

# MR01

## Particulars of a charge



Companies House



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A fee is payable with this form  
Please see 'How to pay' on the last page.

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument. Use form MR00.

For further information, please  
refer to our guidance at:  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

This form **must be delivered to the Registrar for registration**  
**21 days** beginning with the day after the date of creation of the  
delivered outside of the 21 days it will be rejected unless it is accompanied by a  
court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form  
scanned and placed on the public record. **Do not send the original**



\*ABB3UFJ6\*

A17

24/08/2022

#53

COMPANIES HOUSE

### 1 Company details

Company number 1 1 4 6 7 5 8 3

Company name in full PAS CATERING LTD

For official use

→ **Filling in this form**  
Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date d 1 d 8 m 0 m 8 y 2 y 0 y 2 y 2

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name HALL & WOODHOUSE LIMITED

Name

Name

Name

If there are more than four names, please supply any four of these names then  
tick the statement below.

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge.

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## Particulars of a charge

**4 Brief description**

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

**5 Other charge or fixed security**

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☒ **Yes**
☐ **No**
**6 Floating charge**

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ **Yes** Continue

☒ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **Yes**
**7 Negative Pledge**

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☐ **Yes**
☒ **No**
**8 Trustee statement <sup>1</sup>**

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).

**9 Signature**

Please sign the form here.

Signature

Signature

X *Wingwai Tam* X

This form must be signed by a person with an interest in the charge.

MR01

## Particulars of a charge

**Presenter information**

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name	Wingwai Tam
Company name	Blanchards Bailey LLP
Address	Bunbury House
	Stour Park
Post town	Blandford Forum
County/Region	Dorset
Postcode	D T 1 1 9 L Q
Country	
DX	
Telephone	01258 459361

**Certificate**

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.

**Important information**

**Please note that all information on this form will appear on the public record.**

**How to pay**

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House.'

**Where to send**

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:**

**For companies registered in England and Wales:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**For companies registered in Scotland:**

The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post).


**For companies registered in Northern Ireland:**

The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.

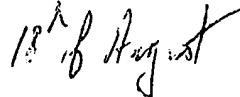
**Further information**

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**

I CERTIFY THIS TO BE A TRUE AND COMPLETE  
COPY OF THE ORIGINAL WHICH I HAVE SEEN  
  
..... SOLICITOR  
BLANCHARDS BAILEY LLP  
BLANDFORD FORUM, DORSET  
DATE 23.8.22

Bill of Sale dated

 2022

Between

- (1) PAS Catering Ltd (Company Registration No: 11467583) whose registered office is Verulam House Cropmead Crewkerne Somerset TA18 7HQ ("the Borrower"); and
- (2) Hall & Woodhouse Limited (Company Registration No 57696) whose registered office is The Brewery, Blandford St Mary, Dorset DT11 9LS ("the Lender").

#### Background

The Borrower has asked to borrow money solely for the purposes of the business carried on by the Borrower at The Barford Inn Grovelly Road Barford St Martin Salisbury SP3 4AB and the Lender has agreed to lend the money on the terms set out in this Bill of Sale.

Witnesses that in consideration of the sum of **£22,357.00** now paid to the Borrower by the Lender (receipt of which the Borrower hereby acknowledges) the Borrower hereby assigns to the Lender its assigns and successors in title all and singular the several chattels and things specifically described in the schedule annexed hereto ("the Goods") by way of security for the payment of the sum of **£22,357.00** ("the Principal Sum") and interest at the rate of **25%** a year ("the Specified Rate").

And the Borrower further agrees and declares as follows:

#### 1. Payment

The Borrower will pay to the Lender the Principal Sum by **156** equal weekly payments of **£143.31** the first such payment to be made on **9 September 2022** and each subsequent payment on the Friday of each succeeding week together with monthly interest at the Specified Rate. In default of payment of any instalment the Borrower will pay interest on the amount of the unpaid instalment at the Specified Rate from the date when that instalment became due until it is paid.

