

Schedule of Condition



Property Address:	The Crown The Street Eythorne, Dover CT15 4BG	
Outlet Number:	122943	
Document Reference:	N/A	Rev. Year 0
Document Date:	31st May 2018	



- A. [Document Control Sheet](#)
- B. [Background Information](#)
- C. [Schedule Of Condition](#)
- D. [Supplementary Photographs](#)
- E. [Declaration of document publication](#)



The Crown, The Street, Eythorne, Dover, CT15 4BG



A. Document Control Sheet.

This document was initially prepared by Romans Surveyors and Valuers on behalf of Punch Taverns and, subsequent to the release of the initial document, revisions are made at regular intervals to reflect the requirements of Punch Taverns 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company has carried out amendments to the document and ensures that all previous versions of the report are suitably superseded.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	Revision Details	Reviewers Company	Report Authors Name
Year 0	31st May 2018	Initial Issue	Romans Professional Services Ltd	Jonathan Ranson



The Crown, The Street, Eythorne, Dover, CT15 4BG



B. Background Information.

Important note:

Romans Surveyors and Valuers 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, close examination may reveal defects not visible from a ground level vantage point.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is access to these (although we do not move or lift furniture, floor coverings or other contents). 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.

B1. Condition Rating Definitions

Condition Rating	Definition
New Condition	Reported element is new or very recently incorporated.
Good Condition	Reported elements had no apparent defects, being, clean and well maintained, element is likely to offer a long serviceable life.
Satisfactory Condition	Reported element presented in a serviceable condition with signs of wear and tear or minor damage but not requiring immediate attention.
Poor Condition	Reported element in a deteriorated condition or with disrepair evident, likely to require substantial repair or replacement.



The Crown, The Street, Eythorne, Dover, CT15 4BG



B2. Circumstances of Inspection

In accordance with instructions received from Punch Taverns, Romans Surveyors and Valuers have carried out an inspection of the subject premises to report on the condition of the premises in connection with the proposed leasehold interest.

Our site visit was made on Thursday 31st May 2018 and, at the time of inspection the weather was dry and overcast and, the premises were open for business at the time of inspection.

Whilst a schedule of photographs is provided to compliment the report, it should be noted that any defects may not be restricted to those identified within the photographs.

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 some parts are free from defect.

No tests were carried out to any of the service installations, plant or beneath ground drainage neither was an asbestos survey / management plan carried out as part of this instruction.

As it was not raining at the time of the inspection it is not possible to confirm that the rainwater installation is free from blockage, leakage etc., or that it is coping with long periods of heavy rainfall. Gutters and any gullies should be cleaned out and checked for defects and monitored during inclement weather.

Any reference to left or right is taken from our observation from the road side and facing the front elevation adjacent to The Street. Our inspection was limited to those parts, which could be seen from ground level within the boundaries of the property and from the public highway or rights of way.

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.

This survey does not constitute an asbestos survey and therefore enquiries should be made with to ascertain the existence and extent of previous asbestos surveys and associated findings thereof, e.g. Asbestos management survey or, Asbestos refurbishment and demolition survey or, the asbestos survey predecessors including Type 2 or type 3 asbestos survey.



The Crown, The Street, Eythorne, Dover, CT15 4BG



B. Background Information.

Neither the whole nor any part of the Report or any reference thereto may be included in any published document, circular or statement, or published in any way without written approval from Romans Professional Services of the form and context in which it may appear.



The Crown, The Street, Eythorne, Dover, CT15 4BG



B. Background Information.

B3. Summary of Construction

A traditionally constructed Victorian public house.

B4. Accommodation

Basement -

Chilled beer store

Ground Floor -

Public house accommodation, ladies and gents WC's, commercial kitchen and, kitchen store.

First Floor -

Function room and, private flat including, reception room, 2 bedrooms, ensuite shower room, WC, kitchen and, landing.



