



Photographic Schedule of Condition

Old Halsnead Hall, Fox's Bank Lane, Widnes, Prescot L35 3SU

April 2026

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Appendices

Appendix A Terms of Appointment



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Date: 22 April 2026

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Doc Ref: 04C600152

Version: 1

1. Instructions

- 1.1 In accordance with instructions received from Peter Whittingham of Tritax Big Box Developments Ltd, we have carried out a Photographic Schedule of Condition of Old Halsnead Hall, Fox's Bank Lane, Widnes.
- 1.2 The main inspection was undertaken on 14 April 2026. Weather conditions during the inspection were overcast with showers. A drone inspection of the roofs was carried out on 17 April 2026.
- 1.3 The following report has been prepared to factually record the condition of the property as at the survey date and serves no other purpose.
- 1.4 For the purposes of this report and for ease of identification, the front of the property is deemed to face due south, with all other directional references following this orientation.
- 1.5 Where references left, right, top etc have been used they are taken as though the reader is facing the element being described.
- 1.6 Both the survey and report are subject to our standard Terms of Appointment, a copy of which can be found in Appendix A. This report is based upon a visual inspection of accessible areas of the property and neither the building fabric nor the service installations have been subject to physical testing.

Definitions

- 1.7 The following brief guidelines form the basis on which the following Schedule of Condition is prepared.

Good Condition

- 1.8 This means that the item referred to is acceptable, although it may have suffered somewhat in usage but has not reached a stage where any refurbishment would normally be undertaken, unless a first class standard was sought.

Reasonable/Fair/Satisfactory Condition

- 1.9 This indicates items that have deteriorated to the point where some remedial or decorative works may now be required, but normally these works would not be undertaken until sufficient dilapidation has occurred, so as to make the job economical. Similarly, it is assumed for the purpose of this description that no major consequential deterioration will occur to the item in question or associated items.

Poor Condition

- 1.10 Items referred to as poor are in such a condition as to warrant remedial measures being taken forthwith, in order to prevent further deterioration of the item in question or adjoining items.

Very Poor or Extremely Poor Condition

- 1.11 This refers to items that require immediate attention to prevent further and rapid deterioration occurring. It may also be used to describe deterioration of a protective nature, such as steelwork or external woodwork.

2. General Description

Generally

- 2.1 The property is a two storey 17th century manor house with a gross internal area of approximately 220m², plus two separate outbuildings comprising a games room and garage.

External

Roofs (including Rainwater)

- 2.2 The main building has a timber framed pitched roof with slate covering in very poor condition with many broken, slipped or missing slates. Several that have become fully dislodged and are resting loosely on the roof surface. The surface of the roof covered in lichen and organic growth and the mortar bedding to the ridge and hip tiles is fragmented and incomplete. There is cracked mortar around the chimney pot bedding and the adjacent is damp and breaking away in places.
- 2.3 The garage has a graded slate roof in fair condition. There is moss and lichen growth, and some slates show early signs of movement and weathering.
- 2.4 The games building roof is covered with a thin bituminous membrane which is in poor condition, with evidence of previous attempts at repair at the laps where a tar-based product has been applied.
- 2.5 Rainwater goods throughout are silted and follow the condition of the roofs to which they are attached.
- 2.6 The roof spaces were not accessible internally.

Walls

- 2.7 The main building has solid masonry loadbearing external walls with render finishes. There is extensive cracking to the render on all elevations.
- 2.8 The walls of the games room structure are clad in timber and mineral felt and are in poor condition.
- 2.9 The garage walls are assumed to be cavity masonry with render finishes, all in fair condition.

Windows

- 2.10 The main building has timber framed single glazed windows set within stone surrounds with some secondary glazing internally. The windows are generally weatherproof although in poor decorative condition with isolated rot and several cracked panes noted.
- 2.11 The games room windows are double glazed with timber frames, all in fair condition.

Doors

- 2.12 There are timber external doors throughout, a steel roller shutter to the garage and a steel up-an-over door to the lean-to to the west side of the main building.
- 2.13 The timber doors are in fair condition.

- 2.14 The roller shutter is operational and in fair condition.
- 2.15 The up and over door is sealed shut and appears to be in poor condition.

Internal

Ceilings

- 2.16 There are plaster ceilings throughout the property. The ceilings are extensively cracked in the main building, and in fair condition elsewhere.

Internal Walls

- 2.17 Internal walls are a mixture of solid loadbearing masonry and stud partitions, all with plaster finishes. Those in the main building are extensively cracked. Some cracks have been made good with filler.

Doors

- 2.18 Internal timber doors are functional and in fair condition. The door to the bathroom off the kitchen is binding on the floor.

Floors

- 2.19 The main building floors are suspended timber. Direct inspection was not possible owing to floor coverings. Slight movement of the floorboards under foot pressure was noted in the centre of the middle bedroom.

Stairs

- 2.20 There are timber staircases to the west and east ends of the main building. Direct inspection of the stair structure was not possible owing to floor coverings but we did not note any significant defects.

Finishes

- 2.21 There are painted, plaster walls and ceilings throughout and a mix of ceramic tile, laminate and carpet floor finishes. Joinery is painted timber throughout. All finishes are rather tired and worn.

External Areas

- 2.22 The buildings are surrounded by mature gardens with trees, lawns and borders. This schedule is intended primarily as a record of the buildings' condition to act as a reference point in the event of damage arising from vibration, so we have not commented on or recorded the condition of the external areas in detail.

3. Photographs

Photo No	Photograph Description	Photograph
1.	Cinema Room General view	
2.	Cinema Room General view	

Photo No	Photograph Description	Photograph
3.	Cinema Room Cracking to left of window	
4.	Cinema Room Crack at junction between wall and ceiling	
5.	Cinema Room Crack adjacent to ceiling beam	

Photo No	Photograph Description	Photograph
6.	Cinema Room Open joints between skirting and wall to right of cinema screen	 A photograph showing the corner of a room where a white skirting board meets a white wall. There is a significant gap between the skirting and the wall, and the skirting itself appears damaged and crumbling at the joint.
7.	Cinema Room Crack to right of cinema screen	 A photograph of a white wall with a prominent, irregular vertical crack running down it. The crack is several millimeters wide and extends from the top of the frame towards the bottom.
8.	Cinema Room Crack below windowsill	 A photograph showing a white windowsill and the wall below it. A crack is visible in the wall just below the sill. In the foreground, a white radiator grille is partially visible.

Photo No	Photograph Description	Photograph
9.	Cinema Room Crack and defective plaster at junction of ceiling and external wall	 A photograph showing the corner of a room where a white ceiling meets a white external wall. A thin, dark crack runs along the junction. There is some peeling and crumbling of the white plaster at the corner. A black metal railing is visible in the lower left corner.
10.	Cinema Room Defective plaster and expanded foam adjacent to the ceiling beam	 A photograph showing a corner of a room. The ceiling is white, but the plaster is crumbling and peeling away from a dark, textured ceiling beam. A large, irregular mass of yellowish, expanded foam is visible where the plaster has detached. A black metal railing is visible in the lower left corner.
11.	Cinema Room Crack running parallel to ceiling beam	 A photograph showing a close-up of a white ceiling. A long, thin, dark crack runs diagonally across the ceiling surface, parallel to a dark, textured ceiling beam. The plaster appears slightly uneven and aged.

Photo No	Photograph Description	Photograph
12.	Cinema Room Crack to left of window	 A photograph showing a vertical crack in a white wall. To the right, a portion of a window is visible, featuring a patterned curtain with green leaves and a yellow light source.
13.	Cinema Room Crack below windowsill	 A photograph of a crack in a white wall, located directly below a stone windowsill. A blue and white striped cushion is resting on the windowsill.
14.	Cinema Room Crack between window seat and stone window surround	 A close-up photograph showing a crack in the white wall between a window seat and a stone window surround. A patterned fabric is visible in the foreground.

Photo No	Photograph Description	Photograph
15.	Cinema Room Water stain at junction between ceiling and wall	
16.	Cinema Room Crack to ceiling above recess to right of window	
17.	Cinema Room Hairline crack to external wall running from radiator to approximately 200mm short of purlin.	

