

Case Study



Condition Surveys Overview

Photographic Schedule of Condition

Calthorpe Road, Edgbaston,
Birmingham

Our client was seeking to acquire a long leasehold interest in this vacant 20 bedroom hotel premises located in a desirable position on the Calthorpe Estate in Edgbaston, Birmingham.

We completed a full inspection of the property including a drone survey of the roof areas within a week of instruction and was able to provide a detailed Photographic Schedule of Condition with pre-lease advice to our client within 7 days of inspection to suit client requirements.



- Georgian Period Houses converted into a boutique hotel
- 20 Bedrooms across 2 buildings
- 11,424 sq ft (1,061 sqm)
- Drone Survey of roof completed
- Inspection within 7 days
- Report completed within 8 days of inspection

Project Challenge

Our client approached us having already agreed Heads of Term and was ready to complete the lease.

We had been recommended to the client based on our attention to detail and the ability to respond quickly and complete the survey and report within their timescales.

The property comprised 2 Georgian Period property's which had been previously converted into a boutique style 20 bedroom hotel with associated bar and dining facilities.

The former leaseholder business had collapsed leaving the property in a dilapidated state. Some work had been undertaken by the Landlord leaving part in a plastered shell condition.



Project Outcome

We inspected the property and completed the report quickly and within the client's timescales so that the parties could conclude lease discussions.

The use of drone to safely inspect the roof and other high-level areas helped to reduce our survey time and helped to highlight defects to that would not have been visible from ground level or accessible from a motorized platform.

We also provided pre-lease advice in relation to dilapidations liability so that the client could mitigate their exposure before completing the lease contract.