The Crown, The Street, Eythorne, Dover, CT15 4BG



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1	External							
1.1	Front elevation		Photographs [2-4]					
1.1.1	Chimney	Rendered masonry chimney with two clay pots and, masonry paint decoration.	Satisfactory Condition - note that chimney recently repaired and decorated.					
1.1.2	Roof	Multiple pitched roofs with plain clay tiles and asbestos artificial slates.	Satisfactory Condition where seen, individual front damaged clay tiles noted and, artificial slates are aged and asbestos based.					
1.1.3	Rainwater Goods	Painted metal rainwater goods.	Satisfactory Condition -					
1.1.4	Walls	Masonry walls with render and masonry paint decoration.	Satisfactory Condition -					
1.1.5	Joinery	Timber entrance door, sash windows, all with paint decoration.	Satisfactory Condition -					
1.1.6	Miscellaneous	LED flood lights, basket brackets, wall mounted pub signage.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.2	Left side elevation		Photographs [5-7]					
1.2.1	Roof	Multiple pitched roofs with plain clay tile covering, and, natural slate roofing.	Satisfactory Condition - note repairs required to top two courses of slates to rear single storey section. High level valley gutters not seen.					



The Crown, The Street, Eythorne, Dover, CT15 4BG



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.2.2	Rainwater Goods	Plastic and painted metal gutters with plastic rainwater downpipe.	Satisfactory Condition - note some vegetation present to gutters.					
1.2.3	Walls	9" brick and flint walling with painted rendered sills.	Satisfactory Condition -					
1.2.4	Joinery	Timber sash and casement windows, part glazed timber door, steel stairs, all with paint decoration.	Satisfactory Condition -					
1.2.5	Miscellaneous	Pub sign with Flood light, cables, extract fan duct, emergency exit lights, balanced flue, air conditioning unit.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.3	Rear elevation		Photographs [8-9]					
1.3.1	Chimney	Two brick built chimneys with render and masonry paint decoration including clay pots and lead flashings.	Satisfactory Condition - chimneys recently repaired and, decorated. Please slo note right side chimney has slight tilt.					
1.3.2	Roof	Multiple pitched roofs with plain clay tile covering and, asbestos based artificial slates, including lead flashings.	Satisfactory Condition - note moss growth to rear mono pitched roof.					
1.3.3	Rainwater Goods	Plastic gutters and downpipes.	Satisfactory Condition - note uneven gutter / short missing downpipe to rear right corner of first-floor roof.					