Photo No	Photograph Description	Photograph
18.	Cinema Room Close up of crack to left of radiator	
19.	Cinema Room Close up of crack to left of radiator	
20.	Cinema Room Close up of crack to left of radiator	

Photo No	Photograph Description	Photograph
21.	Cinema Room Hairline crack between wall and ceiling	
22.	Cinema Room Hairline crack above door	
23.	Cinema Room Hairline crack between wall and ceiling	

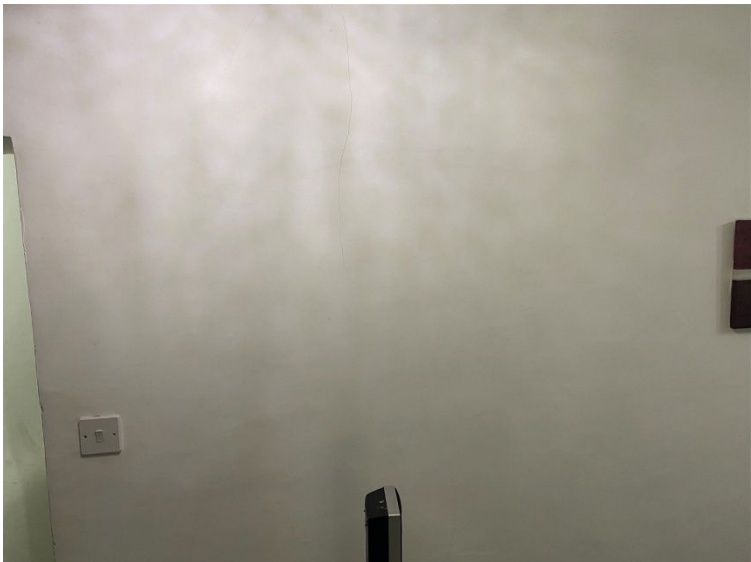
Photo No	Photograph Description	Photograph
24.	Cinema Room Hairline crack from landing wall to light fitting	
25.	Cinema Room Vertical hairline cracking to right of door	
26.	Cinema Room Vertical hairline crack to right of door	

Photo No	Photograph Description	Photograph
27.	Cinema Room Crack adjacent to ceiling beam	
28.	Cinema Room Hairline crack between wall and ceiling	
29.	Cinema Room Hairline crack between wall and ceiling	

Photo No	Photograph Description	Photograph
30.	Cinema Room Crack between wall and ceiling	
31.	East stairs Diagonal hairline crack at tile level, extending down the internal corner	
32.	East stairs Hairline cracks approximately 300mm in length adjacent loft access hatch	

Photo No	Photograph Description	Photograph
33.	East stairs Cracks between wall and ceiling	
34.	East stairs Cracks which have been made good with filler	
35.	East stairs Filled cracks at internal corner and junction between wall and ceiling	

Photo No	Photograph Description	Photograph
36.	East stairs Hairline crack in door surround	
37.	East bedroom General view	
38.	East bedroom General view	

Photo No	Photograph Description	Photograph
39.	East bedroom Cracked windowpane	 A photograph showing a window with a cracked pane. The window is set in a concrete frame, and the view outside shows trees and a building.
40.	East bedroom Cracked windowpane	 A photograph showing a window with a cracked pane. The window is set in a concrete frame, and the view outside shows a garden and a building.
41.	Hairline crack through ceiling light fitting	 A photograph showing a hairline crack in a ceiling. The crack runs horizontally across the ceiling, passing through a circular light fitting.

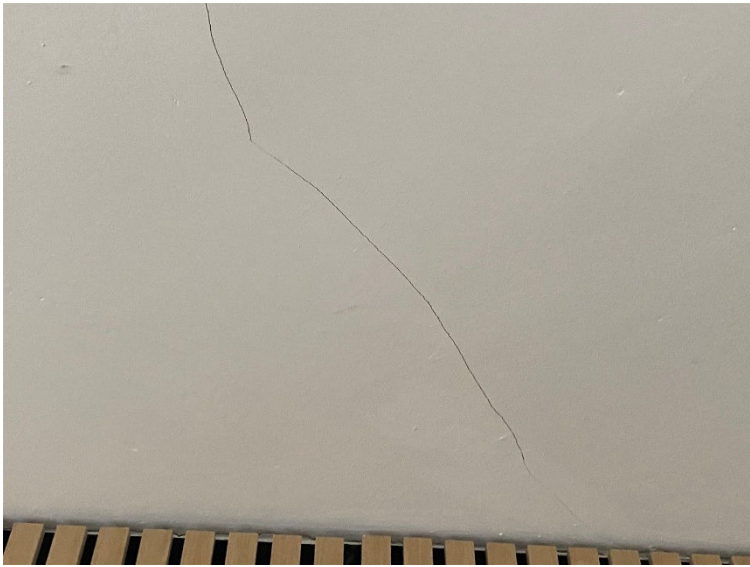
Photo No	Photograph Description	Photograph
42.	East bedroom Hairline crack approximately 2.5m long running from timber panelling to the centre of the ceiling	
43.	East bedroom - walk-in wardrobe Diagonal crack above door between wall in wardrobe and bathroom and crack to ceiling above	
44.	East bedroom - walk-in wardrobe Crack to ceiling	

Photo No	Photograph Description	Photograph
45.	East bedroom - walk-in wardrobe Crack between door frame and door reveal	
46.	East bedroom - walk-in wardrobe Crack between door frame and door reveal	
47.	East bedroom - walk-in wardrobe Crack at junction between wall and ceiling	

Photo No	Photograph Description	Photograph
48.	East bedroom - walk-in wardrobe Crack at junction between wall and ceiling	
49.	East bedroom - walk-in wardrobe Crack at junction between wall and ceiling	
50.	East bedroom - walk-in wardrobe Crack at junction between wall and ceiling	

Photo No	Photograph Description	Photograph
51.	East bedroom - walk-in wardrobe Crack at junction between door frame and door reveal	
52.	Master bathroom General view - no cracking visible	
53.	Master bathroom General view - no cracking visible	

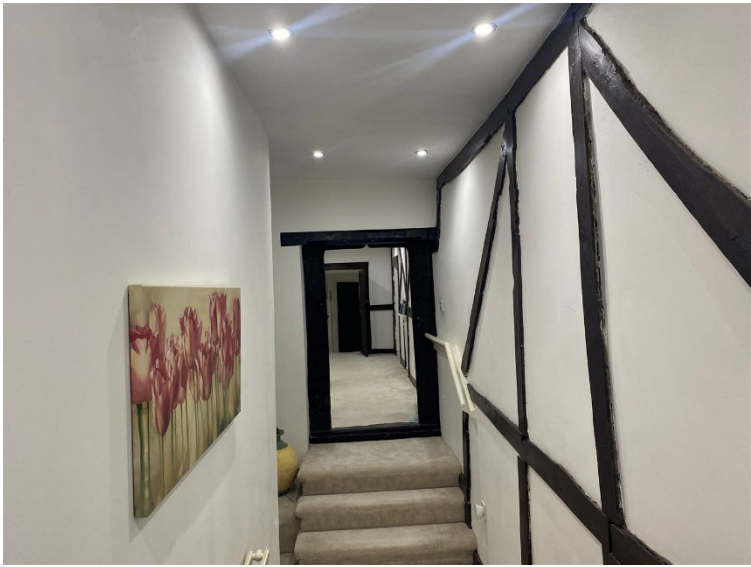
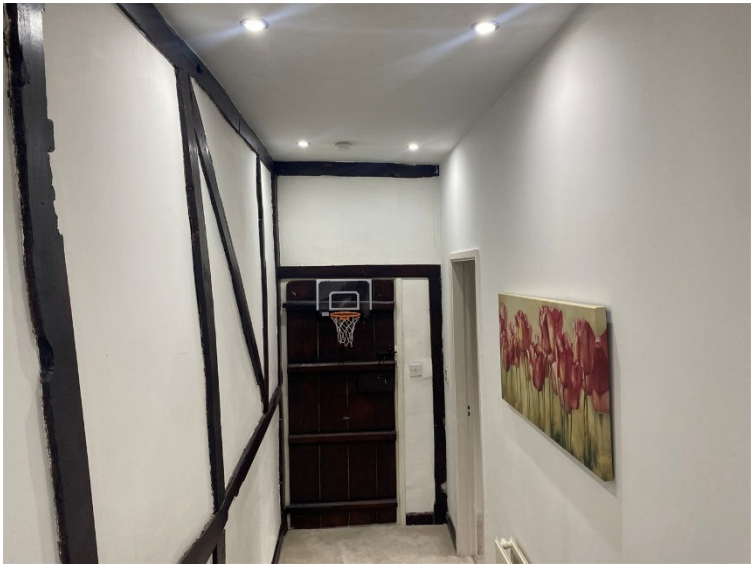
Photo No	Photograph Description	Photograph
54.	Landing General view	
55.	Landing General view	
56.	Landing General view	

