

# Schedule of Condition



Property Address:	Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH		
Property Reference Number:	2302826101		
Document Reference:	MMP/caw	Rev.	
Survey Date:	13 <sup>th</sup> April 2022		

# A. Document Control Sheet.

---

This document was initially prepared by Brownill Vickers Limited T/A SMC Brownill Vickers 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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.



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## B. Contents

---

- A.** Document Control Sheet.
- B.** Contents
- C.** Preliminaries
- D.** Property Details
- E.** Survey Methodology
- F.** Schedule of Condition
- G.** Photographs
- H.** Declaration of document publication

## C. Preliminaries

---

Name of company completing the schedule of condition

**SMC Brownill Vickers**  
**Chartered Surveyors, Valuers & Property Agents**  
**82 Queen Street, Sheffield, S1 2DW.**  
**Tel: 0114 290 3306**  
**[www.smcbrownillvickers.com](http://www.smcbrownillvickers.com)**

Name of Surveyor who completed the schedule

**Mr Lee Sidebottom BSc (Hons) MRICS**  
**RICS Registered Valuer**  
**Director**  
**Tel: 0114 290 3306**  
**Mob: 07775 792 371**  
**e: [lee.sidebottom@smcbrownillvickers.com](mailto:lee.sidebottom@smcbrownillvickers.com)**

Date of site visit

**13<sup>th</sup> April 2022**

Date of issue

**20<sup>th</sup> April 2022**



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## D. Property Details

---

### **Summary of Construction:**

Traditional construction with render finished elevations set beneath pitched and hipped roofs overlaid in red tile. Original windows in timber and metal with some uPVC double glazed replacements. All doors in timber. Rainwater goods a mix of cast iron and PVC.

Single storey extensions to rear with render finishes to elevations set beneath flat roofs overlaid in asphalt.

### **Accommodation:**

Ground floor; front entrance lobby, front left hand snug, front right hand snug, rear right hand snug, rear left hand snug, central servery between front left and rear left hand snugs, central corridor area, rear pool room, rear corridor area to ladies' and gent's public toilets, commercial kitchen.

Cellars; staircase leading to front vaulted areas in two parts.

First floor accommodation; staircase off central corridor area giving access to first floor private accommodation.



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



# E. Survey Methodology

---

## 1. Description

In accordance with instructions received from Messer Star Pubs and Bars, SMC Brownill Vickers have carried out an inspection of the subject premises to provide a Schedule of Condition.

The weather is overcast but dry at the time of inspection.

The subject premises were open for business.

## 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

SMC Brownill Vickers undertake a non-destructive visual inspection, this means we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Additionally, we do not remove secured panels or undo electrical fittings etc. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Closer examination may reveal defects not visible from a ground level vantage point.

We do not inspect the roof structure from inside the roof space. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive. The property was fully furnished at the time of our inspection and no removal of furniture or floor coverings was undertaken. In particular, floor coverings were not removed or lifted at the edges and no inspection of any sub-floor voids was undertaken. We therefore cannot confirm the condition of underlying floor timbers.

## E. Survey Methodology

---

Fixtures and fittings, including all floor coverings, do not form part of the freehold. We assume that fixtures and fittings will be valued as part of a fixtures and fittings inventory and separately assessed, independent of this report.

It was not possible to inspect those parts of the property which were covered or unexposed at the time of the inspection and therefore we are unable to guarantee that these parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage, nor was an asbestos survey / management plan carried out as part of this instruction. Due to the weather conditions being dry on the day of inspection the guttering system was not seen to be tested.

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.

Limited access only was available to the various boundaries around the site due to the premises being located adjacent to private property and due to the presence of various overgrown grasses, foliage, trees and bushes around and within the site.



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



# E. Survey Methodology

---

## 4. Condition

<b>Condition Rating</b>	<b>Definition</b>
<b>3 - Good Condition</b>	Reported elements had no apparent defects being clean and well maintained. Element is likely to offer a long serviceable life.
<b>2 - Satisfactory Condition</b>	Reported elements presented in a serviceable condition with some wear and tear or minor damage but not requiring immediate attention.
<b>1 - Poor Condition</b>	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH





