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# Case Study

## BUILDING SURVEYING DISCIPLINE:

Building Surveys

## PROJECT:

Mill Premises, Leigh

## CLIENT INSTRUCTION:

Inspect and undertake a building survey of a six storey mill to identify building defects as part of a proposed acquisition of the freehold interest.

## PROPERTY DESCRIPTION:

The property comprised a 320,000 sq ft five storey detached brick built mill which was estimated to have been constructed in the 1830's with various single and two storey extensions, perimeter car parking, outbuildings and a substantial chimney.

## OUR ROLE:

We were instructed to undertake a full building survey including the mechanical and electrical installations, compile a geo-environmental study and report back to the Client on its condition coupled with identifying any building defects and the associated costs for their remedy.

As a result of our inspection, we identified approximately £250,000 of building defects requiring remedy, the majority of which were urgent in nature.

We recommended that we enter into negotiations with the Vendor to reduce the sale price. The Client accepted our proposals and our negotiations ultimately resulted in a reduction on the same price of approximately £200,000.



## KEY POINTS:

- Undertake building survey.
- Identify building defects.
- Make recommendations as to the repair of the mill.

## OBJECTIVES MET:

- A full building survey was promptly completed.
- Recommendations were made to the Client as to the condition of the property.
- The results of our negotiations with the Vendor saved the Client £200,000.