

Schedule of Condition



Property Address:	Cock Inn Twycross Road Sibson Nuneaton CV13 6LB		
Property Reference Number:	2302799101		
Document Reference:	MMP/caw	Rev.	
Survey Date:	3 rd 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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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B. Contents

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C. Preliminaries

Name of company completing the schedule of condition

Brownill Vickers
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Name of Surveyor who completed the schedule

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Date of site visit

3rd November 2021

Date of issue

9th November 2021



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D. Property Details

Summary of Construction:

The original part of the property dates back to thirteenth century with a date stone to the front indicating the construction year being 1250. Timber framed with brick and render facing elevations set beneath a pitched, thatched roof incorporating projections to the rear and brick built protruding chimney stacks. Timber framed windows and doors. To the rear is a more modern, single storey pitched roof extension with brick facing elevations set beneath a tile covered roof.

The property occupies a large site with extensive rear car parking beyond this and overgrown paddock which we assume is within the demise.

Accommodation:

Front entrance door to front bar areas with servery to the right. Beyond the servery are steps down to the beer delivery area and further steps down to the main vaulted beer cellar. From the front entrance lobby there is a rear corridor which gives access to ladies' and gent's toilets, a snug and the commercial kitchen. To the rear of the commercial kitchen is a further restaurant area.

Access to the first floor accommodation is via a door off the front bar areas. Access between rooms at first floor level is limited to an extent. The building dates back to 1250 or thereabouts and openings between rooms are low. The fire exit from the front right hand part of the first floor accommodation is over a boarded section of flooring within the more modern roof frame and then via freestanding aluminium ladders to a push bar fire exit door at ground floor level. The door from the front right hand first floor areas is less than 3 foot in height. See F.R.A.



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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 raining intervals.

The subject premises were closed for business and secured by VPS at the time of our inspection.

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.

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.



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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.

Limited inspection was possible to the windows and doors due to the VPS security being in place at the time of 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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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 1-58			
1.1	Ground floor accommodation; public bar and restaurant areas including servery					
1.1.1	Ceilings	Mix of ceilings in original lath and plaster and replacement skimmed plaster board incorporating numerous original beams and boxed supports.	1-2 Unevenness particularly to older lath and plaster ceiling finishes. No significant weakness noted. assume any infestation to visible timbers has been treated. No evidence of any current outbreaks. Some areas of decoration de-bonded with a small number of areas where partial collapsed. Thus, testing has been undertaken.			
1.1.2	Walls	Largely solid and finished in painted lath and plaster, plaster or masonry. Some timber panelling and boarding affixed to walls. Numerous sections of fixed seating to rooms preventing any inspection to low level areas to the rear.	1-2 Uneven particularly to lath and plaster surfaces. Deterioration to sections of brickwork beneath painted surfaces. Damp affecting wall surfaces particularly to front left hand restaurant areas and rear restaurant particularly to rear wall but also to left hand wall. damp longstanding to some areas will require repair and management that is sympathetic to the age of the building.			

F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.1.3	Floors 1	Solid floors throughout overlaid in quarry tiles, flags and patterned carpets.	1 Uneven throughout the building with dips beneath the patterned carpet within the front left hand restaurant area particularly. Pock marks to quarry tiles particularly within the front entrance area. General discolouration to flagged surfaces. Deterioration to carpets to high traffic areas and also some condensation marking noted. Carpet to rear restaurant has been removed from water damage and will require replacement.			
1.1.4	Floor 2	The floor within the servery area is raised from the solid floor to the adjacent bar areas and overlaid in Altro.	1 Altro floor ripped with crude repairs.			
1.1.5	Windows	Largely unseen from internal inspection as security measures had been taken to cover all window openings. See heading external.	2			
1.1.6	Radiators	Steel panel radiators affixed to walls throughout main accommodation.	2 Secure. 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
1.1.7	Coffee making area	Timber worktop with drawers and open cupboarding beneath screened from the public areas by a timber panel incorporating decorative metalwork.	1-2 Worn to surfaces and handles missing to drawers.			
1.1.8	Bar fittings	Timber bar fittings with stained tops, fronts and back bar fittings incorporating mirrored backs. Formica shelving beneath.	1-2 Surfaces worn but serviceable. Some deterioration to formica. Half door ill-fitting.			
1.1.9	Doors 1	Numerous openings between rooms, many of which are now without doors. Doors are timber panelled incorporating latches and some of which incorporate glazing.	2 Worn and dated but appears serviceable.			
1.1.10	Doors 2	Timber panelled and part glazed front entrance door.	2 Unseen to some extent and untested.			
1.1.11	Doors 3	Rear timber panelled and part glazed door.	2 Operable when tested.			
1.1.12	Fireplace	decorative fireplace within left hand snug with flagged hearth, brick surround and tiled mantelpiece.	2 No fitting within.			

