Cockrams Surveyors

Independent Chartered Building Surveyors

Suite 5 St Piran House Truro Technology Park
Heron Way Newham Truro Cornwall TR1 2XN

BUILDING SURVEY

PROPERTY: **Gwenton Farm, Cury Cross Lanes, Helston, Cornwall, TR12 7AZ**

CLIENT: **Richard Glasson, Senior Reserve Manager, Natural England**

INSPECTED ON: **30 November 2024**

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A. GENERAL INFORMATION

A1 Name and Address of Client

Richard Glasson, Senior Reserve Manager, Natural England, The Lizard National Nature Reserve, Bochym Industrial Estate, Cury Cross Lanes, Helston, TR12 7AZ

A2 Address of Property

Gwenton Farm, Cury Cross Lanes, Helston, Cornwall, TR12 7AZ.

A3 Date of Inspection

30 October 2024.

A4 Related Party Disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors 'Rules of Conduct' or as defined in its 'Valuation Standards'.

A5 Surveyors

Laurence Hawkins, BSc (Hons), MRICS
Cockrams Surveyors Limited
Suite 5 St Piran House
Truro Technology Park
Heron Way
Newham
Truro
TR1 2XN

A6 Weather at Time of Inspection

Dry, preceded by a period of changeable conditions.

A7 Roads

The access road to this property is made up and is assumed to be adopted by the local highway authority.

A8 Scope of inspection

Our inspection of this property covered all those parts of the buildings that could be seen either from ground level externally or from the interior.

Binoculars and/or digital cameras were used to examine roof slopes externally.

Many parts of a building such as foundations and subfloor areas are concealed during construction, and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible, and we are, therefore unable to report that any such part of the property is free from defect.

Only the agricultural buildings on the site were surveyed. The residential house, the grounds, and boundaries were not included to be surveyed.

No inspection of services was undertaken. Underground pipes from rainwater downpipes or gullies were not traced or tested.

Calculations of the load bearing capacity structural components have not been carried out and we can give no opinion as to their strength or suitability for your purposes.

No local or formal enquiries of the Local Statutory Authorities or investigations have been made to verify information as to the tenure, the existence of rights and easements etc.

The report does not guarantee that work carried out in the past, has been done to statutory/mandatory regulations or to competent manufacturers recommendations or to British Standards, Codes of Practice, Agreement Certificates etc.

In drafting this report, we have limited comment to the more material matters and have not listed individually such minor items which have no structural significance.

B. DESCRIPTION

B1 Description

B1.1 Type and Age

The property is a collection of agricultural buildings. The buildings include 5No. barns, one of which has a lean-to garage and workshop building attached.

For clarity, the buildings have been labelled on the following google maps image, and are referred to in accordance with these labels throughout the report.

All directions in this report will be given with reference to compass orientations.

The barns appear to have been constructed at various dates, which are unknown. Barns 1 and 3 are relatively modern, with the remaining buildings being of older construction.

B1.2 Construction

Building 1 is an agricultural pole barn, comprising a steel and timber structure. The pitched roof is weathered with fibre cement profiled sheets. The elevations are weathered with treated timber cladding. The rainwater goods are formed in plastic. The floor comprises compacted unmade natural ground.

Building 2 is an agricultural pole barn, comprising a timber structure. The pitched roof is weathered with fibre cement or steel profiled sheets. The elevations are weathered with steel or fibre cement profiled sheets. The rainwater goods are formed in plastic. The floor comprises compacted unmade natural ground.

Building 3 is an agricultural pole barn, comprising a steel and timber structure. pitched roof is weathered with fibre cement profiled sheets. The elevations are weathered with treated timber cladding. The rainwater goods are formed in plastic. The floor comprises compacted unmade natural ground.

Building 4 is an agricultural pole barn, comprising a timber structure. The pitched roof is weathered with fibre cement or steel profiled sheets. The elevations are weathered with treated timber cladding. The rainwater goods are formed in plastic with isolated fibre cement components. The floor comprises compacted unmade natural ground.

Building 5 is an agricultural pole barn, comprising a timber structure. The pitched roof is weathered with fibre cement profiled sheets. The elevations are weathered with a mixture of steel profiled cladding, fair faced concrete blockwork walls, and treated timber cladding. The rainwater goods are formed in fibre cement. The floor comprises compacted unmade natural ground.