Photo No	Photograph Description	Photograph
57.	Landing General view	
58.	Landing General view	
59.	Landing General view	

Photo No	Photograph Description	Photograph
60.	Landing Filled crack to internal corner to right hand side of door opening	
61.	Landing Hairline crack at junction between wall and ceiling above door to bedroom	
62.	Landing Crack to junction between wall and ceiling above door opening in middle of landing	

Photo No	Photograph Description	Photograph
63.	Landing Vertical hairline crack to wall on left side of photo	
64.	Landing Vertical hairline crack	
65.	Landing General view	

Photo No	Photograph Description	Photograph
66.	Landing Filled and open hairline cracks to right of door	
67.	Landing Vertical hairline cracking adjacent light switch and door frame	
68.	Landing Close up of cracking from previous photo	

Photo No	Photograph Description	Photograph
69.	Landing Open joint between skirting and wall	
70.	Landing General view	
71.	Landing General view of ceiling to alcove	

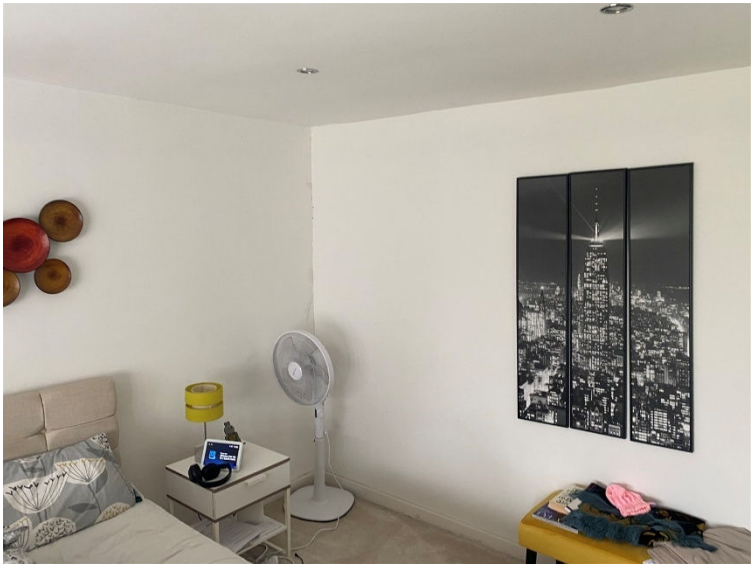
Photo No	Photograph Description	Photograph
72.	Middle bedroom General view	
73.	Middle bedroom General view	
74.	Middle bedroom General view	

Photo No	Photograph Description	Photograph
75.	Middle bedroom General view	
76.	Middle bedroom Crack between window surround and wall above	
77.	Middle bedroom Crack between window surround and the wall	

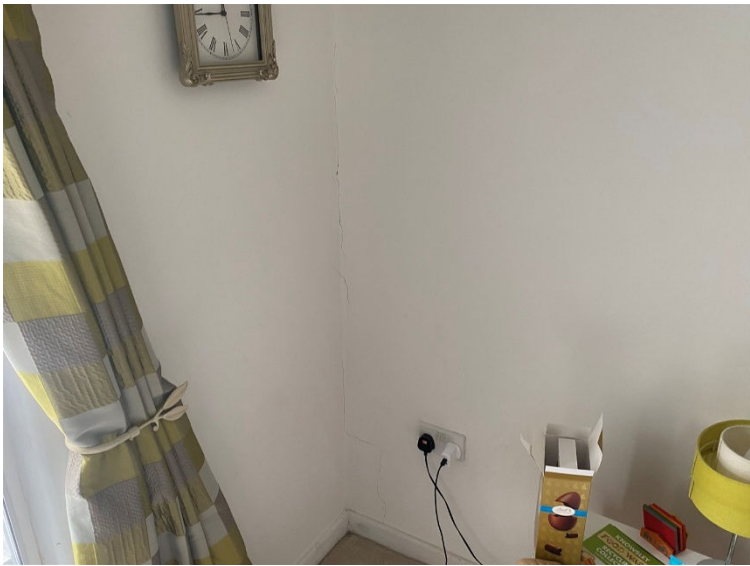
Photo No	Photograph Description	Photograph
78.	Middle bedroom Filled crack at junction between ceiling and external wall	
79.	Middle bedroom Crack to internal corner, stepping out towards power socket at low level	
80.	Middle bedroom Hairline cracks on junction between wall and ceiling on west side	

Photo No	Photograph Description	Photograph
81.	Middle bedroom One of two filled vertical cracks to either side of arched door opening	 A photograph showing a vertical crack in a white wall. The crack runs from the ceiling down towards the floor. To the right of the crack, there is an arched doorway leading into a room where clothes are hanging on a rack.
82.	Middle bedroom Filled crack at junction between wall and ceiling	 A photograph showing a crack at the junction between a white wall and a white ceiling. The crack is filled with a light-colored material. A wooden headboard is visible in the foreground, and a small lamp is on the right.
83.	Middle bedroom Crack between skirting and wall	 A photograph showing a crack between a white skirting board and a white wall. The crack is visible along the length of the skirting board. The floor is covered with a grey carpet.

Photo No	Photograph Description	Photograph
84.	Middle bedroom Open joint between skirting and wall	
85.	Middle bedroom walk-in wardrobe Vertical hairline crack	
86.	Middle bedroom walk-in wardrobe Hairline crack at junction between wall and ceiling running down the wall	

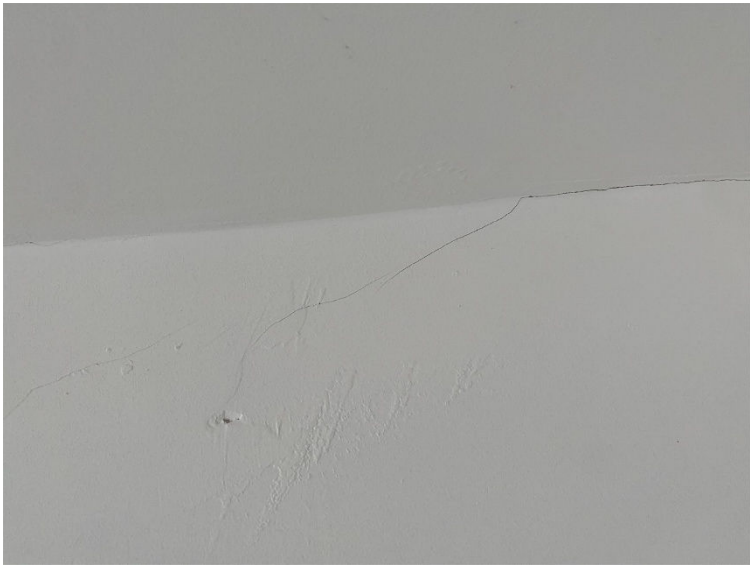
Photo No	Photograph Description	Photograph
87.	Middle bedroom walk-in wardrobe Hairline crack at junction between wall and ceiling extending down the wall	
88.	Middle bedroom walk-in wardrobe Hairline cracking at junction between wall and ceiling and internal corner	
89.	Southwest bedroom 2 vertical hairline cracks and discolouration above window	

Photo No	Photograph Description	Photograph
90.	Southwest bedroom Vertical crack to mullion	 A photograph showing a vertical crack in a grey wall, extending from the top of the frame down to a window mullion. The window has black frames and offers a view of a garden with green grass and pink flowering trees. A white car is partially visible in the background.
91.	Southwest bedroom Diagonal hairline crack below ceiling	 A photograph of a white wall with a diagonal hairline crack. The crack starts near the ceiling and extends downwards. The wall is otherwise plain and white.
92.	Southwest bedroom en suite General view Hairline crack to full height of internal corner to left side of door to en suite	 A photograph showing a general view of a bathroom. The room features dark grey wall tiles, a white pedestal sink, a white toilet, and a glass-enclosed shower area. A teal bath mat is on the floor. A mirror is mounted above the sink, and various toiletries are on a shelf above it. A hairline crack is visible on the wall to the left of the door frame.