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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	Wash area	Annexed wash area within rear restaurant with stainless steel sink affixed to adjacent wall.	2 Generally crudely detailed but fittings adequate for purposes.			
1.2	Ground floor accommodation; commercial kitchen					
1.2.1	Ceiling	Skimmed plaster board.	1 Incomplete to front right hand section where recent repairs have been undertaken. Further collapse has been taken.			
1.2.2	Walls	Solid with painted plaster finishes. Stainless steel sheeting affixed to large areas.	1-2 Uneven to plastered surfaces. Heavily discoloured and sections of stainless steel sheeting damaged where alterations have been made.			
1.2.3	Floor	Solid overlaid in quarry tiles.	1-2 Quarry tiles complete but heavily discoloured requiring thorough cleaning.			
1.2.4	Windows	As per previous heading.	2			
1.2.5	Door	Timber panelled door giving access to rear entrance corridor.	2			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.2.6	Door 2	Timber panelled and part glazed swing door giving access to rear restaurant areas.	2			
1.2.7	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.	1-2 Incomplete tap to wash basin.			
1.3	Ground floor accommodation; public toilets					
1.3.1	Ceiling	Skimmed plaster board.	1 Fitting incomplete, damage to ceilings where cracking formed and also where testing has been undertaken and will require repair.			
1.3.2	Walls	Tiled from floor to ceiling height with painted plaster within lobby areas.	1-2 Tiles dated and isolated damage where previous fittings have been removed.			
1.3.3	Floor	Solid overlaid with quarry tiles incorporating upstands.	2 Some wear particularly to drain covers.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.4	Doors	Timber panelled doors with sections of glazing to entrance doors, closers to entrance doors and locks to cubicle doors.	1-2 Some rot occurring to door frame legs particularly within the ladies' toilets. Damaged glazing to outer door within ladies' toilet.			
1.3.5	Sanitaryware	Within the ladies' toilets are two shaped wash basins in the vanity unit, two low flush w.c.s and a further wash basin within one of the cubicles. Within the gent's toilets are three bean urinals fed from a single cistern, two wash basins supported off tubular metal legs and 2 x low flush w.c.s.	2 Secure. Untested.			
1.3.6	Radiators	Steel panel radiators affixed to walls within room.	1 radiator within gent's toilets heavily corroded.			
2.0	BASEMENT		Photos 59-68			
2.1	Cellars; main vaulted cellar and adjacent area					
2.1.1	Ceilings & walls	Vaulted areas finished in painted brickwork.	1-2 Heavily discoloured with mould growth apparent.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.2	Ceiling	Boarded ceiling to central and delivery areas to rear of vaulted section.	1 Incomplete and damaged.			
2.1.3	Floor	Solid concrete floor incorporating well to central areas. Painted brick stillage to front vaulted area extending into central areas.	1-2 Some impact damage to surfaces and decorations to floor surfaces worn.			
2.1.4	Cooler unit	Affixed to front wall within vaulted area.	2 Untested. Not in use.			
2.1.5	Wash area	Stainless steel sink set on timber surround with tiled splashback surrounding.	1 Damage to support and tiles loose and incomplete.			
2.1.6	Drop	Metal steps with handrails affixed to walls adjacent giving access from rear delivery area.	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
3.0	FIRST FLOOR		Photos 69-93			
3.1	First floor accommodation					
3.1.1	Ceilings & walls	Solid and partition walls finished in a mix of plaster, lath and plaster and skimmed plaster board. Ceilings largely finished in lath and plaster with some plaster board finishes.	1 Damp penetration affecting surfaces within front right hand room. Significant unevenness largely considered normal for a building of this type and age. Structural cracking is noted to the front right hand corner of the front right hand room which should be further investigated.			
3.1.2	Floor	Suspended timber floor overlaid in mix of carpets, vinyl and stained boarding.	1-2 Significantly deflected. Considered normal for the age of the building. No significant weakness noted. Further damage noted to front right hand room where concrete has been broken out to repair presumed leak in pipework. Deterioration to all floor coverings.			
3.1.3	Windows	Timber framed casement windows some of which have secondary glazing.	1-2 Missing furniture to window within front single box room.			