Building 6 is a lean-to structure containing a garage and workshop. The pitched roof comprises a timber structure and is weathered with steel profiled sheets. The walls comprise single skin fair faced concrete blockwork. The building is served by a timber pedestrian door, composite up and over vehicle door, and a uPVC window. The floor comprises solid ground bearing concrete.

B2 Location

The property is located in a rural area.

The A30 relief road is also within comfortable commuting distance which offers reasonable commuter links to the rest of Cornwall and up to Exeter and the M5 motorway north or the A30/A303 east to London via Basingstoke and the M3.

The property is located close to a mining area and your legal advisers should check whether any reports or agreements have been created which relate to this activity and the property.

B3 Limitations of the inspection

Parts of the roofs and elevations could not be clearly seen because of the height and configuration of the building, along with surrounding vegetation growth, therefore we cannot make any detailed comment on these areas.

The weather was dry at the time of inspection. Therefore, it is not possible to state that gutter joints, roof junctions and flashings etc. are totally watertight.

B4 Condition Codes

Condition codes are provided for each defect identified in the report below. The condition codes are as follows:

1) **CC1 - Elements with no current issues.** *No repair is currently needed. The elements listed here must be maintained in the normal way.*

2) **CC2 - Elements that require attention but are not serious or urgent.** *These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.*

3) **CC3 - Elements that require urgent attention**. *These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe longer term damage to your property.*

Each defect will be noted with **CC1**, **CC2**, or **CC3** as they are raised within the report.

C. CONDITION

C1 Building 1

C1.1 Structure

The steel and timber structure appeared relatively modern and generally remained in satisfactory condition, with no significant defects evident. **CC1**.

C1.2 Roof Covering

The fibre cement profiled roof sheets appeared relatively modern and generally remained in satisfactory condition, with no significant defects evident. **CC1**.

C1.3 Rainwater Goods

1No. downpipe was missing to the south west corner of the building. The downpipe should be reinstated to prevent rainwater spilling from the gutter over the elevations below, which is likely to result in an increased rate of deterioration, particularly to timber cladding and structural components. **CC2**.

Water was noted to be pooling to the ground adjacent to the elevations at the south west corner. The water may result in an increased rate of deterioration to the building, therefore we would recommend a channel is excavated to direct the water to lower ground away from the building. **CC2**.

C1.4 Elevations

The elevations generally remained in satisfactory condition, with no significant defects evident. **CC1**.

Various redundant profiled fibre cement sheets were noted in a pile to the ground on the west site of the building. **Please note**, the fibre cement sheets are likely to contain asbestos and should be removed and disposed of by a licenced asbestos removal contractor under controlled conditions. **CC2**.

C2 Building 2

C2.1 Structure

To the north facing roof pitch, supporting the lower section covered with steel profiled sheets, 2No. purlins had severe decay and damage evident and require immediate replacement. **CC3**.

Damp staining and algae growth was evident to purlins in various locations under the main roof pitches covered with fibre cement profiled sheets. As discussed below, the sheets are defective, allowing rainwater to penetrate onto the purlins. This will be causing timber decay to occur, however the extent cannot be confirmed from ground level. The affected purlins should be accessed and inspected up close to ensure the decay is not severe. Once the roof covering has been replaced, affected purlins should be replaced or allowed to dry before being treated with suitable hardener, as required. **CC2**.

Isolated minor decay was noted to the base of timber columns, although these were generally obscured by soil or dirt. The base of all timber columns should be exposed down to concrete and further detailed inspection undertaken. Any decay should be raked out and replaced with a suitable two pack external timber filler. Adjacent retained timber should be treated with a suitable hardener. Where the decay has occurred beyond 25% of the timber cross section, a more robust structural repair may be required, and a structural engineer should provide recommendations. **CC2**.