# F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1</b>	<b>INTERNAL</b>					
<b>1.0</b>	<b>GROUND FLOOR</b>		<b>Photos 1-64</b>			
<b>1.1</b>	<b>Ground floor accommodation; front entrance lobby in two parts</b>					
<b>1.1.1</b>	<b>Ceilings</b>	Skimmed plaster with painted woodchip to inner section incorporating boxed beams.	2			
<b>1.1.2</b>	<b>Walls</b>	Painted anaglypta incorporating boarding and timber detail to inner lobby area.	1-2 Some impact damage and low level damp to outer section.			
<b>1.1.3</b>	<b>Floors</b>	Solid overlaid in quarry tiles.	1 Tiles damage and incomplete.			
<b>1.1.4</b>	<b>Doors</b>	Timber panelled external door with glazed screen over.	1-2 Some splitting to timber panelling.			
<b>1.1.5</b>	<b>Doors 2</b>	Timber panelled door giving access to front left hand snug incorporating Bakelite handle.	1-2 Door ill-fitting and dated.			
<b>1.1.6</b>	<b>Doors 3</b>	Timber framed and glazed internal door incorporating closer giving access to main bar areas.	1-2 Damaged glazing to central panel.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.2</b>	<b>Ground floor accommodation; front left hand snug</b>					
<b>1.2.1</b>	<b>Ceilings</b>	Painted artex incorporating boxed beam.	1-2 Deterioration to rear left hand part where uneven.			
<b>1.2.2</b>	<b>Walls</b>	Solid with paint finish. Fixed seating in three sections at low level.	1 Damp penetration particular through left hand wall.			
<b>1.2.3</b>	<b>Floors</b>	Solid overlaid in chequer board tiles.	1 Damaged tiles to large areas. Floor uneven.			
<b>1.2.4</b>	<b>Radiator</b>	Steel panel radiator.	2 Secure. Untested.			
<b>1.2.5</b>	<b>Windows</b>	Timber framed casement windows incorporating frosted stickers.	2			
<b>1.3</b>	<b>Ground floor accommodation; central servery</b>					
<b>1.3.1</b>	<b>Front counter</b>	Timber front counter with vertical panelling and counter top with varnish finish. Extending to right with opening for sales.	2			
<b>1.3.2</b>	<b>Shelf</b>	Timber shelving affixed over bar counter.	2			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.3.3	Inner shelving	Timber framed incorporating formica shelving and recesses for cooler units. Sink fitting to left.	1-2 Dated and discoloured.			
1.3.4	Floor	Appears to be suspended with Altro overlaid.	2			
1.3.5	Access	Flap over rear access.	2 Deterioration noted.			
1.4	<b>Ground floor accommodation; rear left hand snug (beyond servery)</b>					
1.4.1	Ceilings	Skimmed plater incorporating boxed timber beams.	2			
1.4.2	Walls	Painted skimmed plaster incorporating sections of fixed seating.	1 Damp penetration noted to left and rear elevations.			
1.4.3	Floors	Suspended overlaid in quarry tiles.	1-2 Quarry tiles non-matching and damaged.			
1.4.4	Fireplace	Fireplace within left hand chimney breast.	1-2 Deterioration to plastered surfaces around. Flue untested.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.4.5	Door	Timber framed around opening from central corridor area.	1 Door removed.			
1.5	<b>Ground floor accommodation; front right hand snug</b>					
1.5.1	Ceilings	Painted anaglypta incorporating boxed beams.	1-2 Deterioration to decorations to front part of room indicating possible damp penetration through.			
1.5.2	Walls	Part solid, part boarded, finished in painted anaglypta or lining paper.	1 Damp detected and decorations loose and uneven.			
1.5.3	Floors	Solid overlaid in Altro.	1-2 Deflected. Longstanding. Altro deteriorated.			
1.5.4	Screen	Timber framed screen between this area and central corridor area. Incorporating glazing.	2			
1.5.5	Radiator	Steel panel radiator.	2 Secure. Untested.			