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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	Doors	Mix of types in timber panelled and flush faced timber. Some doors undersized including to rear bathroom.	2 Appears serviceable. Ironmongery loose to a number of doors.			
3.1.5	Staircase	Steep timber staircase with handrail affixed to rear wall and screen around open staircase to landing area.	2 No damage evident.			
3.1.6	Bathroom fittings	Low flush w.c., pedestal wash hand basin, panelled bath and shower basin.	2 Dated. Untested.			
3.1.7	Radiators	Steel panel radiators affixed to walls within rooms	2 Secure. Untested.			
3.1.8	Kitchen fittings	Limited domestic quality kitchen fittings including stainless steel sink and mixer taps.	1-2 Missing and loose kick boards to sink unit.			
3.1.9	Bedroom fittings	Bedroom fittings within front central box room.	2 Dated but serviceable.			
3.1.10	Roof void	Roof void accessible via undersized door from front right hand room. Boarded central area allowing walk-in access. Modern timber roof frame over this part of the building.	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	EXTERNAL					
4.0	Main buildings		Photos 94-132			
4.1	Thatch roof part of building					
4.1.1	Roof	Pitched and hipped roof overlaid in thatch with wire netting protection over thatched surfaces.	2 No evidence of deterioration.			
4.1.2	Chimney	Brick stack visible through left hand slope incorporating two flues and lead flashing to base. Two brick built chimneys as seen from front both incorporating single flues.	2 Some vegetation growth noted.			
4.1.3	Walls	Brick facing with large areas painted. Brick surround visible timber frame.	1 Number of spalled bricks particularly to left hand elevations. Evidence of damp penetration through bricks through right hand elevation. Redundant signage support to right hand gable possibly contributing to damp within this area. Step cracking noted to left hand elevations. Significant movement noted to front righthand corner, currently with temporary propping in place. We assume this is under investigation and matches the comments from the first floor internal areas. A structural			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
			engineer should be consulted. Extensive damage and patch repairs noted to timber work within the frontage.			
4.1.4	Doors 1	Rear timber framed and part glazed door as described internally.	1-2 Deterioration noted to timber work.			
4.1.5	Doors 2	Timber panelled modern door forming fire escape door from first floor accommodation; within rear right hand gable.	2			
4.1.6	Doors 3	Timber panelled and part glazed oversized front entrance door.	2 Deterioration to finishes. Untested.			
4.1.7	Doors 4	Timber panelled door giving access to beer delivery.	1-2 Deterioration noted.			
4.1.8	Windows	A combination of timber metal framed windows. All single glazed some with leaded detail.	1 Rot and corrosion noted throughout these areas.			
4.1.9	Rainwater goods	2 x cast iron hoppers and downpipes to rear elevation.	2 Decoration weathered. 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
4.1.10	Lean-to	Rear brick built lean-to overlaid in tiles and incorporating two louvre vented openings.	1-2 Damage to left hand louvre vented opening.			
4.2	Rear left hand single storey offshots					
4.2.1	Chimney	Brick built chimney incorporating flue. Lead flashing to base.	2			
4.2.2	Roof	Pitched roofs on two levels overlaid in tiles.	1-2 Isolated missing tiles to both left and right hand slope.			
4.2.3	Rainwater goods	Cast iron rainwater goods.	1 Evidence of leakage to joints where staining noted. misalignment.			
4.2.4	Windows	Timber framed windows with leaded glazing.	1-2 Damage to sections of glazing. Decorations weathered.			
4.2.5	Walls	Brick facing elevations with paint finish.	1-2 Some efflorescence to surfaces with staining beneath extraction.			
4.2.6	Door 1	Timber panelled undersized door within rear gable elevation.	1-2 Weathered to decorations. No evidence of significant rot developing.			