#### 2. Insurance

The Borrower will at all times during the continuance of the security:

- 2.1. Keep the Goods insured against loss or damage by fire with a reputable insurer in the sum of **£22,357.00** in the joint names of himself and the Lender; and
- 2.2. Pay all premiums necessary for effecting and keeping up such insurance; and
- 2.3. On demand in writing produce and if required deliver to the Lender the policy or policies of such insurance and the receipt for every such payment;

In default of any or all of which at any time the Lender will be entitled (but not obliged) to insure and keep insured the Goods in the sum of **£22,357.00** and the costs and expenses incurred by the Lender for this purpose together with interest thereon at the rate of **25%** per year ("the Default Rate") shall on demand be repaid to it by the Borrower and until such repayment shall be a charge upon the Goods

**3. Rent and Receipts**

The Borrower will at all times during the continuance of this security:

- 3.1. Pay the rent, rates and taxes in respect of the premises upon or in which for the time being the Goods may be; and
- 3.2. Keep the Goods from being distrained for rent rates or taxes or from being taken under any execution; and
- 3.3. On demand in writing produce to the Lender or his authorised agents the receipts of such rent rates and taxes.

The Lender is entitled (but not obliged) to pay and discharge all rent rates taxes assessments and outgoings that at any time during the subsistence of the security may be or become due assessed or payable in respect of the premises upon or in which for the time being the Goods may be. All the costs and expenses thereby incurred by the Lender together with interest thereon at the Default Rate shall on demand be repaid to it by the Borrower and until such repayment shall be a charge upon the Goods.

**4. Not to allow execution etc or to remove the Goods without consent**

The Borrower will not:

- 4.1. permit or suffer any distress or execution to be levied upon the Goods or become bankrupt; or
- 4.2. remove the Goods from the premises where they now are (or from where with the consent of the Lender they may have been removed) except for the purpose of effecting necessary repairs to them without the prior consent in writing of the Lender.

**5. Repair and replacement of the Goods**

The Borrower will keep the Goods in good and substantial repair and condition and will replace such of them as may be destroyed or worn out with other goods of equal value and any goods so substituted shall be included in this security. The Lender is entitled (but not obliged) from time to time and at all reasonable times during the continuance of this security to enter on the premises where the Goods may for the time being be and to view and inspect the Goods and take inventories of them.

**6. Seizure**

If the Borrower:-

- 6.1. defaults in payment of the Principal Sum or any part of it or of the interest on it at the times appointed for payment respectively or in the performance of any covenant or agreement contained in this Bill of Sale and necessary for maintaining the security; or
- 6.2. becomes a bankrupt or suffers the Goods to be distrained for rent rates or taxes; or

6.3. fraudulently either removes the Goods or suffers the Goods to be removed from the premises upon or in which the Goods may be; or

6.4. does not without reasonable excuse upon demand in writing by the Lender produce to the Lender the last receipts for rent rates and taxes;

or if execution shall during the continuance of the security have been levied against the goods of the Borrower under any judgment at law then and in any such case the Lender its servants or agents shall be entitled without previous notice to the Borrower to seize and take possession of any of the Goods in whatever place or places they may happen to be.

**7. Seizure and sale**

If the Lender becomes entitled to seize the Goods the Lender or the Lender's agents may enter and remain upon any premises where the Goods may be and if necessary break open doors and windows in order to obtain admission and after the expiration of five clear days from the day of seizure may sell the Goods by public auction or private contract on or off the premises.

**8. Proceeds of sale**

The Lender shall be entitled out of the proceeds of any such sale to retain the Principal Sum or so much of it as may remain unpaid and the interest then due together with the sum charged upon the Goods under clauses 2 and 3 above and all other costs charges payments and expenses incurred made or sustained in:

8.1. entering upon the premises;

8.2. discharging any distress execution or other encumbrance on the Goods or any of them;

8.3. seizing taking retaining and keeping possession of the Goods or any of them:

8.4. effecting the carriage removal warehousing valuing or sale including the cost of inventories catalogues and advertising of the Goods or any of them; and

8.5. maintaining and defending its rights.

And after payment of the Principal Sum and interest and such costs, charges, payments, expenses and incumbrances as described above shall pay over the surplus (if any) of the proceeds of such sale to the Borrower.

**9. Defeasance of security on satisfaction**

Upon payment by the Borrower of the Principal Sum and interest and of the sums costs charges payments and expenses specified in clauses 7 or 8 above this security shall be void.

**10. Further assurances**

The Borrower and every other person claiming by or through the Borrower any interest in the Goods will at all times at the cost of the Borrower execute and do all such assurances and things as may be lawfully required by the Lender for further and better assuring the Goods to the Lender and for enabling it to obtain possession of them.

11. Definition

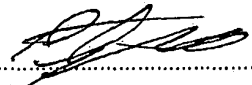
The expression "the Goods" includes all and any of the chattels assigned under this Bill of Sale.