1.5.6	Window	Front facing timber framed casement window with smoked stickers affixed.	2 Untested.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.6</b>	<b>Ground floor accommodation; rear right hand snug</b>					
<b>1.6.1</b>	<b>Ceilings</b>	Painted artex with painted anaglypta within bay window recess.	1-2 Discoloured but no significant defects noted.			
<b>1.6.2</b>	<b>Walls</b>	Painted anaglypta with sections of fixed seating to large areas.	1-2 High moisture readings recorded.			
<b>1.6.3</b>	<b>Floors</b>	Solid overlaid in tiles.	1-2 Damaged and loose tiles adjacent to entrance door.			
<b>1.6.4</b>	<b>Radiator</b>	Steel panel radiator.	2 Secure. Untested.			
<b>1.6.5</b>	<b>Windows</b>	uPVC double glazed window to bay.	1-2 We are informed that leakage is noted around window frames.			
<b>1.6.6</b>	<b>Door</b>	Timber framed and glazed door incorporating closer giving access from corridor area.	1-2 Damage at lower level with door ill-fitting.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.7</b>	<b>Ground floor accommodation; central corridor area giving access to public bars</b>					
<b>1.7.1</b>	<b>Ceilings</b>	Painted lining paper on two levels.	1-2 Deterioration to front part and cracking noted.			
<b>1.7.2</b>	<b>Walls</b>	Finished in painted woodchip or timber panelling.	1-2 Walls uneven and high moisture readings recorded.			
<b>1.7.3</b>	<b>Floors</b>	Solid overlaid in quarry tiles.	1 Numerous damaged quarry tiles. Floor deflected.			
<b>1.7.4</b>	<b>Window</b>	Metal framed left hand facing window to rear part of corridor.	2 Untested.			
<b>1.8</b>	<b>Ground floor accommodation; central corridor giving access to pool room and rear left hand enclosed yard</b>					
<b>1.8.1</b>	<b>Ceilings</b>	Boarded with paint finish provided. Painted anaglypta to area to bottom of private staircase.	2			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.8.2	Walls	Solid finished in painted woodchip.	1 Damp penetration particularly around frame to external door. Cracking also noted to woodchip and underlying surfaces.			
1.8.3	Floors	Solid overlaid in quarry tiles a continuation of the aforementioned floor.	2 Some unevenness noted with large amount of cracked tiles particularly to front areas.			
1.8.4	Doors	External timber framed door.	2			
1.8.5	Doors 2	Flush faced timber door incorporating closer giving access from aforementioned corridor area.	2			
1.8.6	Doors 3	Flush faced timber door giving access through to rear toilet areas.	2			
1.8.7	Doors 4	Timber framed between this area and lobby to bottom of private staircase.	1 Door removed.			
1.8.8	Window	As per previous heading.	2			
1.9	<b>Ground floor accommodation; rear right hand pool room</b>					
1.9.1	Ceilings	Skimmed plaster.	2			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.9.2	Walls	Skimmed plaster with paint finish.	1-2 Damp present to front right hand corner. Remaining decorations scuffed and damaged.			
1.9.3	Floors	Solid overlaid in low grade carpet.	1-2 Discoloured.			
1.9.4	Windows	Timber framed casement windows x 2.	2 Untested.			
1.9.5	Radiator	Steel panel radiator.	2 Secure. Untested.			
1.9.6	Door	Timber fire door with inset glazing and overhead door closer.	2-3 Some deterioration to surround.			
1.10	<b>Ground floor accommodation; commercial kitchen</b>					
1.10.1	Ceilings	Finished in painted woodchip and lining paper.	2			
1.10.2	Walls	Finished in painted lining paper with stainless steel sheeting around cooking area.	1-2 Deterioration and high moisture readings recorded.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH





## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.10.3	Floors	Solid overlaid in Altro with quarry tiles to boiler room area.	2 Deflected with discolouration to high traffic areas.			
1.10.4	Doors	Flush faced timber door incorporating vent giving access to boiler room off kitchen area.	2			
1.10.5	Doors 2	Flush faced timber door incorporating keypad locking mechanism giving access from public areas.	2			
1.10.6	Doors 3	Timber panelled external door within rear wall.	2 Untested.			
1.10.7	Windows	Metal frame window within rear elevation and further metal window within boiler room.	2 Untested.			
1.10.8	Boiler room	Wall mounted boiler within room.	1-2 Room in adequate condition for purposes. Plaster finishes largely incomplete.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.10.9	Fittings	Extractor hood and canopy and all sinks including wash basins and sinks and drainers are assumed to form part of the freehold. All other fittings within the kitchen are assumed to form part of the fixtures and fittings inventory and valued according to condition within that.	2			
1.11	<b>Ground floor accommodation; rear lobby giving access to public toilets</b>					
1.11.1	Ceilings	Painted boarding.	2			
1.11.2	Walls	Painted woodchip.	2			
1.11.3	Floors	Solid overlaid in quarry tiles a continuation of the aforementioned corridor areas.	1-2 Missing pointing and evidence of loose tiles.			
1.11.4	Doors	External timber panelled and glazed door superseded by security door at time of inspection.	2			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>1.12</b>	<b>Ground floor accommodation; ladies' toilet</b>					
<b>1.12.1</b>	<b>Ceilings</b>	Skimmed plaster.	2			
<b>1.12.2</b>	<b>Walls</b>	Tiled from floor to ceiling height.	1-2 Dated but serviceable with isolated damage where previous fittings have been removed.			
<b>1.12.3</b>	<b>Floors</b>	Solid overlaid in quarry tiles with further covering of Altro.	1-2 Poor detail.			
<b>1.12.4</b>	<b>Window</b>	Timber framed windows x 2 within front wall.	1-2 Furniture incomplete.			
<b>1.12.5</b>	<b>Doors</b>	Timber door incorporating small section of opaque glazing and old closer.	2			
<b>1.12.6</b>	<b>Radiator</b>	Steel panel radiator.	2 Secure. Untested.			
<b>1.12.7</b>	<b>Sanitaryware</b>	Wall mounted corner wash basin and high flush w.c.	2			
<b>1.13</b>	<b>Ground floor accommodation; gent's toilet</b>					
<b>1.13.1</b>	<b>Ceilings</b>	Finished in PVC panelling.	2 Complete but some unevenness.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.13.2	Walls	As per ladies' toilet. Tiled from floor to ceiling height.	1-2 Isolated damage where previous fittings have been removed.			
1.13.3	Floors	Solid overlaid in quarry tiles.	1-2 Non-matching and missing adjacent urinal trough and discoloured to other areas.			
1.13.4	Windows	Window within cubicle as per window within ladies' toilets.	1 Furniture missing.			
1.13.5	Windows 2	Timber framed windows incorporating opaque glazing to left hand wall over urinal.	2 Deterioration to decorations at low level.			
1.13.6	Doors	Outer door as per ladies' toilet.	1-2 Door ill-fitting.			
1.13.7	Doors 2	Timber panelled door to cubicle.	1-2 Door stiff and difficult to operate. Ill-fitting.			
1.13.8	Radiator	Steel panel radiator.	1-2 Corrosion noted to underlying surfaces.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
1.13.9	Sanitaryware	Corner wash basin as per ladies' toilet, high flush w.c. as per ladies' toilet and ceramic urinal.	1-2 Damage noted to urinal where alterations to pipework has been made. Cracking noted to rear most section of urinal. Seals heavily discoloured to urinal and sink. Cistern to urinal constantly refilling with leakage evident.			