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Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.2.7	Door 2	Timber panelled door to rear mono-pitched section of building.	1 Heavily deteriorated at low level.			
5.0	SITE AREAS		Photos 133-144 / 146 / 151-152 / 154-162			
5.1	Forecourt					
5.1.1	General	Tarmac surfaces with stone and concrete step up to front entrance. Four timber posts support tubular handrail / horse station.	1 Tarmac surfaces heavily worn and damaged. Stone to step heavily worn presenting public safety risk.			
5.2	Car park					
5.2.1	Gates	Metal barred gates to front right and left.	2 Untested. Appear relatively new. Left hand gate handle not functioning.			
5.2.2	Security	Metal barred gate across beer delivery door supported off two timber posts.	2 Modern.			
5.2.3	Tarmac	Tarmac surfaces incorporating thermoplastic line markings.	1-2 Heavily worn to right hand entrance / egress. isolated areas where damaged and breaking up and verges and other areas overgrown. Thermoplastic line markings heavily 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
5.2.4	Fence	Timber panelled fence surrounding refuse store.	1 Make shift lean-to roof fixed over. Fencing weathered and deteriorated.			
5.3	Rear seating area					
5.3.1	General	Flagged surfaces with planted areas surrounding.	1 Isolated unevenness to some flags and all areas overgrown.			
6.0	OUTBUILDINGS					
6.1	Outbuilding 1		Photos 145 / 147-150 / 153			
6.1.1	General	Detached concrete sectional garage to rear of car park concrete sectional elevations beneath pitched roof containing asbestos. Timber door and window to rear.	1 Significant deterioration to timbers and PVC rainwater goods.			
6.2	Outbuilding 2					
6.2.1	General	Detached brick built outbuilding to rear of sitting out area with pitched roof overlaid in red tiles, painted brickwork walls, cast iron rainwater goods and timber doors and windows. No internal inspection made. Lean-to added to left hand elevation and further extension to front elevation.	1 Deterioration to roof covering, rainwater goods, external joinery, facing brickwork and decorations.			