12. Causes of Seizure

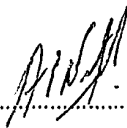
PROVIDED ALWAYS that the chattels assigned shall not be liable to seizure or to be taken possession of by the Lender for any cause other than those specified in S7 of the Bills of Sale Act (1878) Amendment Act 1882.

In witness whereof the Borrower has hereunto set his/her hand on the first date mentioned above

Signed as a deed by the  
said PAS Catering Ltd  
Acting By Mr Philip  
Andrew Stapley

  
.....  
Director

in the presence of:  
Witness Signature:

  
.....

Witness Name:

A.S. O'NEILL  
.....

Witness Address:

1A HYDE END LANE  
.....

RYEISH GREEN, RY7 1EP  
.....

Occupation:

BUSINESS DEVELOPMENT PARTNER  
.....

# INVENTORY

OF THE

TRADE FIXTURES, FITTINGS AND EFFECTS

AT

**THE BARFORD INN**  
GROVELEY ROAD  
BARFORD ST. MARTIN  
WILTSHIRE  
SP3 4AB.

THE PROPERTY OF:

**HALL AND WOODHOUSE**

SOLD TO

**MR AND MRS P STAPLEY**

**9th SEPTEMBER 2021**

## McCoys Pub Brokers Limited

LICENSED PROPERTY BROKERS, PUBLIC HOUSE VALUERS & SELLING AGENTS

Arena Building, 25 Barnes Wallis Road, Segensworth East, Fareham, Hampshire, PO15 5TT

Tel: 0845 257 2121 Fax: 01489 883301

Email: [enquiries@mccoyspub-brokers.co.uk](mailto:enquiries@mccoyspub-brokers.co.uk) Web: [www.mccoyspub-brokers.co.uk](http://www.mccoyspub-brokers.co.uk)

Co. Reg. No: 4103309 VAT. No: 768 5986 48

MEMBERS OF THE ASSOCIATION OF VALUERS OF LICENSED PROPERTY



## **McCOYS PUB BROKERS LIMITED TERMS AND CONDITIONS**

### **TRADE DESCRIPTIONS ACT 1968**

The descriptions of the items contained in the foregoing inventory are intended for identification purposes only.

### **SUPPLY OF GOODS (IMPLIED TERMS) ACT 1973**

Attention is drawn to the fact that the items detailed in the foregoing inventory are second-hand and some may be of little or no value. This has been taken into account in arriving at the overall valuation figure, which is calculated on the customary going concern in-situ basis.

### **MISREPRESENTATIONS ACT 1967 - SALE OF GOODS ACT**

It is an offence to sell any item to a purchaser knowing it not to be in serviceable condition for the purpose of its manufacture. You must state if any items in the inventory are to your knowledge not in full working order. It is an offence to sell any item, which is held on loan, hire, lease or hire purchase. You must state if any items within the inventory are subject to any third party interests.

### **CONSUMER PROTECTION ACT 1987**

The Act and Regulations made under it require that new or second-hand electrical equipment, gas appliances and upholstered furniture supplied in the course of a trade or business are safe and conform to relevant safety standards. The inclusion in this inventory of any such item DOES NOT infer that they comply with the Act or Regulations.

### **ELECTRICITY AT WORK REGULATIONS 1989 – GAS (INSTALLATION & USE) REGULATIONS 1994 – PRESSURE SYSTEMS SAFETY REGULATIONS 2000**

It is the responsibility of the Vendor(s) or Seller(s) to properly maintain their electrical, gas and pressurised equipment and to make sure it is safe for all those who may use it by way of regular tests and/or inspections. Any such tests should be undertaken by a competent electrical or NICEIC contractor, a CORGI GAS SAFE registered gas contractor, or a competent pressurised systems engineer. Any items that do not have the relevant test certificates in force should NOT be used. Any equipment without the relevant service records or tests may have a drastically reduced value or no value at all, and could leave the Vendor or Seller liable to prosecution under Health & Safety at Work Act.

### **CHILDREN'S PLAY EQUIPMENT**

The descriptions of any play equipment in the foregoing inventory is NOT intended to imply a guarantee or warranty concerning the current structural condition or standard of installation within the meaning of the prevailing environmental health regulations. While every care has been exercised in cursorily inspecting such equipment, it has not been the subject of any formal safety checks and has been valued on an as seen basis. No account has been taken of the standard or condition of those parts of its structure and installation, whether visible or concealed, that cannot be readily inspected at close quarters or without excavation.