To the south lean-to extension, the horizontal timber cladding rails, known as girts, were generally defective, with widespread woodworm infestation and timber decay evident. The rails should be replaced as part of a planned maintenance programme. **CC2.**

To the south lean-to extension, isolated braces between the columns and eaves purlin were defective, with widespread woodworm infestation and timber decay evident. The braces and their fixings should be replaced as part of a planned maintenance programme. **CC2.**

C2.2 Roof Covering

The fibre cement profiled sheets appear to be at the end of their serviceable lifespan, with defects evident is various locations, including significant splits and cracks which are allowing rainwater to penetrate and affect to the timber structure. Wholesale replacement of the fibre cement roof coverings should be planned for in the short to medium term. **CC2**. **Please note**, the fibre cement sheets are likely

to contain asbestos and should be removed and disposed of by a licenced asbestos removal contractor under controlled conditions.

The sections of roof covered with steel profiled sheets generally remained in satisfactory condition, with no significant defects evident. However, we would recommend the screw fixing points are checked to ensure they have suitable waterproof caps, or any unused fixing holes are made good/capped to prevent water penetrating and causing decay to the timber purlins. **CC2**.

C2.3 Rainwater Goods

The rainwater goods generally appeared to be defective, not laid to fall, and blocked, requiring wholesale replacement in the short to medium term. **CC2**.

C2.4 Elevations

The elevations are generally weathered with steel profiled sheets, which had widespread corrosion evident. The corrosion was generally limited to the surface although has caused pitting and holes in isolated locations. The suitability of the steel cladding will depend on the future use of the barn. It will provide basic weather proofing, although some water ingress should be expected. **CC2**.

Isolated sections of fibre cement profiled sheeting exist to the elevations. Similarly to the roof coverings, these had damage evident in various locations and appeared to have reached the end of their serviceable lifespan, requiring wholesale replacement in the short to medium term. **CC2**. We refer to our previous comments regarding asbestos.

C3 Building 3

C3.1 Structure

The steel and timber structure appeared relatively modern and generally remained in satisfactory condition, with no significant defects evident. **CC1**.

C3.2 Roof Covering

The fibre cement profiled roof sheets appeared relatively modern and generally remained in satisfactory condition, with no significant defects evident. **CC1**.

C3.3 Rainwater Goods

The rainwater goods appeared relatively modern and generally remained in satisfactory condition, with no significant defects evident. **CC1**.

C3.4 Elevations

The elevations generally remained in satisfactory condition, with no significant defects evident. **CC1**.

C4 Building 4

C4.1 Structure

A steel column exists to the south east corner of the building, likely a replacement component. The steel has been exposed to the elements due to the defective steel roof sheets above, therefore significant corrosion has occurred. This may be affecting the structural capacity of the steel, therefore we recommend this is replaced wholesale in the short to medium term. **CC2**.

A timber column to the west elevation in line with the main roof ridge, thought to be supporting the horizontal timber girts, had severe decay to its base, to the extent the column has given way and dropped approximately 50mm. This has caused movement to the entire gable elevation which is covered with treated timber cladding. The column does not appear to be providing structural support to the main elevation and roof framework. The column should be replaced immediately to avoid potential further collapse. **CC3**.

Isolated minor decay was noted to the base of timber columns, although these were generally obscured by soil or dirt. The base of all timber columns should be exposed down to concrete and further detailed inspection undertaken. Any decay should be raked out and replaced with a suitable two pack external timber filler. Adjacent retained timber should be treated with a suitable hardener. Where the decay has occurred beyond 25% of the timber cross section, a more robust structural repair may be required, and a structural engineer should provide recommendations. **CC2**.

Isolated timber braces between the columns and roof purlins were noted to be split, with corroding fixings potentially the cause. As a precautionary measure, we would recommend affected braces and fixings are replaced as a part of a planned programme of repairs in the short to medium term. **CC2**.

C4.2 Roof Covering

The fibre cement profiled sheets appeared to be at or near the end of their serviceable lifespan, with defects evident is various locations, including isolated holes, splits, and cracks which are allowing rainwater to penetrate and affect the timber structure. Although the condition is not as severe as to Building 2, wholesale replacement of the fibre cement roof coverings should be planned for in the medium term. CC2. **Please note**, the fibre cement sheets are likely to contain asbestos and should be removed and disposed of by a licenced asbestos removal contractor under controlled conditions.

The lower section of steel profiled roof sheets to the south pitch are severely damaged and require immediate replacement. **CC3**. The remaining roof sheets appeared to be watertight.