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

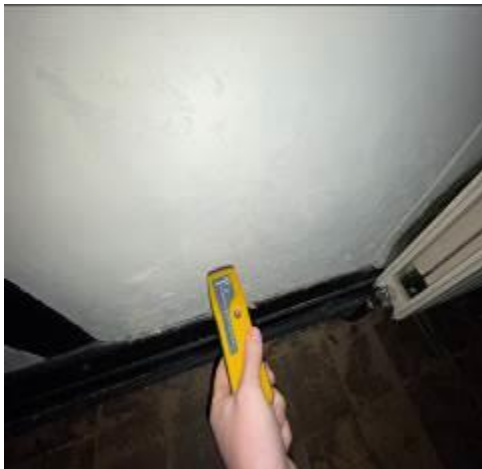


Photo 038



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

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Photo 065



Photo 067



Photo 066



Photo 068

G. Photographs



Photo 069



Photo 071



Photo 070



Photo 072

G. Photographs



Photo 073



Photo 075

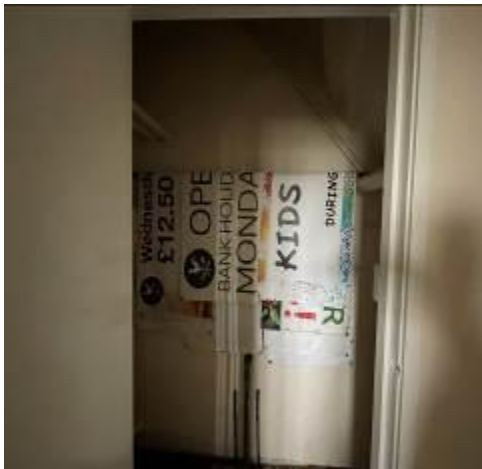


Photo 074



Photo 076

G. Photographs



Photo 077



Photo 079



Photo 078

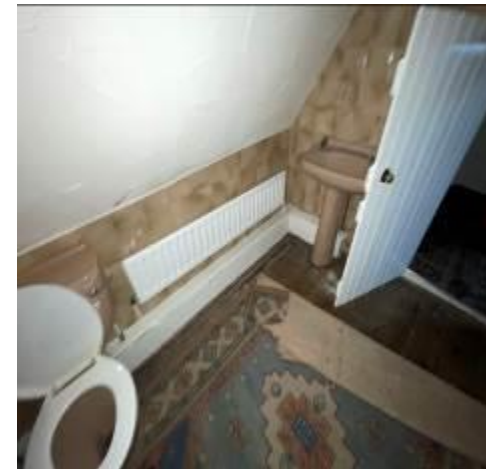


Photo 080

G. Photographs



Photo 081



Photo 083

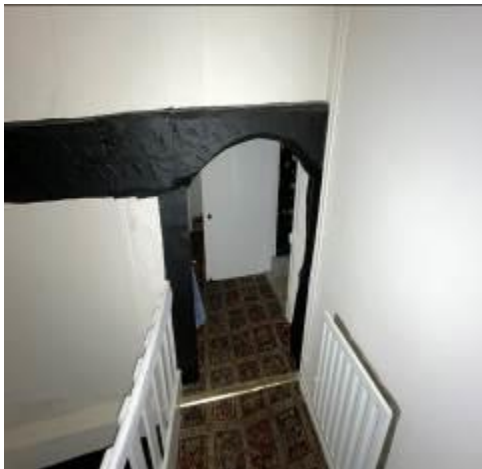


Photo 082



Photo 084

G. Photographs



Photo 085



Photo 087



Photo 086



Photo 088

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Photo 096

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Photo 099



Photo 098



Photo 100

G. Photographs



Photo 101



Photo 103



Photo 102



Photo 104

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Photo 105



Photo 107



Photo 106



Photo 108

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Photo 109



Photo 111



Photo 110



Photo 112

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Photo 113



Photo 115



Photo 114



Photo 116

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Photo 117



Photo 119



Photo 118



Photo 120

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Photo 121



Photo 123



Photo 122



Photo 124

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Photo 125



Photo 127



Photo 126



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Photo 129



Photo 131



Photo 130



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Photo 133



Photo 135



Photo 134



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Photo 139



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Photo 145



Photo 147



Photo 146



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Photo 149



Photo 151



Photo 150



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Photo 153



Photo 155



Photo 154



Photo 156

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Photo 157



Photo 159

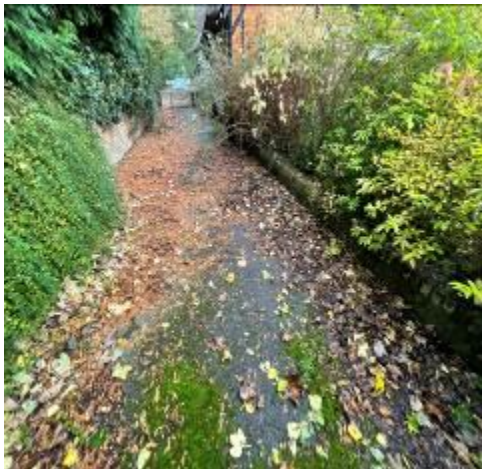


Photo 158



Photo 160

G. Photographs



Photo 161



Photo 162

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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Property
address

Cock Inn Twycross Road Sibson Nuneaton Warwickshire CV13 6LB

Client's name

Star Pubs & Bars

Date this report
Was produced

8th November 2021



Property Address: Cock Inn Twycross Road Sibson Nuneaton CV13 6LB



H. Declaration of document publication

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