### **REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

As the deemed "Responsible Person" it is imperative that you carry out and keep under review your own up to date Fire Risk Assessment for any inspection that may be made by the Fire Officer or any other enforcing authority. We stress that we cannot give either implied or actual warranty that the present arrangements will comply with existing or future fire safety legislation or recommendations of the Fire Officer or any other enforcing authority. The inventory contents are listed and assessed on the basis that the existing arrangements are satisfactory for the purpose of their intended use. Where specialist or independent reports are required on any item or area within this inventory, sufficient notice of such intention will be expected, especially having regards to the date of the change or completion.

### **SOLID FUEL OR LOG BURNING STOVES AND FIRES**

All log burning stoves and fires should be accompanied by a HETAS installation certificate covering the installation of both the stove and the chimney liner and or flue via a competent registered installer. Also a recent chimney sweep certificate will be required along with an in situ Carbon Monoxide detector.

### **INVENTORY PREPARATION AND VALUATION CONDITIONS AND COMPLIATION NOTES**

*In accordance with our standard practice, we must state that this inventory and valuation is for the use only of those parties who have instructed McCoys Pub Brokers Limited and no responsibility is accepted to any third party for the whole or any part of its content.*

You will be aware that the inventory **MUST** be sold or purchased in its entirety therefore the contents will be negotiated on a global basis. In these circumstances an individually priced inventory will not be supplied to you and McCoys Pub Brokers Limited instructions have been received strictly on this understanding.

Any items of an antique or collectable nature are included within the inventory on the strict understanding that they will be sold on a 'going concern/trade basis' and not at their possible market value within an auction or dealer's marketplace.

**McCoys Pub Brokers Limited**

The Barford Inn, Barford St. Martin

Cursory inspections only have been carried out of individual items and the casings or coverings of any mechanical items have not been removed. It follows therefore that McCoys Pub Brokers Limited is unable to guarantee condition or long-term viability of any item.

The valuation assumes that there are no undisclosed matters that would affect our opinion and, unless otherwise indicated, the use of equipment and furnishings presently complies with the Public Health and Safety requirements.

McCoys Pub Brokers Limited is unable to accept any responsibility for any matters that arise following the completion, which may be affected by such matters or similar as Government Statute, Local Authority regulations, Health & Safety/Public Health Reports or defects in structure.

An inventory is a depreciating asset and regular maintenance and service is recommended to improve saleability.

The content of the foregoing inventory is prepared in accordance with the freeholders or the operators sale and purchase requirements between their tenants. The freeholders or operator's comments (if any) have been taken into consideration.

McCoys Pub Brokers Limited make it clear that the contents of this inventory are solely intended to show that those items included were in-situ at the time of our attendance, and in the rooms where stated.

The contents of this inventory are compiled upon the instructions received, therefore ALL parties should approve the contents of same prior to using this document for attachment to any sale or legal documentation.

All descriptions and measurements shown are approximate. Any materials as classified are for the purposes of identification only, and made by way of visual inspection only.

The make, model and serial numbers (where detailed) are those accessible by cursory visual inspections only at the time of listing the inventory. Any fitted or heavy items will not be disturbed, moved, or casings removed to obtain model and serial numbers.

Whilst every care is taken to ensure the accuracy of the counts and descriptions, no warranty or other representation is made by this document that all, or any such items will remain on the premises at any time after our inspection.

Due to the nature of the business carried out upon the premises, that of a public house or hotel, some portable equipment may have been omitted or duplicated by the staff moving said equipment throughout the premises in the day to day operation of the business during the period of the preparation of the inventory and valuation.

The inclusion of any gas, electrical, mechanical or pressurised items on this inventory does not infer that they are working to any safety standard, nor that they are fit for the purpose to which they are currently being used for.

Any item denoted with an asterisk indicates to all parties that the item may require safety testing in some form. All final testing decisions are at the discretion of the duly appointed qualified engineer(s) carrying out said safety tests.

No inference as to title of items included is made. All parties should satisfy themselves as to ownership of all and any equipment, not relying on this document for proof of ownership.

The valuation opinion attached to this inventory is valued on the customary global basis. Therefore, an individually priced inventory will not be supplied.

Where specialist or independent reports are required on any item or area within this inventory, sufficient notice of such intention will be expected, especially having regard to the date of the change or completion.