2.0	<b>BASEMENT</b>		<b>Photos 65-74</b>			
2.1	<b>Cellars</b>					
2.1.1	Vaults	Painted masonry forming vaulted cellar areas to front.	1-2 Discolouration to painted brickwork to ceiling and wall surfaces.			
2.1.2	Floor	Solid concrete floor with screed finish. Pipe laid diagonally through front cooled areas.	1-2 Some impact damage particularly around bottom of drop. Damage to pipe and concrete screed provided over.			
2.1.3	Cooler unit	Affixed to front wall within front left hand cellar area. Further cooler unit within front right hand cooled area.	2 Functioning at the time of inspection.			
2.1.4	Drop	Metal covers over drop. Drop comprises brick steps with metal runners either side and brick laid bumps.	1-2 Significant deterioration to brickwork within drop area.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
2.1.5	Sink	Belfast style sink affixed to rear wall within front right hand cooled area. Taps affixed to adjacent wall surfaces.	2 Discoloured. Untested.			
2.1.6	Door	Flush faced timber door from cooled areas to rear staircase.	2 Deterioration to door particularly at low level. Ill-fitting and damaged surround.			
2.1.7	Doors 2	Flush faced timber door at ground floor level.	2			
2.1.8	Steps	Concrete steps with timber handrail affixed to adjacent wall surface.	2 Found to be easy to ascend and descend.			
2.1.9	Ceiling	Boarded ceiling within staircase area.	2			
2.1.10	Ceiling 2	Painted underside to suspended concrete floor forming ceiling within rear entrance area.	2			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
<b>3.0</b>	<b>FIRST FLOOR</b>		<b>Photos 75-94</b>			
<b>3.1</b>	<b>First floor accommodation</b>					
<b>3.1.1</b>	<b>Ceilings</b>	Plaster ceilings largely finished in painted woodchip, lining paper or anaglypta.	1 Damp affecting large areas particularly within both front rooms and rear right hand bay window room. Further damp identified within the kitchen.			
<b>3.1.2</b>	<b>Walls</b>	Solid and partition largely finished in painted anaglypta or lining paper. Some tiled surfaces around sanitaryware. Tiled splashback within kitchen.	1 Significant damp within front bedrooms, rear right hand bedroom and isolated to other areas.			
<b>3.1.3</b>	<b>Floors</b>	Suspended overlaid in carpet with vinyl to kitchen and bathroom areas.	2 Deflected but longstanding.			
<b>3.1.4</b>	<b>Windows</b>	Mix of modern timber casement, one replacement uPVC double glazed window to right hand bay and older metal and timber framed windows. Within the rear staircase there is a fixed uPVC double glazed window and a further timber casement window both incorporating opaque glazing.	2 Untested.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
3.1.5	Kitchen fittings	Domestic quality within rear left hand kitchenette.	1-2 Incomplete; blanks not provided to stainless steel sink. Fittings extremely limited.			
3.1.6	Doors	Mix of door styles; flush faced fire door to kitchen. timber panelled with Bakelite handles to main rooms with timber panelled gate style doors to two front bedrooms. Door to rear staircase incorporates section of opaque glazing.	1-2 Will require regular and ongoing maintenance to ensure these are maintained in a fully operable condition. Older doors to front bedrooms damaged to hinges.			
3.1.7	Staircase	Timber staircase overlaid in carpet with handrail affixed to adjacent wall.	2 Found to be easy to ascend and descend.			
3.1.8	Radiators	Steel panel radiator.	2 Secure. Untested.			
3.1.9	Sanitary ware	Low flush w.c., shaped bath and pedestal wash hand basin.	1-2 Untested. Discolouration to surfaces.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH





## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4	<b>EXTERNAL</b>					
4.0	<b>Main building</b>		<b>Photos 98-117 / 119-124 / 132-135 / 141-152</b>			
4.1	<b>Main building; main two storey building</b>					
4.1.1	<b>Chimneys</b>	Four rendered stacks as seen from ground level with the aid of binoculars. All incorporate either pots and flues or a combination of both.	1-2  Limited inspection from ground level. Significant moss growth particularly to rear right hand stack. Deterioration to decorations. Damage noted to render.  Significant deterioration to left hand facing chimney to outer faces.			
4.1.2	<b>Roofs</b>	Pitched and hipped roofs overlaid in tiles.	1-2  Extremely limited inspection from ground floor level particularly to rear slopes. Numerous previous patch repairs undertaken. Ongoing maintenance likely.			
4.1.3	<b>Rainwater goods</b>	High level PVC gutters to perimeter of roof.	1-2  Some sections poorly misaligned.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.1.4	Windows	As described internally.	1-2 Deterioration to decorations noted externally. Further damage where screw holes from previous security shuttering present.			
4.1.5	Walls	Painted smooth render finishes to wall surfaces.	1-2 Some hairline cracking noted to surfaces. Damaged render at low level. Deterioration to decorations.			
4.1.6	Walls 2	Vertical hung tiled detail between bay windows within right hand elevation.	1-2 Slipped and damaged tiles noted.			
4.1.7	Soil and vent pipe	Part cast iron, part PVC soil and vent pipe to rear left hand gable and extending from left hand elevation of main building.	2			
4.1.8	Door	Front entrance door as described internally.	2			
4.2	<b>Main building; rear right hand single storey flat roofed extension</b>					
4.2.1	Rainwater goods	PVC rainwater goods affixed to fascias to perimeter of roof.	1-2 Some unevenness.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.2.2	Windows	Timber framed windows.	1-2 Deterioration noted to timberwork. Also damage and holes present where previous security shuttering has been removed.			
4.2.3	Render	Smooth render with paint finish provided.	1 Significant deterioration particularly to front right hand edge as seen from right hand beer garden.			
4.2.4	Doors	Two rear facing timber doors.	1-2 Deterioration noted.			
4.2.5	Roof	Flat roof with solar reflective paint finish to what we assume is asphalt.	1-2 Previous repairs in non-matching materials including to rear left hand edge. Debris to surfaces and evidence of ponding where discolouration noted (no inclement weather recently).			
4.3	<b>Main building; rear left hand single storey flat roofed extension</b>					
4.3.1	Roof	As per flat roof over rear right hand single storey projection.	2			
4.3.2	Rainwater goods	PVC affixed to timber fascias.	2			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
4.3.3	Walls	Painted smooth render.	1-2 Significant deterioration to decorations and damaged sections of render noted beneath.			
4.3.4	Windows	As described internally. No inspection externally due to security shutters in place.	2			
4.3.5	Doors	As above				
5.0	<b>SITE</b>		<b>Photos 125-131 / 136-140</b>			
5.1	<b>Right hand beer garden</b>					
5.1.1	Stage	Raised stage area to front with timber stage overlaid in low grade Astro turf and timber framed surrounding.	2			
5.1.2	Gate	Push bar fire exit gate within front boundary.	2 Appears new. Untested as secured at time of inspection.			
5.1.3	Boundary wall	Right hand diagonal boundary wall in brick.	1 Number of damaged bricks evident. Limited inspection due to growth to surfaces. Significant raking cracking noted to area forming boundary to rear lawn.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.4	Outside bar	Timber framed structure attached to right hand boundary wall and with felt covered roof over.	1-2 Deterioration to detail forming roof coverings. Pizza oven within untested.			
5.1.5	Hardstanding	Flagged surfaces with steps and ramps between forming main area.	1-2 Uneven flags present.			
5.1.6	Lawn	Grassed area beyond flagged surfaces incorporating flagged path within.	1-2 Uneven flags present.			
5.1.7	Retaining wall	Concrete gravel boards form outer face of retaining wall between flagged area and rear lawn.	2 Secure. No evidence of deviation.			
5.1.8	Fence	Timber panelled fence forms screen between gravel board retaining wall and flagged areas.	1-2 Isolated missing sections of panelling and decoration weathered.			
5.1.9	Fencing	Metal fencing set around flagged surfaces beneath fire escape.	2			
5.1.10	Walls	Render finishes to walls around ramp to rear right hand flagged area.	1-2 Decoration weathered to render.			
5.1.11	Wall 2	Front boundary wall in brick incorporating timber panelled gate.	1-2 Deterioration noted to brickwork as seen from front. Outer section of gate damaged.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



