



**WHINBARROW DESIGN  
SERVICES LIMITED**  
CIVIL & STRUCTURAL  
ENGINEERS

**Whinbarrow House  
Aspatria, Cumbria,  
CA7 2PJ.**

**Tel/Fax : 016973 21984  
Mob : 07803 943 248  
Email wdstom@btinternet.com**

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20<sup>th</sup> July 2023

Avison Young  
No.4 St Pauls Square,  
Old Hall Street,  
Liverpool,  
L3 9SJ

For the attention of Mrs O Harker

**RE: Site Survey, Farmhouse, Coach House & Outbuildings, High Ling Bank**

Dear Madam

As requested we carried out a further structural inspection at High Ling Bank and have outlined our comments below: -

1. The inspection was carried out on the 12<sup>th</sup> July 2023 and was limited to a non-disruptive visual structural inspection of the property. The property was last inspected on the 4<sup>th</sup> March 2019 and a report (ref WDS/05/4233/REP01) produced. Since the last inspection the property has been unoccupied and no remedial works have been carried out at the property.
2. In term of the properties current condition and potential to be repaired and converted into habitable buildings we note the following:-
  - The farmhouse internally has been significantly affected by damp, the internal finishes are in a poor condition. The main structures condition has worsened since our last inspection; the right hand portion of the property need rebuilt as noted in our original report. Considering the above it is our opinion that the current building is structurally inadequate and total rebuild should be considered rather than refurbishing the existing building structure.
  - The Barn which adjoins the farmhouse is also in a very poor structural condition having deteriorated since our last inspection. There is a significant amount of rebuilding work required, the roof needs replaced and all timber lintels will need replaced and the front arch will need rebuilt. This will necessitate a considerable extent of localised rebuilding. Considering the extent of structural remedial work required we do not consider the barn structure suitable for conversion to habitable space.

- The Coach House is generally in an adequate structural condition. The rear lean-to timber frame structure needs replaced due to the extent of rot, in addition the front stone arches need repaired as previously recommended. Furthermore there are a number of cracks and joints in the masonry which will need re-tied. The trees adjacent to the building are affecting the property which has caused movement of the rear wall; any remedial works will need to include removal of the trees which are located within 12m of the property.
- The Outbuilding is in a poor structural condition. The buildings condition has significantly deteriorated since our last inspection. The left hand third of the building has suffered further structural movement and is beyond repair and needs rebuilt. Similarly the stone masonry to the mid portion of the front elevation is excessively weathered and probably needs rebuilt. With this we consider the property inadequate for conversion and demolition should be considered.

I hope you find the above acceptable however should you have any queries please do not hesitate to contact me.

Yours Faithfully

Mr Tom Short B. Eng. (Hons), C. Eng., MICE  
For WDS Limited