McCoys Pub Brokers Limited

The Barford Inn, Barford St. Martin

## NUMBER ONE

### BAR AREAS

#### LEFT HAND FIREPLACE LOUNGE

- \* Bulkhead emergency light fitting to beam with sticker pictorial shade
- \* 2 – bulkhead emergency light fittings to ceiling
- 2 – adzed wood single branch wall light electric fittings with sconces, bulbs and shades at left of windows
- 3 – twin branch similar wall light electric fittings with sconces, bulbs and shades around room
- Gilt tubular single branch wall light electric fitting with bulb and ball shade by toilet door
- Swan neck picture light electric fitting with trough shade and bulb over menu panel
- 2 – recessed downlighter electric fittings with bulbs and glass shades to false ceiling over counter
- Swan neck gilt gas lamp style wall light electric fitting with bulb and glass floral shade to counter pillar
- Lesser similar picture light fitting as before with trough shade and 2 bulbs
- \* Bulkhead emergency light fitting as before over restaurant steps

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White framed and glazed card mounted black and ink drawing to counter pillar – THE BARFORD INN

TP

2 – metallic poster display frames to counter top

5 – various pewter tankards and hooks over counter

Customers

Wood framed and glazed card mounted black and white period photo print of fallen tree

McCoys Pub Brokers Limited

The Barford Inn, Barford St. Martin

Wood framed and glazed card mounted black and white period photo print – THE DRAGON INN & BREWERY

Large oval floral decorated platter with hanger

Wood framed and glazed card mounted pen and ink drawing print – THE BARFORD INN

TP

Blue and white oriental picture patterned oval platter and hanger

Leather martingale with 3 brasses and buckle

Approximately 20 similar metal tankards as before to display shelf over window

3.5 Metre Wooden display shelf and bracket supports for tankards

Plastic curtain track to window

Pair of 1 metre drop crimson floral patterned fabric curtains as hung

TP

Pair of crimson rope tiebacks with hooks and small tassel decorations

TP

2 – window security locks

Collection of 5 various coloured ware teapots and jugs to windowsill

Leather martingale with 3 brasses and buckle as before

Wood framed and glazed 2-layer card mounted colour print of farmyard feeding scene

Small metal circular grooved edge plate and hanger

Matching gundog patterned plate

9 – further metal tankards as before

1.8 Metre Similar display shelf as before

Similar curtain track as before

Pair of similar curtains as before

TP

McCoys Pub Brokers Limited

The Barford Inn, Barford St. Martin

4 – further coloured ware teapots and lids as before

4 – wood framed and glazed colour prints of period horse and riders

Wood framed and glazed 2-layer card mounted black and white period photo print of street scene and cottage

Similar curtain track as before

TP

Pair of similar curtains as before

2 – window security locks

Set of old metal BARWOOD shop scales with oval food pan, weights and fittings

Brown glazed ware bottle

The wood and metal circular cased KENTS knife cleaner with handle, stand and fittings

Wood framed and glazed card mounted black and white print – ARCHITECTURAL IMPLEMENTS

Pad bolt and key to toilet lobby door

Lettered brass tablet to door – TOILET

Lever arm door closer with runner plate

Circular pewter plate and hanger

Wood framed and glazed colour hunting scene print – THE MEET

Leather martingale with 6 brasses and buckle

6 – individual horse brasses

2 – brass half cask flintlock pistol plates

Brown glazed ware square spirit bottle

2 – plated metal tapered goblets

Copper finish teapot and lid

2 – various sized SPANISH style glass wine vessels and stoppers/chains

Polished copper bulbous urn with scroll leaf handles

Coloured ware stein

3 – coloured ware steins with metal lids

Classical design square mantel clock with pillars

Polished copper boiler with lid and loop handle

Matching pot with round neck and loop handle

Pair of leather bag and embossed brass bellows to fireplace

The hammered copper tapered smoke canopy to fireplace

*NOTE – THE CHIMNEY LINER IS ASSUMED A LANDLORDS FIXTURE AND  
THEREFORE EXCLUDED FROM THIS INVENTORY*

Large ribbed metal fireback plate

- \* The railed metal spike edge oblong fire basket with shaped leg supports and brick piers

Metal barley twist fire poker/log spike

Brass fuel helmet with loop handle

Metal ring handled poker

Copper fuel helmet with loop handle

Approximately 9 various fire tools to same

Brown glazed ware spirit barrel with lid

2 – various brown and grey glazed ware spirit flagons

2 – glazed ware hot water bottles and stoppers

Grey glazed ware spirit barrel and lid

Heavy black metal oblong period flat iron/press to recess

8 – various copper and brass polished ornaments behind same comprising pots, irons, trivet stands, funnels and mortar/pestle etc