## F. Schedule of Condition

Item	Location	Description	Condition Yr0	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3
5.1.12	Fire escape	Metal fire escape affixed to elevation of rear detached outbuilding.	2			
5.1.13	Smoking shelter	Timber framed smoking shelter with sections of PVC panelling and incorporating uPVC double glazing directly to rear of main building.	1 Poorly detailed.			
5.2	<b>Left hand delivery yard</b>					
5.2.1	General	Double timber panelled gates set within brick boundary wall and giving access to concrete surfaced yard incorporating metal covers over drop.	1-2 Significant deterioration to ground surfaces and gates. Damage to concrete and brick cover over drop areas and also to crudely formed fuel store area within the yard.			
5.3	<b>Detached outbuilding</b>		<b>Photos 95-97 / 118</b>			
5.3.1	General	Attached to neighbouring premises. Of traditional construction with brick facing elevations set beneath pitched roof overlaid in red tiles incorporating cast iron rainwater goods and timber framed doors and windows.	1-2 Deterioration to rainwater goods requiring overhaul. Main pitched roof will require ongoing repairs. External decorations weathered. Pointing weathered and incomplete.			



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



# 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

---



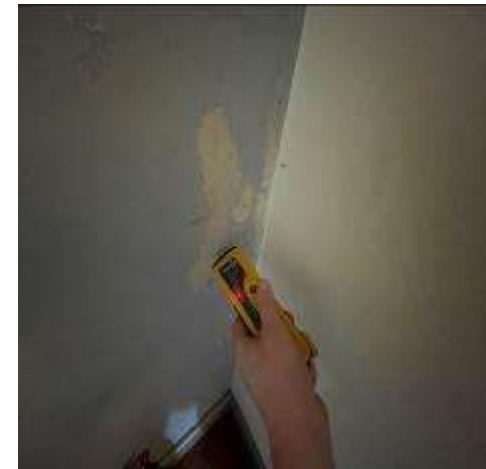
**Photo 017**



**Photo 019**



**Photo 018**



**Photo 020**

# G. Photographs

---



**Photo 021**



**Photo 023**



**Photo 022**



**Photo 024**



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH

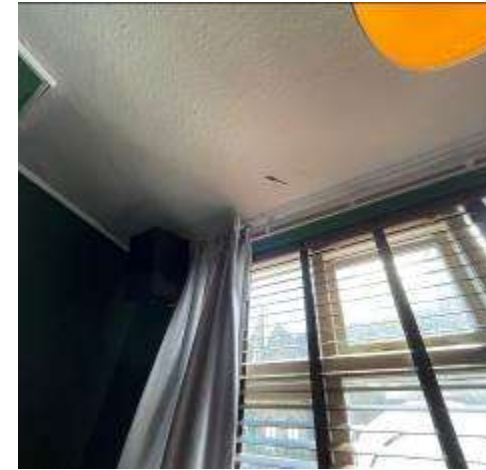


# G. Photographs

---



**Photo 025**



**Photo 027**



**Photo 026**



**Photo 028**



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



# G. Photographs

---



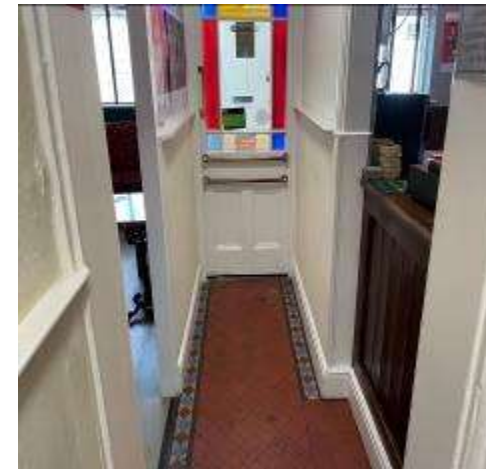
**Photo 029**



**Photo 031**



**Photo 030**



**Photo 032**

# G. Photographs

---



**Photo 033**



**Photo 035**



**Photo 034**



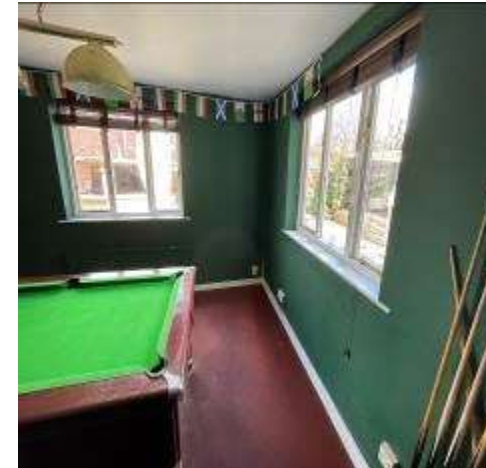
**Photo 036**

# G. Photographs

---



**Photo 037**



**Photo 039**



**Photo 038**



**Photo 040**



# G. Photographs

---



**Photo 041**



**Photo 043**



**Photo 042**



**Photo 044**

# G. Photographs

---



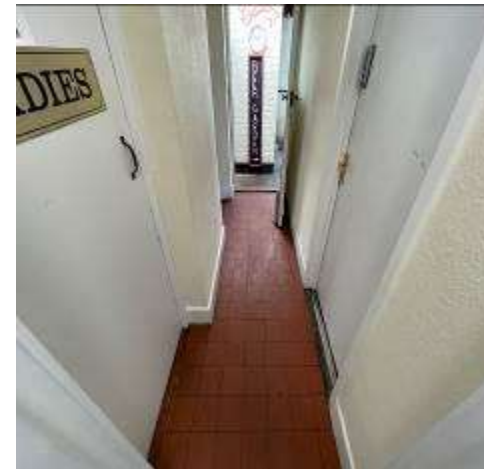
**Photo 045**



**Photo 046**



**Photo 047**



**Photo 048**

# G. Photographs

---



**Photo 049**



**Photo 051**



**Photo 050**



**Photo 052**

# G. Photographs

---



**Photo 053**



**Photo 055**



**Photo 054**



**Photo 056**

# G. Photographs

---



**Photo 057**



**Photo 059**



**Photo 058**



**Photo 060**

# G. Photographs

---



**Photo 061**



**Photo 063**



**Photo 062**



**Photo 064**

# G. Photographs

---



**Photo 065**



**Photo 067**



**Photo 066**



**Photo 068**

# G. Photographs

---