The Crown, The Street, Eythorne, Dover, CT15 4BG



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.3.4	Walls	9" solid masonry walls and brick faced cavity walls with masonry paint decoration at ground floor level.	Satisfactory Condition -					
1.3.5	Joinery	Timber fascia boards and open rafter feet, single glazed timber casement windows, all with paint decoration.	Satisfactory Condition - note recently decorated.					
1.3.6	Miscellaneous	CCTV camera, extract fan terminal.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.4	Right elevation		Photographs [10-13]					
1.4.1	Roof	Multiple pitched roofs with plain clay tile covering and lead flashings, felt roof to timber canopy surround.	Satisfactory Condition - note clay tiling is aged with deterioration to eaves course and, isolated frost damage.					
1.4.2	Rainwater Goods	Paint metal and plastic gutters and down pipes.	Satisfactory Condition -					
1.4.3	Joinery	Timber sash windows with gloss paint decoration and, timber doors with paint and stain decoration.	Satisfactory Condition - note recently decorated.					
1.4.4	Miscellaneous	Alarm box, pub sign with flood light, Flood light, extract fan terminals, wall boards, hanging basket brackets with planting.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
1.4.5	Walls	9" solid and brick faced cavity masonry walls with painted rendered sills.	Satisfactory Condition - note signs of weathering to printing under front most ground floor window.					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
1.5	Grounds to left side of building.		Photographs [14-15]					
1.5.1	General	Make shift mixed aggregate hard standings with rendered masonry boundary wall including concrete cappings.	Poor Condition -					
1.6	Grounds to right side of building.		Photographs [16-25]					
1.6.1	General	Tarmac carpark, lawn, border planting and numerous established trees, areas of panel and close boarded timber fencing, flint patio wall, concrete paved patio beer area, and, two feature street lamps.	Satisfactory Condition - please note the tarmac wearing course is starting to breakdown but immediate repairs are not required, and, isolated damage to rear boundary fence. Note also Brocken glazing to the two street lights.					
1.7	Rear beer garden		Photographs [26-28]					
1.7.1	General	Mixed timber fencing, lawn, concrete paved patio, isolated border planting, and timber decking steps to car park.	Satisfactory Condition - note mixed condition and incomplete stain finishes.					
1.8	Rear beer garden sheds		Photographs [29-32]					
1.8.1	General	Mixed timber sheds with felt roof coverings.	Satisfactory Condition - note these are basic short life structures.					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2	Internal							
2.9	Basement general cellar.		Photographs [33-35]					
2.9.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					
2.9.2	Walls	Masonry walls and partitions with masonry paint decoration.	Satisfactory Condition -					
2.9.3	Floors	Exposed concrete floor.	Satisfactory Condition - note Floor is aged and uneven.					
2.9.4	Joinery	Mixed timber doors with paint decoration.	Satisfactory Condition -					
2.9.5	Miscellaneous	Cellar cooling equipment, general pipework, switches and sockets, fluorescent lights with plastic diffusers, smoke detectors, distribution board, fire alarm call point.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.10	Ground floor kitchen store and sink area.		Photographs [36-40]					
2.10.1	Ceilings	Painted plasterboard ceiling.	Satisfactory Condition -					
2.10.2	Walls	Masonry walls and partitions with plaster and paint decoration, and ,areas of ceramic tiling and plastic cladding.	Satisfactory Condition - note recently decorated and isolated hollow plaster. Grotty ceramic tiling by centre left sink.					
2.10.3	Floors	Concrete floor with quarry tiles.	Satisfactory Condition -					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.10.4	Joinery	Timber doors, door frame, casement windows, all with paint decoration.	Satisfactory Condition - note no decoration to rear kitchen door.					
2.10.5	Miscellaneous	Gas boiler, switches and sockets, fluorescent lights with plastic diffusers, steel sinks and associated pipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.11	Ground floor commercial kitchen		Photographs [41-42]					
2.11.1	Ceilings	Plastic clad ceiling.	Satisfactory Condition -					
2.11.2	Walls	Masonry walls and partitions with plaster, ceramic tiles, steel splash backs.	Satisfactory Condition - note some grubby marks to grouting of tiles.					
2.11.3	Floors	Concrete floor with vinyl flooring.	Good Condition -					
2.11.4	Joinery	Timber flush door, casement window, all with paint decoration.	Satisfactory Condition -					
2.11.5	Miscellaneous	Gas interlock, fire alarm call point, switches and sockets, distribution boards, electric meter, fly screen, fluorescent light with diffuser, heat detector, emergency light.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.12	Ground floor ladies WC		Photographs [43-44]					
2.12.1	Ceilings	Plasterboard ceiling with paint decoration.	Good Condition -					



The Crown, The Street, Eythorne, Dover, CT15 4BG



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.12.2	Walls	Masonry and stud partitions with plaster and plasterboard finishes including paint decoration and ceramic tiles.	Satisfactory Condition - recently decorated.					
2.12.3	Floors	Concrete floor with quarry tile flooring.	Satisfactory Condition -					
2.12.4	Joinery	Timber flush doors with paint decoration and, stain finished timber casement window.	Satisfactory Condition - note doors recently decorated.					
2.12.5	Miscellaneous	China pedestal sinks, low level WC's, emergency light, bulkhead lights, steel radiator and associated pipes, extract fan, wash hand dryer.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.13	Ground floor Gents WC		Photographs [45-47]					
2.13.1	Ceilings	Plasterboard ceiling with paint decoration.	Good Condition -					
2.13.2	Walls	Masonry and stud walls and partitions with plaster and plasterboard including, ceramic tiles and, paint decoration.	Satisfactory Condition - note decoration recently provided.					
2.13.3	Floors	Concrete floor with quarry tile flooring.	Satisfactory Condition -					
2.13.4	Joinery	Timber flush doors with paint decoration and, timber casement window with stain decoration.	Satisfactory Condition - note doors recently decorated.					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.13.5	Miscellaneous	Steel urinal, China basin and WC, steel radiator and associated pipes, extract fan, bulkhead lights, emergency light, wash hand dryer.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.14	Ground floor Bar area		Photographs [48-56]					
2.14.1	Ceilings	Plasterboard ceiling with exposed joists, including paint and stain decoration.	Good Condition -					
2.14.2	Walls	Solid and stud walls and partitions with areas of exposed brick and flint, plaster, plasterboard and, paint decoration.	Good Condition -					
2.14.3	Floor	Suspended timber floor, stone solid floors, carpet and, vinyl flooring.	Satisfactory Condition -					
2.14.4	Miscellaneous	Steel bar sink, mixed feature ceiling and wall lights, emergency lighting, smoke detectors, cctv cameras, radiators and associated pipes, wood burning stove, fire alarm call points.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.14.5	Joinery	Timber and brick bar servery and shelving, sash windows, mixed timber entrance doors, skirting boards, timber beams and posts, timber stairs with vertical balustrade guarding. All with mixed stain and paint decorations.	Satisfactory Condition -					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.15	First floor function room.		Photographs [57-58]					
2.15.1	Ceilings	Vaulted plasterboard ceiling with exposed joists, including paint and stain decoration.	Satisfactory Condition -					
2.15.2	Walls	Exposed masonry walls and partitions with stain decoration to timber, isolated exposed stud and plasterboard partitions with paint and stain decoration.	Satisfactory Condition -					
2.15.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition -					
2.15.4	Joinery	Timber skirting boards, timber doors, sash window, all with paint and stain decoration.	Satisfactory Condition -					
2.15.5	Miscellaneous	Mixed ceiling and fan lights, emergency lighting, smoke detectors, fire alarm call point, feature wall lights, open fire, steel radiator and associated pipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.16	First floor private flat - front right bedroom		Photographs [59]					
2.16.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					