C4.3 Rainwater Goods

The rainwater goods generally appeared to be defective, not laid to fall, and blocked, requiring wholesale replacement in the short to medium term. CC2. **Please note**, the fibre cement components are likely to contain asbestos and should be removed and disposed of by a licenced asbestos removal contractor under controlled conditions.

C4.4 Elevations

The timber cladding to elevations generally appeared to have reached the end of its serviceable lifespan, with various boards loose or missing, fixings no longer providing secure grip against softening timber, and timber decay evident in various locations. The cladding should be replaced as part of a planned programme of repairs in the short to medium term. CC2.

C5 Building 5

C5.1 Structure

Isolated decay was noted to the base of timber columns, although these were generally obscured by soil or dirt. Decay to the timber columns where bedded in between the concrete block walls appeared to be more severe and of greater concern. At least one has had a steel plate reinforcement installed. The base of all timber columns should be exposed down to concrete and further detailed inspection undertaken. Any decay should be raked out and replaced with a suitable two pack external timber filler. Adjacent retained timber should be treated with a suitable hardener. Where the decay has occurred beyond 25% of the timber cross section, a more robust

structural repair may be required, and a structural engineer should provide recommendations. CC2.

Isolated timber braces between the columns and roof purlins were noted to be split, with corroding fixings potentially the cause. As a precautionary measure, we would recommend affected braces and fixings are replaced as a part of a planned programme of repairs in the short to medium term. CC2.

C5.2 Roof Covering

An isolated area of severe damage to the fibre cement roof covering appeared to have been repaired previously. Isolated small holes were evident to the roof sheets in various locations, which would benefit from repair in the short to medium term to prevent rainwater penetrating to the timber structure and causing decay. CC2.

We would recommend the screw fixing points are checked to ensure they have suitable waterproof caps, or any fixing holes are made good/capped to prevent water penetrating and causing decay to the timber purlins. CC2.

The ridge capping profile appeared to be missing entirely to approximately 50% of the ridge, requiring immediate reinstatement. CC3.

C5.3 Rainwater Goods

The rainwater goods generally appeared to be defective, not laid to fall, blocked, and leaking to joints, requiring wholesale replacement in the short to medium term. CC2. **Please note**, the fibre cement components are likely to contain asbestos and should be removed and disposed of by a licenced asbestos removal contractor under controlled conditions.

C5.4 Elevations

The areas of steel profiled sheets have widespread corrosion evident and are deformed in various locations. The corrosion is generally limited to the surface. The suitability of the steel cladding will depend on the future use of the barn. It will provide basic weather proofing, although some water ingress should be expected. CC2.

C6 Building 6

C6.1 Structure

The timber roof structure generally remained in satisfactory condition. Isolated evidence of wood boring insect infestation would benefit from treatment to prevent further deterioration. **CC2**.

C6.2 Roof Covering

The steel profiled roof sheets generally remained fit for purpose, with isolated minor repairs required as part of a normal programme of maintenance. Replacement fixings may be required in isolated locations as it appeared stones may have been used to weigh down unsecure roof sheets in isolated areas. **CC2.**

C6.3 Floors

The solid concrete floors remained in satisfactory condition where visible. **CC1**.

C6.4 Elevations

The blockwork walls generally remained in satisfactory condition. Isolated hairline cracks are thought to be associated with minor settlement or thermal differential movement and should simply be raked out and filled to prevent water penetration occurring. **CC2**.

D. CONCLUSION

D1 Summary and Recommendations

When undertaking a report of this type we are deliberately looking for defects within the property so that you can be made fully aware of all major defects and future liability for maintenance and repair. During our inspection we discovered a number of defects within the property which are described within the main part of this report. None of these defects found were considered particularly unusual bearing in mind the type and age of the property although we would recommend that they are attended to as soon as possible to prevent further deterioration.

We trust that within this report we provide the advice and information you require, if we can be of any further assistance, please do not hesitate to contact us.

Finally, may we confirm that our report has been prepared for your initial advice and consideration. We therefore can only accept responsibility to you as our client. We cannot accept responsibility to any third party who may become acquainted with its contents without our prior knowledge or consent in writing.

D2 Signature

Laurence Hawkins
BSc (Hons) MRICS
Cockrams Surveyors Limited

Date: 18 November 2024