

Dear Mr Peel

Further to my site inspection on 12th December '24 and our subsequent telephone call, I would report the findings of my visual inspection of the uninhabited house at [299 Wokingham Road](#).

As you are aware the property has at one time been a small detached 2-storey house which has been altered and extended over the years and is now in a dilapidated condition having clearly not been occupied for several years.

The construction is a mixture of brick and timber- the rear section of the main building from its construction dating back apparently to about the 18th/early 19th century. The floors and roof are of timber construction and appear to have been strengthened over the years by various methods – some replacement timber internally and additional piers externally on the boundary line with [No.297 Wokingham Rd](#).

Internally there is only a partial timber ground floor with sections missing. There is an open tread stair from ground level to 1st floor at the top of which reaches 1st floor just under the roof rafters leaving a space of approx.. 1m+ headroom at the top. The head height in both ground and first floors is 1.95m to the soffit/underside of the timber floor joists (no ceiling).

On all sides of the building there has been movement – most corners showing evidence of separation from the main walls. There are a few window openings but few if any windows are functioning.

The chimney in the gable adjacent to the boundary with [No.297 Wokingham Rd](#) is in a unstable condition with heavy ivy having grown up over the pitched roof on to the freestanding stack. This stack apparently was further damaged in the recent storm with some fresh debris being evident on the ground at the rear of the house. It appears that this chimney would have been built as part of the original gable but at some point a single lean-to extension has been added. It appears that the single storey lean-to roof extension to the rear of the property with a 4.5" outer skin was also added at some point in more recent past.

The ridge to the main duo-pitched main roof drops from right to left by some 200mm - i.e. drops down towards the chimney stack.

There are no live services in the building i.e. gas, electricity or mains water. There has been a bath operating in the rear extension at some point in the past but there appears to be no mains drainage according to an initial assessment by Thames Water. There appears to be a possibility that there could have been a cesspit in the area to the rear of the house.

In summary therefore my assessment of the property is that it is certainly not in a safe