Photo No	Photograph Description	Photograph
93.	Southwest bedroom en suite General view	
94.	Southwest bedroom en suite General view	
95.	Southwest bedroom en suite Ceiling	

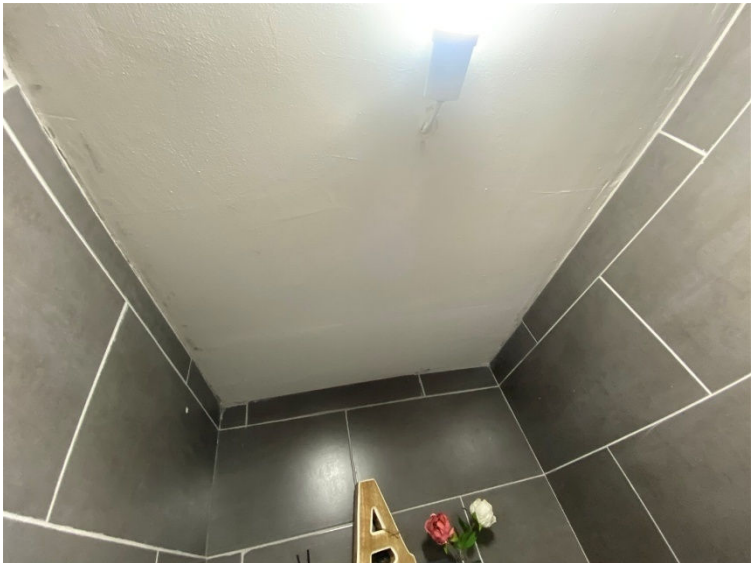
Photo No	Photograph Description	Photograph
96.	Southwest bedroom en suite Ceiling. Hairline crack along junction between wall and ceiling	
97.	Northwest bedroom General view	
98.	Northwest bedroom General view	

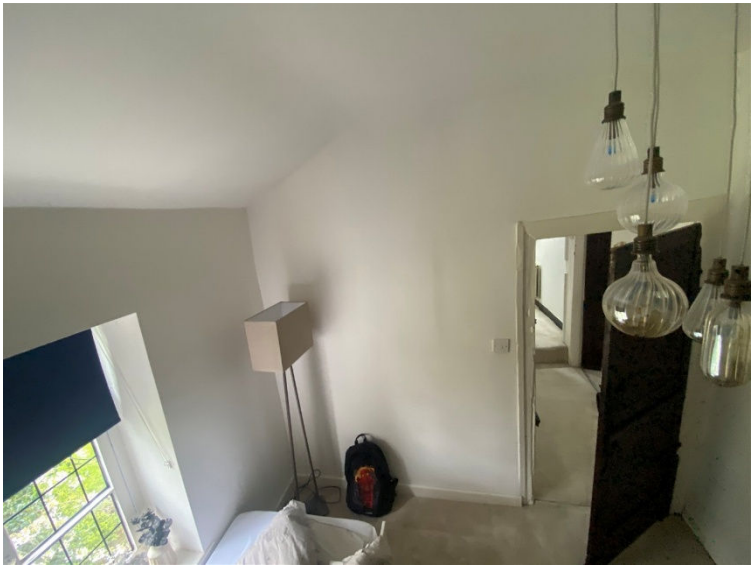
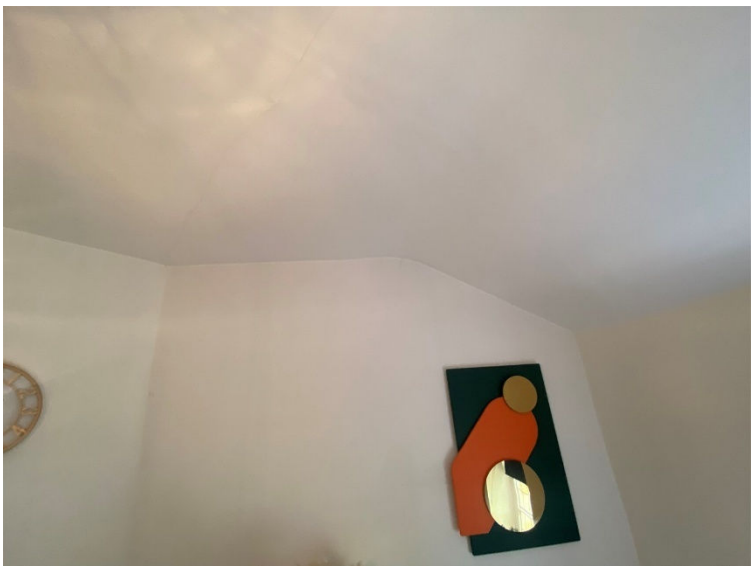
Photo No	Photograph Description	Photograph
99.	Northwest bedroom General view	
100.	Northwest bedroom General view	
101.	Northwest bedroom Hairline crack to ceiling approximately 1.5m long	

Photo No	Photograph Description	Photograph
102.	Northwest bedroom Hairline crack to external wall running into ceiling	
103.	Northwest bedroom Hairline crack to ceiling	
104.	Northwest bedroom Window general view	

Photo No	Photograph Description	Photograph
105.	Northwest bedroom Two cracked windowpanes	
106.	Northwest bedroom Hairline cracking to top left of door	
107.	Northwest bedroom Cracking between architrave and wall	

Photo No	Photograph Description	Photograph
108.	Northwest bedroom Cracking between architrave and wall	
109.	West stairs General view	
110.	West stairs General view	

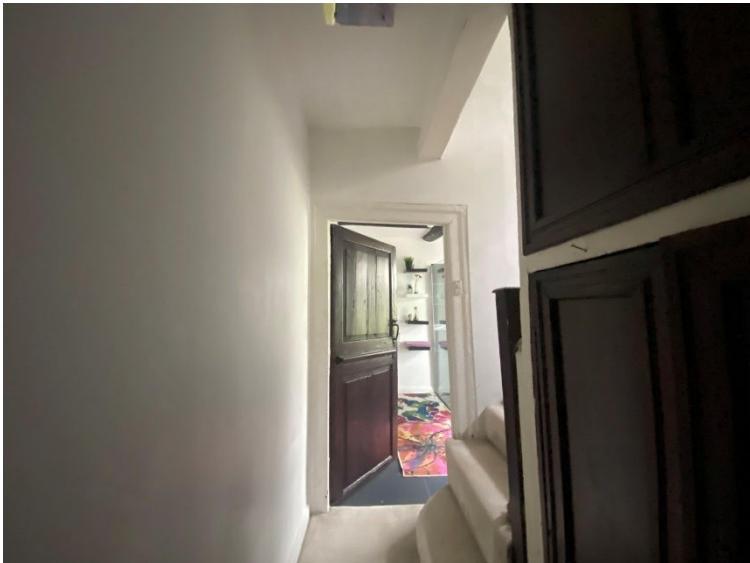
Photo No	Photograph Description	Photograph
111.	West stairs General view	
112.	West stairs Hairline crack to left of door to corridor	
113.	West stairs Vertical crack to recess to left of door to small bedroom	

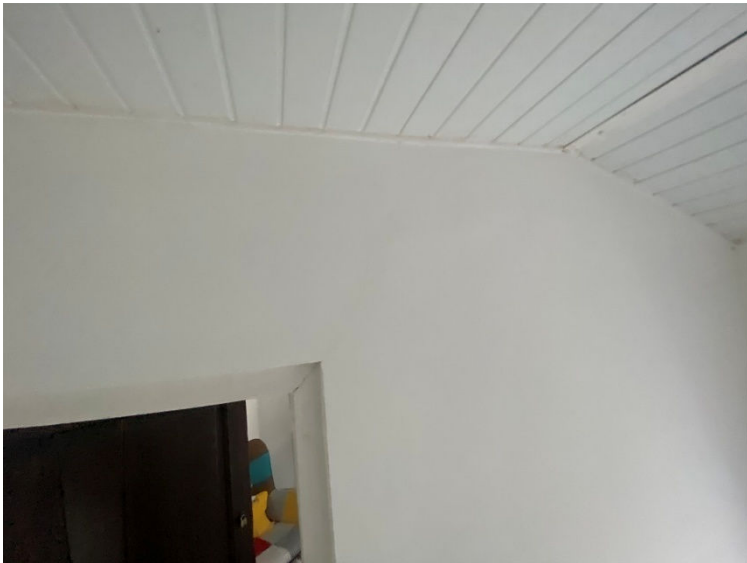
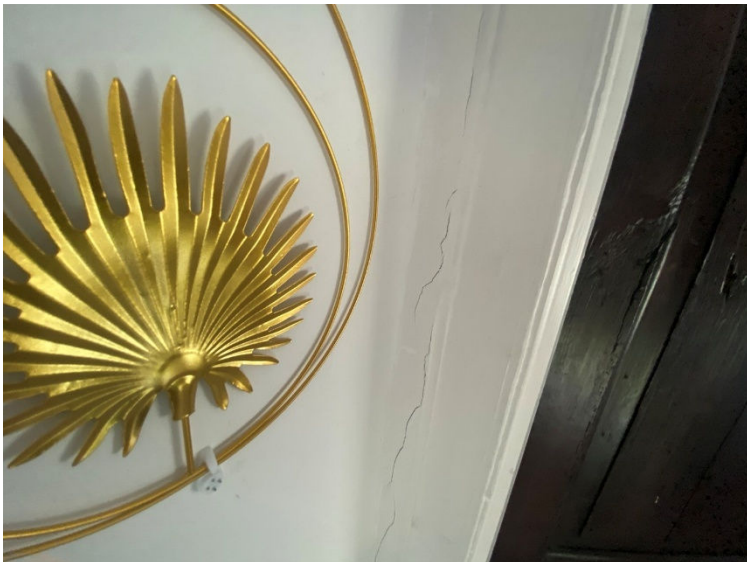
Photo No	Photograph Description	Photograph
114.	West stairs Hairline crack to right of door	
115.	West stairs Vertical cracking to left of door	
116.	West stairs Vertical cracking to left of door	