**Photo 069**



**Photo 071**



**Photo 070**



**Photo 072**



# G. Photographs

---



**Photo 073**



**Photo 075**



**Photo 074**



**Photo 076**

# G. Photographs

---



**Photo 077**



**Photo 079**



**Photo 078**



**Photo 080**

# G. Photographs

---



**Photo 081**



**Photo 083**



**Photo 082**



**Photo 084**

# G. Photographs

---



**Photo 085**



**Photo 087**



**Photo 086**



**Photo 088**

# G. Photographs

---



**Photo 089**



**Photo 091**



**Photo 090**



**Photo 092**

# G. Photographs

---



**Photo 093**



**Photo 095**



**Photo 094**



**Photo 096**

# G. Photographs

---



**Photo 097**



**Photo 099**



**Photo 098**



**Photo 100**

# G. Photographs

---



**Photo 101**



**Photo 102**



**Photo 103**



**Photo 104**



# G. Photographs

---



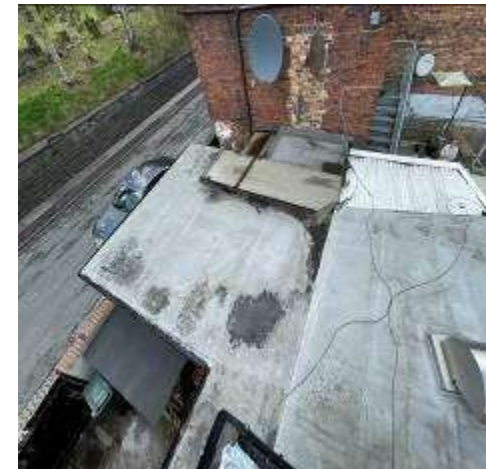
**Photo 105**



**Photo 107**



**Photo 106**



**Photo 108**

# G. Photographs

---



**Photo 109**



**Photo 111**



**Photo 110**



**Photo 112**

# G. Photographs

---



**Photo 113**



**Photo 115**



**Photo 114**



**Photo 116**

# G. Photographs

---



**Photo 117**



**Photo 119**



**Photo 118**



**Photo 120**

# G. Photographs

---



**Photo 121**



**Photo 123**



**Photo 122**



**Photo 124**

# G. Photographs

---



**Photo 125**



**Photo 127**



**Photo 126**



**Photo 128**

# G. Photographs

---



**Photo 129**



**Photo 130**



**Photo 131**



**Photo 132**

# G. Photographs

---



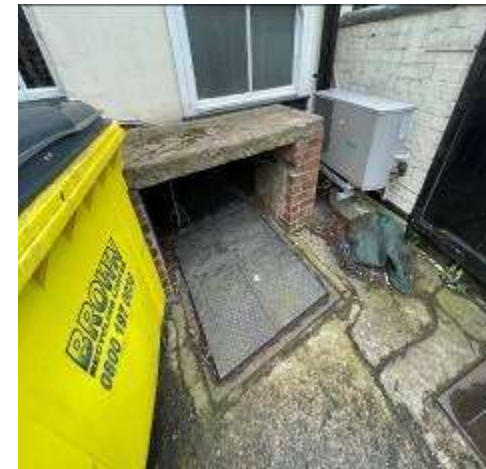
**Photo 133**



**Photo 135**



**Photo 134**



**Photo 136**



# G. Photographs

---



**Photo 137**



**Photo 139**



**Photo 138**



**Photo 140**

# G. Photographs

---



Photo 141



Photo 143



Photo 142



Photo 144

# G. Photographs

---



Photo 145



Photo 147



Photo 146



Photo 148

# G. Photographs

---



**Photo 149**



**Photo 151**



**Photo 150**



**Photo 152**

# 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 SMC Brownill Vickers

Company	Brownill Vickers Limited T/A SMC Brownill Vickers		
Address	82 Queen Street		
Town	Sheffield	County	South Yorkshire
Postcode	S1 2DW	Phone number	0114290 3306
Website	www.smcbrownillvickers.com	Fax number	0114 275 4971
Email	lee.sidebottom@smcbrownillvickers.com		
Property address	Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH		
Client's name	Star Pubs & Bars	Date this report Was produced	19 <sup>th</sup> April 2022



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH



# H. Declaration of document publication

---

## H2. Amended document Publication declaration

<b>Document Revision</b>	<b>Declaration</b> I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.  Signed:	<b>Publication Date</b>	<b>Signatories company and position</b>



Property Address: Jolly Potters, 296 Hartshill Road, Stoke-On-Trent, Staffordshire, ST4 7NH

