area and shelf to bulk head over stairs.	2			
2.5.4	Floor	Suspended timber floor with carpet covering.	2			
3.0	EXTERNAL					
3.1	Main building		Photos 89-106			
3.1.1	Roofs	Main building roof is pitched with clay tile coverings and matching ridge tiles with lead valley. Flat valley between roof slopes is finished with felt.	1-2 Mortar pointing missing to ridge tiles generally. Isolated missing and broken tiles. Not seen.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.2	Roofs	Rear offshot roofs are pitched with clay tile coverings and matching ridge tiles. Lead flashing at abutment of lower roof and mortar fillet at abutment of higher roof with rear of main building.	1-2 Mortar fillet is cracked. Isolated missing or displaced / broken tiles. Cracked and missing mortar to ridge tiles. Upper rear roof is partially covered with a creeping vine / vegetation.			
3.1.3	Roofs	Flat roofs over kitchen extension, extended dining area, toilets and rear open shelter are overlaid with mineral felt at various levels.	1-2 Felt over kitchen extension appears partially blistered and has standing water. Centre section of flat roof areas has excessive standing water. Older front section has been overcoated with solar reflective paint and repaired using patch of mineral felt. Surface is crazed. Cracked and missing verge mortar pointing.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.4	Roofs	Roof over bay windows and porch over entrance is pitched and overlaid with clay tiles. Lead apron flashing at abutment with front elevation.	1 Large amounts of displaced, broken and damaged tiles.			
3.1.5	Rainwater goods	PVC gutters and downpipes affixed into brickwork on brackets.	1 Gutters overflowing / leaking on rear offshot. Guttering to main building offshot is blocked and holding water. Gutter joints leaking generally.			
3.1.6	Walls	Main building walls over flat roof areas are painted brickwork and elsewhere fair faced brickwork.	2 Previous repairs. Evidence of previous vine affecting brickwork of kitchen apex. Damage behind soil and vent pipe and patch repairs using mortar. Staining beneath gutter on rear of main building (bathroom). A number of bricks are spalled.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.7	Walls	Rear offshot buildings at right side are rendered brickwork with textured coating.	1-2 Coating is peeling. Render is damaged over ground floor window and wall is cracked and damp damaged.			
3.1.8	Walls	Extensions to rear are brickwork with rendered plinth and painted brickwork within covered rear porch area.	2 Deterioration noted to decorated finishes.			
3.1.9	Walls	Extension to kitchen is fair faced brickwork.	2 Minor crack from windowsill down to ground level.			
3.1.10	Walls	Rear wall of two storey offshot is brickwork.	1 Corner brickwork has partially collapsed at junction with kitchen extension with cracking above and below damaged area.			
3.1.11	Windows	Majority of windows have been replaced with uPVC double glazed.	1-2 As described internally with several smashed, damaged and painted glass to ground floor windows.			
3.1.12	Windows	Original timber windows to rear of main building landing corridor and bathroom, timber framed with clear or opaque glazing.	1 Timber is decaying and putty pointing is damaged.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.13	Windows	2 original timber casement windows with leaded glazing.	1-2 Broken glazing to one window. Decorations are poor.			
3.1.14	Walls	Main front building front and side walls are brickwork with rendered plinth.	2 Brickwork has been repointed.			
3.1.15	Joinery	Barge boards to main building. Timber surround around ground floor window opening. Supporting posts for front overhanging roof between bays.	2 Supporting timber posts at front are split with very poor decorations. Deterioration noted to barge boards.			
4.0	SITE AREAS					
4.1	General		Photos 107-118			
4.1.1	Rear yard	Timber fence with gate enclosing rear yard between kitchen and outbuildings overlaid with tarmac. Perimeter drainage channel around kitchen walls with metal grating. Galvanized steel staircase to first floor of rear offshot.	1-2 Previous trenches infilled with concrete. Uneven with broken concrete and defects in tarmac. Gratings are surface corroded, channels are displaced.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.2	Rear shelter	Timber structure of posts, half height boarding and railings under flat roof. Metal gates.	2			
4.1.3	Rear patio area	Concrete flag paved seating area with concrete edgings.	2 Several flags broken and cracked, edgings damaged. Vegetation growth to all areas.			
4.1.4	Play area	Grassed play area to rear, enclosed by timber fences to car parking and boundary walls to right side and rear.	1-2 Damage noted to fences within this area and all areas heavily overgrown.			
4.1.5	Boundaries	Front is open to public footpath with concrete kerbs at left side. Other boundaries where not formed by adjacent buildings or fences are enclosed by green hedging and trees.	2 Concrete kerbs partially uneven with minor damage. Hedge/trees to each side overgrown.			
4.1.6	Car Parking	Car parking to front and left side wrapping around building laid in tarmac.	1-2 Tarmac surfaces worn with potholes noted. Line markings largely faded.			