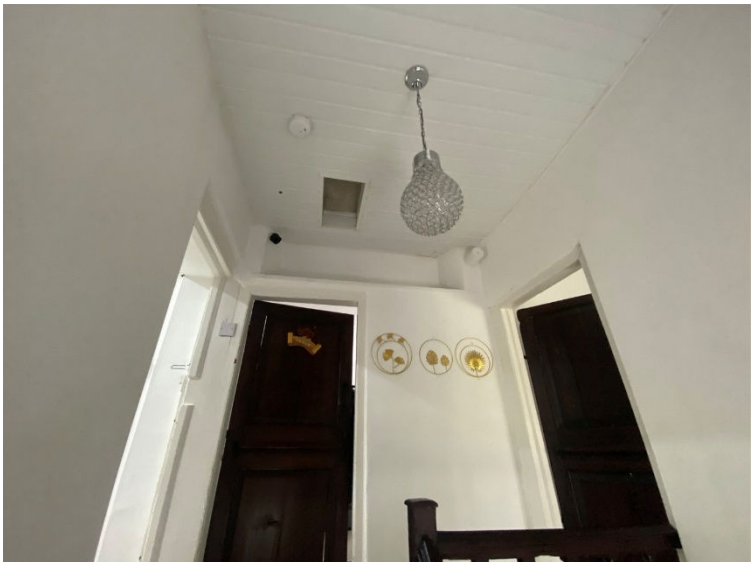
Photo No	Photograph Description	Photograph
117.	West stairs Vertical cracking to left of door	
118.	West stairs General view	
119.	Southwest ground floor bathroom General view	

Photo No	Photograph Description	Photograph
120.	Southwest ground floor bathroom General view	 A photograph of a bathroom with white walls and a dark ceiling featuring exposed black beams. A white toilet is visible next to a glass-enclosed shower area. A round, gold-colored shelf with various items is mounted on the wall. A white radiator is positioned below the shelf. A dark wooden door is on the left.
121.	Southwest ground floor bathroom Rot to window frame	 A close-up photograph showing significant structural damage and rot at the corner of a window frame. The wood is heavily decayed and crumbling. A yellow measuring tape is visible in the foreground, indicating the extent of the damage.
122.	Lounge General view	 A photograph of a large lounge area with a light-colored carpet. A large, white, L-shaped leather sofa is the central feature. In the background, there is a brick fireplace, a television on a stand, and a large, dark-colored shelving unit filled with various items. The ceiling has exposed black beams and modern pendant lights.

Photo No	Photograph Description	Photograph
123.	Lounge General view	
124.	Lounge General view	
125.	Lounge General view	

Photo No	Photograph Description	Photograph
126.	Lounge General view	 A wide-angle photograph of a modern lounge. The room features a large, light-colored leather sofa, a dark wood coffee table, and a large flat-screen TV mounted on the wall. A brick fireplace is visible in the background, and a large window with a grid pattern is on the right. The ceiling has exposed dark wooden beams and a large, round, textured pendant light hangs from the ceiling.
127.	Lounge Screws missing to light switch	 A close-up photograph of a white light switch plate mounted on a wall. The wall surface is textured and shows signs of wear, including peeling paint and small holes. The light switch plate is slightly recessed into the wall, and the screws that would normally hold it in place are missing.
128.	Lounge Hairline crack at junction between wall and ceiling	 A close-up photograph of the junction between a wall and a ceiling. A thin, hairline crack is visible running along the edge where the wall meets the ceiling. The wall is painted a light color, and the ceiling is also light-colored.

Photo No	Photograph Description	Photograph
129.	Lounge Cracking to stone window surround	
130.	Lounge Cracking around windowsill	
131.	TV room General view	

Photo No	Photograph Description	Photograph
132.	TV room General view	 A wide-angle photograph of a TV room. The room features a large window with grey curtains, a white armchair, a black sofa, and a large orange rug. A television is mounted on the wall, and a bicycle is hanging on the wall. A doorway leads to another room.
133.	TV room General view	 A photograph of the TV room from a different angle. It shows the window, the white armchair, and a large piece of calligraphy art on the wall. A doorway leads to another room.
134.	TV room Cracked windowpane	 A close-up photograph of a windowpane, showing a significant crack running diagonally across the glass. The view outside the window shows trees and a car.

Photo No	Photograph Description	Photograph
135.	TV room Repaired stone window surround	
136.	TV room Crack to stone window surround	
137.	Gym General view	

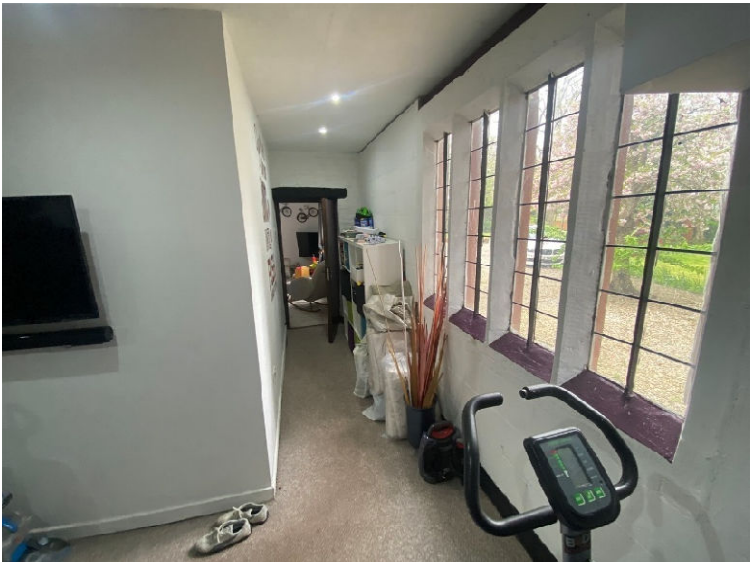
Photo No	Photograph Description	Photograph
138.	Gym General view	
139.	Gym General view	
140.	Study General view	

Photo No	Photograph Description	Photograph
141.	Study General view	
142.	Study General view	
143.	Study General view	

Photo No	Photograph Description	Photograph
144.	Sauna General view	 A photograph showing the interior of a wooden sauna. The walls and ceiling are made of light-colored wood. There are two wooden benches, one higher than the other. A small window is visible on the left wall, and a circular vent is on the back wall.
145.	Sauna General view	 A photograph showing the interior of a wooden sauna. The walls and ceiling are made of light-colored wood. There are two wooden benches, one higher than the other. A small window is visible on the left wall, and a circular vent is on the back wall.
146.	Sauna General view	 A photograph showing the interior of a wooden sauna. The walls and ceiling are made of light-colored wood. There are two wooden benches, one higher than the other. A small window is visible on the left wall, and a circular vent is on the back wall.