The Crown, The Street, Eythorne, Dover, CT15 4BG



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.16.2	Walls	Solid and stud walls and partitions with plaster and plasterboard including paint decoration.	Satisfactory Condition -					
2.16.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition -					
2.16.4	Joinery	Bare timber doors, painted sash windows and skirting boards.	Satisfactory Condition - note no sash cords to right side window and , decoration recently provided.					
2.16.5	Miscellaneous	Pendant light, switches and sockets, steel radiator and associated pipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.17	First floor private flat - front right bedroom ensuite		Photographs [60-62]					
2.17.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					
2.17.2	Walls	Solid and stud walls and partitions with plaster and plasterboard finishes including ceramic tiles and, paint decoration.	Satisfactory Condition -					
2.17.3	Joinery	Timber door and,skirting boards with modern sink vanity unit.	Satisfactory Condition - note small missing glazed panels to door.					
2.17.4	Miscellaneous	Shower pump and pipework, modern sanitary fittings with safety glass shower screen, bulkhead light, pull cord light switches.	Satisfactory condition although no formal test of these items have been undertaken by us. -					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.18	First floor private flat - front left reception room.		Photographs [63-65]					
2.18.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition - note poor quality appearance generally.					
2.18.2	Walls	Solid and stud walls and partitions with plaster and plasterboard finishes including paint and vinyl paper decoration.	Satisfactory Condition -					
2.18.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition -					
2.18.4	Joinery	Bare timber door and, painted timber skirting boards and sash windows.	Satisfactory Condition - note recently decorated.					
2.18.5	Miscellaneous	Cast iron open fire, switches and sockets, pendant lights, steel radiators and associated pipes.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.19	First floor private flat - centre left bedroom		Photographs [66-67]					
2.19.1	Ceilings	Lath and plaster ceiling with lining paper and paint decoration.	Satisfactory Condition - note recently decorated.					
2.19.2	Walls	Solid and stud walls and partitions with plaster and plasterboard finishes including paint decoration.	Satisfactory Condition -					
2.19.3	Floors	Suspended timber floor with carpet covering.	Satisfactory Condition -					



Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.19.4	Joinery	Timber Sash window, timber door, and, skirting boards, all with paint decoration excluding door that is bare timber.	Satisfactory Condition -					
2.19.5	Miscellaneous	Steel radiator and associated pipes, pendant light, switches and sockets.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.20	First floor private flat - WC		Photographs [68]					
2.20.1	Ceilings	Man made boarded ceiling with paint decoration.	Satisfactory Condition -					
2.20.2	Walls	Solid walls with plaster and paint decoration.	Satisfactory Condition - note isolated hollow plaster.					
2.20.3	Floors	Suspended timber floor with vinyl flooring.	Satisfactory Condition -					
2.20.4	Joinery	Timber sash window and skirting boards with gloss paint decoration and, bare timber part glazed door.	Satisfactory Condition -					
2.20.5	Miscellaneous	Ceiling rose light, light switch, China WC and pedestal wash basin.	Satisfactory condition although no formal test of these items have been undertaken by us. -					
2.21	First floor private flat - kitchen		Photographs [69-70]					
2.21.1	Ceilings	Plasterboard ceiling with paint decoration.	Satisfactory Condition -					