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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	Outbuildings					
4.2.1	Store room	Sectional concrete and breeze block walls forming store built off brick boundary wall at right side fitted with roller shutter door over original timber door and frame. Flat roof of timber joists and boarding with felt covering.	1-2 Space filled with storage and most surfaces concealed. Vegetation growing in from outside on right and rear walls. Original timber door removed. Galvanized roller shutter door not tested. Original brick boundary wall open jointed with several damaged bricks.			
4.2.2	Walk in fridge	Room formed between garage and store with ceiling and walls lined with PVC sheeting and floor is concrete overlaid with vinyl sheet. Flush panel timber door with top glazed panel and draught strip curtain fitted internally. Galvanized roller shutter door fitted over timber door.	1-2 Vinyl panelling is bowing and loose on ceiling and wall linings are patch repaired and sealed with mastic or adhesive tape. Floor vinyl is lapped up walls but peeling away with damp floor beneath. Top glazing is missing from door, over boarded with PVC sheet. Strips missing from draught curtain. Galvanized housing for roller shutter is surface corroded.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.2.3	Garage	Sectional concrete garage with timber roof overlaid with mineral felt and fitted with timber window to side and galvanized roller shutter door to front in enclosed rear yard.	1-2 Window sill heavily decayed and frame boarded over externally. Housing for roller shutter is surface corroded.			
4.2.4	Fascia boards	PVC fascia to side and part timber fascia to rear.	1-2 Timber fascia to rear is delaminating and partially missing. Many redundant fixings to PVC fascia.			
4.2.5	Rainwater goods	PVC gutter fixed to rear on brackets to timber fascia and battens fixed to blockwork.	1 Gutters are warped and over flowing with leaking joints.			
4.2.6	Walls	Sectional concrete and breeze block walls.	2 Heavily stained at rear from overflowing gutter.			