Photo No	Photograph Description	Photograph
147.	Sauna General view	 A photograph of the interior of a sauna. The walls and ceiling are made of vertical wooden planks. On the left wall, there is a small, round, light blue clock. On the right wall, there is a white circular object, possibly a light fixture or a mirror. In the foreground, there is a wooden bench or table.
148.	Boiler room General view Vertical cracks to wall behind boiler	 A photograph of a boiler room. A large red boiler is the central feature. To its right is a silver metal ladder. The walls are made of white-painted brick. There are various pipes and mechanical components visible in the background.
149.	Boiler room General view	 A photograph of a boiler room, showing a different area. A large silver boiler is visible in the background. In the foreground, there is a cluttered area with various items, including boxes, bags, and a metal ladder. The walls are made of white-painted brick.

Photo No	Photograph Description	Photograph
150.	Boiler room Cracks to blockwork above door to sauna area	
151.	Boiler room Crack to floor	
152.	Dining room General view	

Photo No	Photograph Description	Photograph
153.	Dining room General view	 A photograph of a dining room featuring a large, light-colored wooden dining table with a dark central inlay. The table is surrounded by dark wooden chairs. To the left, a staircase with a dark wooden railing leads upwards. A large window with green curtains is on the right wall, and a modern pendant light hangs from the ceiling.
154.	Dining room General view	 A photograph of a dining room with a light-colored wooden dining table and dark wooden chairs. A fireplace with a brick surround is on the left wall. A staircase with a dark wooden railing is on the right. A large clock hangs on the back wall, and a chandelier is visible in the background.
155.	Dining room General view	 A photograph of a dining room showing a light-colored wooden dining table and dark wooden chairs. A staircase with a dark wooden railing is on the left. A large window with dark curtains is on the back wall, and a modern pendant light hangs from the ceiling.

Photo No	Photograph Description	Photograph
156.	Dining room Crack to windowpane	
157.	Dining room Cracked windowpane	
158.	Dining room Crack adjacent window reveal	

Photo No	Photograph Description	Photograph
159.	Dining room Filled cracks to both sides of lintel above external door	
160.	Dining room Filled crack above lintel to external door	
161.	Dining room Plaster in poor condition adjacent external door	

Photo No	Photograph Description	Photograph
162.	Dining room Crack adjacent ceiling beam	
163.	Dining room Hairline crack to right top corner of door	
164.	Dining room Crack below window	

Photo No	Photograph Description	Photograph
165.	Dining room Cracked and uneven plaster adjacent to external door	 A photograph showing a dark wooden door on the left. To the right of the door, the white plaster on the wall is cracked and uneven. A patterned curtain is visible on the right side of the frame.
166.	Dining room Crack below door lintel	 A photograph showing a dark wooden door on the left. Above the door is a dark wooden lintel. A vertical crack is visible in the white plaster below the lintel.
167.	Dining room Crack in stonework around fireplace	 A photograph showing a fireplace with a brick and stone surround. A crack is visible in the stonework above the fireplace. A black bag is hanging on the wall to the left of the fireplace.

Photo No	Photograph Description	Photograph
168.	Dining room Right side of fireplace showing general condition	
169.	Dining room Fireplace showing general condition	
170.	Main kitchen General view	

Photo No	Photograph Description	Photograph
171.	Main kitchen General view	
172.	Main kitchen General view	
173.	Main kitchen General view	

Photo No	Photograph Description	Photograph
174.	Main kitchen General view	
175.	Main kitchen General view	
176.	Main kitchen Window reveal	

Photo No	Photograph Description	Photograph
177.	Main kitchen Cracking to window reveal	
178.	Main kitchen Cracks around window frame	
179.	Northwest ground floor bathroom General view	

Photo No	Photograph Description	Photograph
180.	Northwest ground floor bathroom General view	
181.	Northwest ground floor bathroom General view	
182.	Northwest ground floor bathroom Poor finishing to ceiling beam	

Photo No	Photograph Description	Photograph
183.	Northwest ground floor bathroom Open joints between corner trim and cladding	
184.	Northwest ground floor bathroom Cracked windowpane	
185.	Northwest ground floor bathroom Window and reveal	

Photo No	Photograph Description	Photograph
186.	Northwest ground floor bathroom Door binding on floor	
187.	Small kitchen General view	
188.	Small kitchen General view	

Photo No	Photograph Description	Photograph
189.	Small kitchen General view	
190.	Soiled roof light	
191.	Small kitchen Water staining below Velux and open window reveal	

Photo No	Photograph Description	Photograph
192.	Small kitchen Close up of water staining	
193.	Front elevation General view	
194.	Front elevation Vertical and horizontal cracking between ground and first floor windows	

Photo No	Photograph Description	Photograph
195.	Front elevation Vertical and horizontal cracking between ground and first floor windows	
196.	Front elevation Cracking at high level	
197.	Front elevation Cracking to right side of porch	

Photo No	Photograph Description	Photograph
198.	Front elevation Crack between main entrance arch and window above	
199.	Front elevation Crack to lintel above porch first floor window	
200.	Front elevation Crack to left side of porch	

Photo No	Photograph Description	Photograph
201.	Front elevation Cracking to left side of porch	
202.	Front elevation Cracking between ground and first floor windows	
203.	Front elevation Cracking between ground and first floor windows	

Photo No	Photograph Description	Photograph
204.	Front elevation Close up of cracking at first floor window	 A photograph showing a close-up of a light-colored, textured wall. A dark, horizontal window sill is visible on the right side. A vertical crack runs down the wall to the left of the sill, and a horizontal crack runs across the wall below the sill.
205.	Front elevation Close up of cracking and previous making good	 A photograph showing a close-up of a light-colored, textured wall. A vertical crack runs down the wall, and a horizontal crack runs across the wall. The wall shows signs of previous repair work, with some areas appearing slightly different in texture or color.
206.	Front elevation Close up of cracking and previous making good	 A photograph showing a close-up of a light-colored, textured wall. A vertical crack runs down the wall, and a horizontal crack runs across the wall. The wall shows signs of previous repair work, with some areas appearing slightly different in texture or color.

Photo No	Photograph Description	Photograph
207.	Front elevation Cracking around first floor windows	 A photograph of a white-painted exterior wall. A multi-paned window is visible on the left. To the right of the window, there is a horizontal crack that runs across the wall. Below this crack, the paint is peeling and there is a vertical crack running downwards.
208.	Front elevation Cracking from eaves gutter	 A photograph of a white-painted exterior wall. At the top, a dark eaves gutter is visible. A vertical crack runs down the wall from the gutter area. There are also some smaller, faint cracks on the wall.
209.	Front elevation Cracking at low level between sill and black band	 A close-up photograph of a white-painted exterior wall. A horizontal black band is visible at the top. Below it, there is a vertical crack running down the wall. The paint appears slightly textured and there are some small spots of discoloration.

Photo No	Photograph Description	Photograph
210.	Front elevation Cracking at low level between sill and black band	
211.	Front elevation Cracking between single and two storey sections	
212.	Front elevation Cracking between ground floor window and black band	

Photo No	Photograph Description	Photograph
213.	Front elevation Cracking between ground floor window and black band	
214.	Front elevation Cracking between two storey eaves and porch on left hand side	
215.	Front elevation Cracking between ground floor window and black band to right hand side	

Photo No	Photograph Description	Photograph
216.	Front elevation Cracking between eaves gutter and porch gutter on right hand side of porch	
217.	West elevation General view	
218.	West elevation General view	

Photo No	Photograph Description	Photograph
219.	West elevation Cracking to left side of gable at high level	 A photograph of the upper part of a white building with a textured, pebble-dash finish. A vertical crack runs down the left side of the gable. The roofline is visible at the top, and some greenery is in the background.
220.	West elevation Cracking to left side of single storey section	 A photograph of the side of a white building with a textured, pebble-dash finish. A vertical crack runs down the left side of the single storey section. The roofline is visible at the top, and some greenery is in the background.
221.	West elevation Vertical crack to left of window	 A close-up photograph of the side of a white building with a textured, pebble-dash finish. A vertical crack runs down the wall to the left of a window. The window frame is visible on the right side of the image.