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.21.2	Walls	Solid and stud walls and partitions with plaster and plasterboard including tile splash backs and paint decoration.	Satisfactory Condition -					
2.21.3	Floors	Suspended timber floor with laminate flooring.	Satisfactory Condition - note general creaking of laminate when walked on.					
2.21.4	Joinery	Modern fitted kitchen painted timber skirting boards and sash window with bare flush door.	Satisfactory Condition - note damaged trim strip at worktop and wall junction.					
2.21.5	Miscellaneous	Steel sink and associated pipes, steel radiator and associated pipes, fitted oven and hob, spot light, smoke detector.	Satisfactory condition although no formal test of these items have been undertaken by us. - note missing LED to hob.					
2.22	First floor private flat - halls, landing and stairs.		Photographs [71-73]					
2.22.1	Ceilings	Painted plasterboard ceiling.	Satisfactory Condition -					
2.22.2	Walls	Solid and stud walls and partitions with paint decoration.	Satisfactory Condition -					
2.22.3	Floors	Suspended timber floor and stairs with carpet covering.	Satisfactory Condition -					
2.22.4	Joinery	Vertical balustrade guarding to stairs and landing, skirting boards, steel roof light, all with paint decoration and, bare timber doors.	Satisfactory Condition -					



The Crown, The Street, Eythorne, Dover, CT15 4BG



C. Schedule of Condition.

Item	Sub Element	Description	Initial Inspection Condition	Condition Re-inspection No 1	Condition Re-inspection No 2	Condition Re-inspection No 3	Condition Re-inspection No 4	Condition Re-inspection No 5
2.22.5	Miscellaneous	Pendant lights, smoke detector, general pipework, sockets and switches,	Satisfactory Condition -					
2.23	First floor private flat - kitchen roof void.							
2.23.1	General	Hatch painted shut do no access available.	N/A					
2.24	Ground floor commercial kitchen - roof void.							
2.24.1	General	No access to roof void kitchen in use.	N/A					



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



The Crown, The Street, Eythorne, Dover, CT15 4BG



D. Supplementary Photographs.



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31





Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



The Crown, The Street, Eythorne, Dover, CT15 4BG



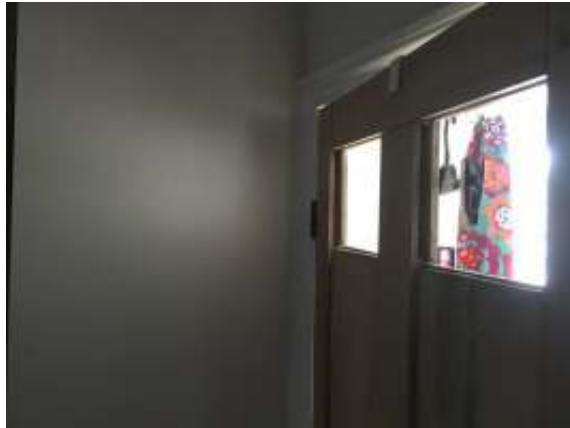


Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



The Crown, The Street, Eythorne, Dover, CT15 4BG





Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



The Crown, The Street, Eythorne, Dover, CT15 4BG



E. Declaration of document publication.

E1. 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



Jonathan Ranson

Company Romans Professional Services Limited.

Address Crowthorne House, Nine Mile Ride.

Town Crowthorne

County Berkshire

Postcode RG40 3GZ

Phone number 02380 820110

Website www.romanssurveyors.com

Fax number 02380 820119

Email surveyors@romans.co.uk

Property address The Crown, The Street, Eythorne, Dover, CT15 4BG

Client's name Punch Taverns

Date this report was produced 31st May 2018



The Crown, The Street, Eythorne, Dover, CT15 4BG



E. Declaration of document publication.

E2. Document Publication declaration.

I hereby certify that the preceding Schedule is a true record of the condition of premises at the date of inspection.

Actioned by:

Jonathan Ranson

Signature:



The Crown, The Street, Eythorne, Dover, CT15 4BG