G. Photographs



Photo 001



Photo 003



Photo 002



Photo 004

G. Photographs



Photo 005



Photo 007



Photo 006

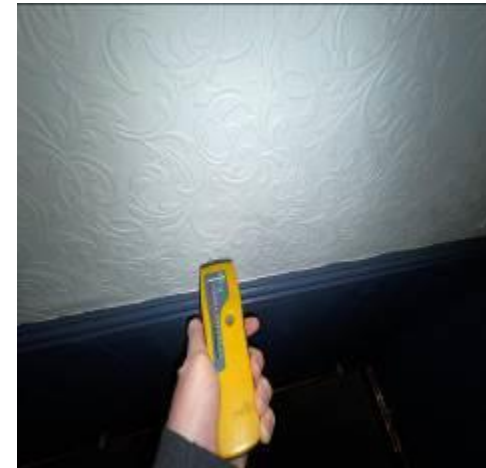


Photo 008

G. Photographs



Photo 009

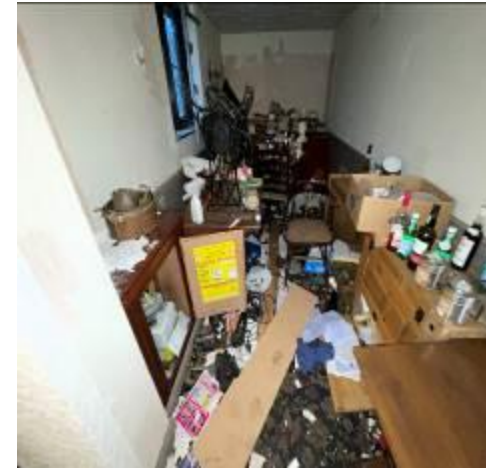


Photo 011



Photo 010



Photo 012

G. Photographs



Photo 013



Photo 015

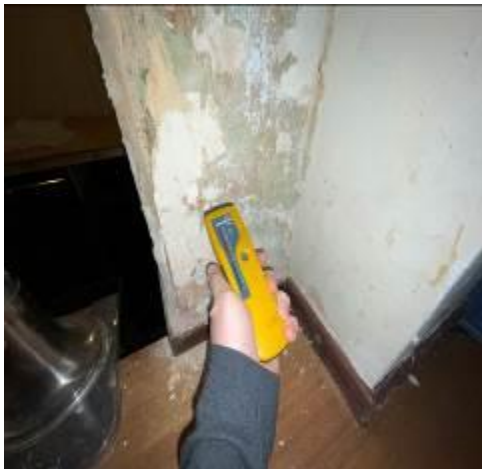


Photo 014



Photo 016

G. Photographs



Photo 017



Photo 019

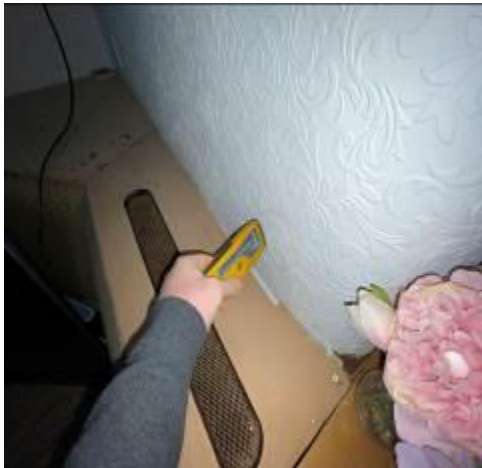


Photo 018



Photo 020

G. Photographs



Photo 021



Photo 023



Photo 022



Photo 024

G. Photographs



Photo 025



Photo 026



Photo 027



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



Photo 038

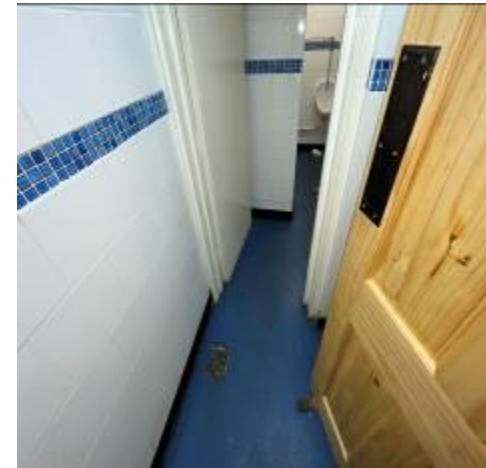


Photo 040

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



Photo 059



Photo 058

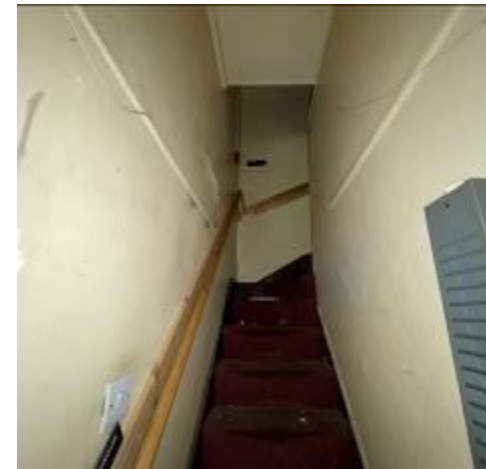


Photo 060

G. Photographs



Photo 061



Photo 063



Photo 062

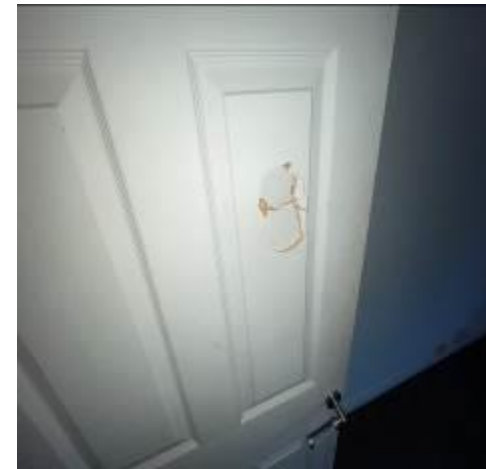


Photo 064

G. Photographs



Photo 065

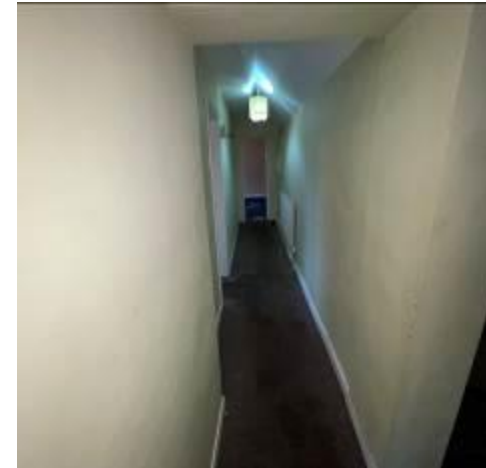


Photo 067



Photo 066



Photo 068

G. Photographs



Photo 069



Photo 071



Photo 070



Photo 072

G. Photographs

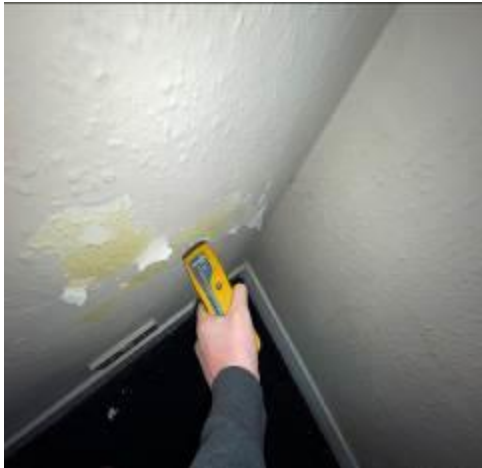


Photo 073



Photo 075



Photo 074



Photo 076

G. Photographs



Photo 077



Photo 079



Photo 078



Photo 080

G. Photographs



Photo 081



Photo 083



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Photo 084

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Photo 085



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Photo 098



Photo 100

G. Photographs



Photo 101



Photo 103



Photo 102



Photo 104

G. Photographs



Photo 105



Photo 107



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 118

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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Property
address

Royal Oak, 41 Sandbach Road, Stoke on Trent, Staffordshire ST7 3RW

Client's name

Star Pubs & Bars

Date this report
Was produced

8th November 2021



Property Address: Royal Oak, 41 Sandbach Road, Stoke on Trent Staffordshire ST7 3RW



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: Royal Oak, 41 Sandbach Road, Stoke on Trent Staffordshire ST7 3RW