Photo No	Photograph Description	Photograph
222.	West elevation Crack to top right of window	
223.	North elevation General view	
224.	North elevation General view	

Photo No	Photograph Description	Photograph
225.	Paved area to north side of building showing general condition	
226.	Paved area to north side of building showing general condition	
227.	North elevation Horizontal crack behind downpipe	

Photo No	Photograph Description	Photograph
228.	North elevation Horizontal crack running behind electrical trunking	
229.	North elevation Continuation of previous crack	
230.	North elevation Cracking and detached render adjacent window	

Photo No	Photograph Description	Photograph
231.	North elevation Diagonal cracking from right side of first floor window	
232.	North elevation Hairline cracking near sink waste pipe	
233.	North elevation Hairline crack below window	

Photo No	Photograph Description	Photograph
234.	North elevation Hairline crack below window	
235.	North elevation Horizontal and vertical cracking to left of soil pipe	
236.	North elevation Cracking around window reveal	

Photo No	Photograph Description	Photograph
237.	North elevation Cracking around window reveal	
238.	North elevation Single storey outrigger	
239.	External area showing general condition	

Photo No	Photograph Description	Photograph
240.	North elevation Cracking around window	
241.	North elevation Cracking to side reveal	
242.	North elevation Vertical crack to left of window	

Photo No	Photograph Description	Photograph
243.	North elevation Cracking between ground and first floor windows	
244.	North elevation Cracking to right of window	
245.	North elevation Cracking behind pipe work	

Photo No	Photograph Description	Photograph
246.	North elevation General view	
247.	North elevation Chimney stack with extensive hairline cracks	
248.	East elevation General view	

Photo No	Photograph Description	Photograph
249.	East elevation Hairline vertical crack	
250.	East elevation Hairline vertical crack	
251.	East elevation Extensive hairline cracking	

Photo No	Photograph Description	Photograph
252.	East elevation Vertical crack	
253.	East elevation Continuation of previous crack	
254.	East elevation Blown render to left side	

Photo No	Photograph Description	Photograph
255.	East elevation Cracking to left of door	
256.	East elevation Vertical crack to render running through stonework below	
257.	East elevation General condition of masonry below ground floor window	

Photo No	Photograph Description	Photograph
258.	East elevation Blown render behind security light	
259.	Games building North elevation	
260.	Games building East elevation	

Photo No	Photograph Description	Photograph
261.	Games building South elevation	
262.	Games building Northwest aspect	
263.	Games building Cracking to blockwork	

Photo No	Photograph Description	Photograph
264.	Games building Cracking to blockwork	
265.	Games building Felt to elevation in poor condition	
266.	Games building Cracking to blockwork	

Photo No	Photograph Description	Photograph
267.	Games building West elevation in poor condition	 A photograph showing the exterior of a wooden building, identified as the Games building. The structure is in poor condition, with significant damage to the roof and walls. A large section of the roof is missing, exposing the interior structure. The walls are made of weathered wood and concrete blocks, with some areas appearing to be boarded up or partially collapsed. Debris, including leaves and wood, is scattered on the ground in front of the building.
268.	Games building interior General view	 A photograph of the interior of the Games building. The room is spacious with light-colored wooden flooring. In the foreground, there is a large pool table with a green felt top and wooden frame. To the right, there is a lounge area with a sofa and a coffee table. Large windows on the left side provide natural light. A tall, dark pillar is visible in the center of the room.
269.	Games building interior General view	 A photograph of the interior of the Games building, showing a different angle. The room features a lounge area with a sofa, a coffee table, and several chairs. A pool table is visible in the background. The room has light-colored wooden flooring and large windows. A tall, dark pillar is also present in this view.

Photo No	Photograph Description	Photograph
270.	Games building interior General view	 A photograph of the interior of a Games building. On the left, a large window looks out onto a green lawn and trees. A small black cup sits on the white windowsill. To the right, a white wall features a decorative sign that reads 'DANCE', 'SING', 'LISTENING', 'LIVE-PLAN', and 'YOUR LAST'. Further right, a glass door is slightly ajar, revealing a person standing outside. In the foreground on the right, a dark wooden table is partially visible.
271.	Games building interior Floor showing general condition	 A close-up photograph of the light-colored wooden floor inside the Games building. The floorboards are arranged in a horizontal pattern. To the left, the white frame of a window is visible, and some dried leaves are scattered on the floor near the sill. The leg of a dark wooden chair is visible on the right side of the frame.
272.	Games building interior Floor and window showing general condition	 A close-up photograph focusing on the corner of a window frame and the adjacent wooden floor. The window sill and frame are white. Outside the window, there is a thick layer of brown and orange autumn leaves. A strip of blue insulation material is visible along the bottom edge of the window frame, where it meets the floor.

Photo No	Photograph Description	Photograph
273.	Games building interior Window showing general condition	 A photograph taken from inside a building, looking out through a large, rectangular window. The window frame is made of dark wood. Outside, there is a gravel area, a small white building with a grey roof, and a green lawn with trees in the background.
274.	Games building interior Wall and window showing general condition	 A photograph showing a plain, light-colored wall and a vertical window. The window looks out onto a green lawn and trees. The wall has some faint, dark marks or stains.
275.	Games building interior Crack between ceiling and wall	 A photograph of an interior room. A vertical crack is visible between the ceiling and the wall. In the foreground, there is a lamp with a blue shade and a colorful, patterned base. A guitar is leaning against the wall to the left of the lamp. A window on the right side of the frame looks out onto a green lawn.

Photo No	Photograph Description	Photograph
276.	Games building interior Crack between ceiling and wall	
277.	Games building interior Window and wall showing general condition	
278.	Games building interior Window showing general condition	

Photo No	Photograph Description	Photograph
279.	Garage Southwest aspect	 A photograph showing the southwest aspect of a small, white-painted garage with a dark grey roller door. The building has a dark roof and is surrounded by trees and some potted plants in the foreground.
280.	Garage Northwest aspect	 A photograph showing the northwest aspect of the garage. It features a dark grey roller door, a small window, and a black metal bike rack with two bicycles parked in front. The ground is covered in gravel and fallen leaves.
281.	Garage East elevation; vertical crack in centre	 A close-up photograph of the east elevation of the garage, focusing on a vertical crack in the white plasterwork in the center of the wall. Some debris and pipes are visible at the base of the wall.

Photo No	Photograph Description	Photograph
282.	Garage Vertical crack to right of roller shutter	
283.	Garage interior General view	
284.	Garage interior General view	

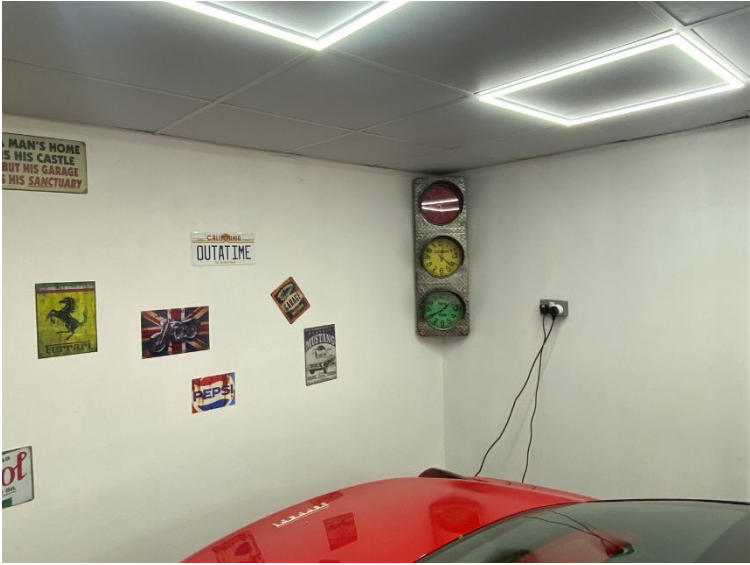
Photo No	Photograph Description	Photograph
285.	Garage interior General view	 A photograph of the interior of a garage. A red car is parked in the foreground. The walls are white and decorated with several items: a sign that reads 'MAN'S HOME IS HIS CASTLE BUT HIS GARAGE IS HIS SANCTUARY', a 'CALIFORNIA OUTATIME' license plate, a Ferrari logo, a Union Jack flag, a 'PEPSI' logo, and a 'GULF' logo. A traffic light-style clock is mounted on the wall. The ceiling has recessed lighting.
286.	Garage interior General view	 A photograph of the interior of a garage. A red car is parked in the foreground. The walls are white. A white door with a 'Mobil 1' logo is visible on the left. A 'Gulf' logo is on the wall. The ceiling has recessed lighting. The garage door is open, showing a gravel driveway and greenery outside.
287.	Garage interior Floor showing general condition	 A photograph of the floor of the garage. The floor is made of dark grey tiles. A red car is parked on the left. The floor shows some debris and wear. The garage door is open, showing a gravel driveway and greenery outside.

Photo No	Photograph Description	Photograph
288.	Garage interior Floor showing typical condition	 A photograph of a garage floor made of dark grey tiles. The floor is covered with dry leaves and small pieces of debris. A red car is partially visible on the right side of the frame.
289.	Garage interior General view	 A photograph showing a cluttered garage interior. There are various items stored on shelves and the floor, including a white bag, a blue bag, and some tools. A white door is visible on the left side.
290.	Garage interior General view	 A photograph of a garage interior. A dark brown door with two glass panels is visible. To the left of the door, there is a large white bag or pile of fabric. The walls are white, and a red vertical panel is visible on the left wall.

Photo No	Photograph Description	Photograph
291.	Garage interior Ceiling	
292.	External areas General view	
293.	External areas General view	

Photo No	Photograph Description	Photograph
294.	External areas General view	
295.	Main Building Roof Fragmenting ridge mortar bed	
296.	Main Building Roof Poor upstanding detailing to render	

Photo No	Photograph Description	Photograph
297.	Main Building Roof Dislodged and broken slates	 A close-up photograph of a roof surface covered in grey, rectangular slates. Several slates are missing or broken, revealing a lighter-colored underlayment or insulation material. The slates are arranged in a staggered pattern, and some moss is visible between them.
298.	Main Building Roof Dislodged and broken slates	 A close-up photograph of a roof surface covered in grey, rectangular slates. Several slates are missing or broken, revealing a lighter-colored underlayment or insulation material. The slates are arranged in a staggered pattern, and some moss is visible between them.
299.	Main Building Roof Fragmenting ridge mortar	 A close-up photograph of a roof ridge where two slanted roof sections meet. The mortar that binds the slates at the ridge is crumbling and fragmenting. The slates are grey and rectangular, and some moss is visible on the roof surface.

Photo No	Photograph Description	Photograph
300.	Main Building Roof Cracked chimney pot bedding mortar	
301.	Main Building Roof Ridge mortar fragmentation	
302.	Main Building Roof Cracking chimney mortar	

Photo No	Photograph Description	Photograph
303.	Main Building Roof Fragmenting bedding mortar	
304.	Main Building Roof Dislodged and broken slates	
305.	Main Building Roof Dislodged and broken slates	

Photo No	Photograph Description	Photograph
306.	Main Building Roof Dislodged and broken slates	
307.	Main Building Roof Dislodged and broken slates	
308.	Main Building Roof Cracked and lead flashing with open joint	

Photo No	Photograph Description	Photograph
309.	Main Building Roof Cracked and missing render	
310.	Main Building Roof Taped and patch repaired slates	
311.	Main Building Roof Fragmenting ridge tile slate	

Photo No	Photograph Description	Photograph
312.	Main Building Roof Low and poorly terminated pitch-to-render detail	
313.	Games Building Roof Poor detailing to penetration	
314.	Main Building Roof Broken slates	

Photo No	Photograph Description	Photograph
315.	Main Building Roof Dislodged slates	 An aerial photograph showing a section of a roof covered in grey slate tiles. Several tiles are missing or dislodged, revealing the underlying structure. A white satellite dish is mounted on the roof edge. Green foliage is visible in the background.
316.	Main Building Roof Dislodged and broken slates	 An aerial photograph showing a roof with grey slate tiles. A significant portion of the roof is covered in dislodged and broken slates, particularly along the edge. A white wall and a gravel area are visible in the foreground.
317.	Main Building Roof Poor condition of render at chimneystack upstand	 A close-up photograph of a chimney stack upstand on a roof. The render on the chimney is in poor condition, showing significant cracking and peeling. The roof tiles are grey and show signs of moss growth.

Photo No	Photograph Description	Photograph
318.	Main Building Roof Dislodged slates	
319.	Main Building Roof Dislodged and broken slates	
320.	Main Building Roof Gutter build up	

Photo No	Photograph Description	Photograph
321.	Main Building Roof Cracking to gable end mortar	
322.	Main Building Roof Vegetation and silt to gutters	
323.	Main Building Roof Vegetation and silt to gutters	

Photo No	Photograph Description	Photograph
324.	Main Building Roof Lichen build up on slates	
325.	Main Building Roof Vegetation, silting and poor detailing at chimneystack-to-pitch junction	
326.	Main Building Roof Vegetation and silt to gutters	

Photo No	Photograph Description	Photograph
327.	Main Building Roof Debris in gutter	
328.	Main Building Roof Lichen build up	
329.	Main Building Roof Lichen and moss build up	

Photo No	Photograph Description	Photograph
330.	Garage Roof Silted gutter	 A photograph showing a close-up of a grey slate roof. A black gutter runs along the edge, filled with brown silt and debris. A red bicycle is parked on a gravel path next to the roof.
331.	Main Building Roof Replacement slates	 A photograph of a grey slate roof. A section of the roof shows newer, lighter-colored replacement slates. Moss is visible on the older slates.
332.	Main Building Roof General view of chimneystack	 A photograph of a grey slate roof. A brick chimneystack with a brown metal cap is visible. In the background, a green lawn and a blue and red play structure are visible.

Photo No	Photograph Description	Photograph
333.	Main Building Roof General view	
334.	Main Building Roof General view of chimneystack	
335.	Main Building Roof General view of chimneystack	

Photo No	Photograph Description	Photograph
336.	Main Building Roof General view	
337.	Main Building Roof General view	
338.	Main Building Roof General view	

Photo No	Photograph Description	Photograph
339.	Main Building Roof Soiling to kitchen roof light	
340.	Main Building Roof Soiling and vegetation growth	
341.	Main Building Roof Moss and patch repairs	

Photo No	Photograph Description	Photograph
342.	Main Building Roof Damp-affected render at junction between roof and gable	
343.	Garage Roof General view	
344.	Garage Roof General view	

Photo No	Photograph Description	Photograph
345.	Garage Roof General view	
346.	Garage Roof Close up showing soiling	
347.	Garage Roof	

Photo No	Photograph Description	Photograph
348.	Garage Roof Missing mortar around hip tiles	
349.	Garage Roof General view	
350.	Garage Roof General view	

Photo No	Photograph Description	Photograph
351.	Garage Roof Missing mortar around hip tiles	
352.	Garage Roof General view	
353.	Garage Roof General view	

Photo No	Photograph Description	Photograph
354.	Garage Roof General view	
355.	Games Building Roof General view	
356.	Games Building Roof General view	

Photo No	Photograph Description	Photograph
357.	Games Building Roof General view	 A photograph showing a general view of the Games Building Roof. The roof is covered in grey tiles and is surrounded by lush green trees and foliage. A wooden structure is visible on the right side of the roof.
358.	Games Building Roof Close up showing soiling	 A close-up photograph of the Games Building Roof showing significant soiling. The roof is covered in a thick layer of green moss and fallen leaves, indicating poor maintenance.
359.	Games Building Roof Close up showing soiling	 Another close-up photograph of the Games Building Roof showing soiling. The roof is covered in a thick layer of green moss and fallen leaves, indicating poor maintenance.

Photo No	Photograph Description	Photograph
360.	Games Building Roof Poor detailing around tree penetration	 A photograph showing the exterior of a white building with a dark roof. A large tree trunk is positioned near the building, and the roof surface around the tree shows signs of poor detailing and debris accumulation.
361.	Games Building Roof Poor detailing around tree penetration	 A close-up photograph of a tree trunk where it meets a roof. The roof surface is dark and shows signs of poor detailing and debris accumulation around the tree penetration.
362.	Games Building Roof Tar based sealant repairs to laps	 A photograph of a roof surface showing dark, tar-based sealant repairs applied to the laps of the roofing material. The roof surface is dark and shows signs of debris accumulation.

Photo No	Photograph Description	Photograph
363.	Games Building Roof Repairs	
364.	Games Building Roof Repairs	
365.	Games Building Roof Debris on shed roof adjacent	

4. Agreement Page

4.1 This Photographic Schedule of Condition is a true record of the above property at the survey date of 14 April 2026.

Developer's Representative

For Tritax Big Box Developments Ltd

Authorised Signatory Name Russell Cairns

Signature 

Date 22 April 2026

Witnessed by Ian Lane

Signature 

Date 22 April 2026

Owner's Representatives

For

Authorised Signatory Name

Signature

Date

Witnessed by

Signature

Date

Appendix A

Terms of Appointment

Contact details

Enquiries

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