Batten electric fitting and bulb to recess

2 – strip light fittings and tubes behind mantelpiece

Polished brass skimmer with ornate handle

Embossed brass circular plate/tray

Wood framed and glazed card mounted pencil drawing print of the brewery

Wood framed menu panel with removable blackboard strips and hooks

Wooden painted decorative sign panel with relief building front – WINE MERCHANTS

Small wooden single door cover to switch panel

Wood framed and glazed card mounted aerial photograph of village

Wood framed and glazed card mounted colour print of fight scene

Heavy leather horse strap with chains and brass studs to beam

//

Black and white ceramic plate and wood mount to central pillar – DOGS WELCOME

Leather martingale with 6 brasses and buckle

Similar leather martingale with 5 brasses and buckle

2 – similar leather martingales with 3 brasses and buckles

//

5 Metre Padded and piped edge 2-section padded seat cushion to brewery bench

4 – similar padded and buttoned backrest panels as fitted over same

1.7 Metre Similar seat cushion adjoining

Similar padded backrest cushion as before

6 – fabric covered scatter cushions to same

TP

*NOTE – THE FITTED BENCH SEATING IS ASSUMED A LANDLORDS FIXTURE  
AND THEREFORE EXCLUDED FROM THIS INVENTORY*

4 – wooden framed bar chairs with carved style lath backs, drop-in style padded seats,  
covered in brown leather on bulbous turned leg and H stretcher frames

2 – curved lath back somewhat similar chairs

2 – stained wood lath back cottage style bar chairs with saddle seats on turned leg and  
H stretcher frames

2 – padded seat cushions for same, covered in crimson fabric

5 – stained wood framed mates style bar chairs with finger cut back rails on spindle  
supports and nail edge padded seats, covered in brown/black patterned fabric on  
turned leg and H stretcher frames

TP

5 – various padded backrest panels at right of fireplace, covered in crimson fabric

3 – crimson fabric covered scatter cushions

TP

The red fabric covered single return piped edge seating cushion under same

//

135cm Varnished timber rounded edge top table on turned leg and apron stretcher  
frame



2 – 69cm square light grain moulded edge top tables on black cast metal 3-panel pedestal supports

2 – 107 x 69cm similar top tables on split wood twin panel and stretcher frames

69cm Square Matching top table on cruciform pedestal frame

//

2 – dark stained wood curved rail back counter chairs with padded seats, covered in red patterned fabric on square taper leg and bentwood stretcher supports

The red ground and floral/medallion patterned pile carpet as laid and planned to close fit with underlay and edges, approx. 34 sq. metres

1.4 Metre White inset FERRODO style step nosing

#### **LOBBY TO TOILETS**

White circular ceiling electric fitting with bulb and bowl shade

\* Bulkhead emergency light fitting

2 – painted lettered tablets to doors – LADIES & GENTS

Wood poster display frame

2 – framed and glazed 2-layer card mounted floral theme prints

Curtain track over window

Pair of 1.25 metre drop multi-coloured floral patterned lined fabric curtains

Pair of matching tiebacks and hooks

Green glazed bulbous ware vase with artificial floral display

2 – moulded framed and glazed card mounted colour hunting scene prints – LEADING A HORSE & RIDING PAST STILE

Old plywood cased sewing machine carry box with internal manual sewing machine

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The wood cased and iron framed SYKES & CO upright piano

The similar red ground and floral/diamond patterned pile carpet as laid and planned to close fit, approx. 5 sq. metres

2 – wooden door nosing strips

#### GENTS TOILET

- \* Bulkhead emergency light fitting to lobby area

Circular ceiling electric fitting with bulb and shade

Modern door spring

*NOTE – THE TILED FLOORING THROUGHOUT THE TOILETS IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

//

Circular ceiling electric fitting with bulb and shade to urinal area

Modern door spring

- \* Bulkhead emergency light fitting

Stainless steel cased BLUE DRY HD-BD10008S electric fan hand dryer and cable

TP

Frame for COVID notice

TP

Small metal posy vase with artificial floral display

2 – window security locks

CISTERMISER water regulator valve with motion sensor and fittings

WC type extractor fan

Moulded wood framed oblong vanity mirror

Plastic liquid soap dispenser

Pedal bin

//

Similar light fitting as before to cubicle

Pedal bin

Pan brush and holder

Plastic bulk toilet paper dispenser

Skirting mounted doorstop with rubber tip

Hook to door

#### **LADIES TOILET**

White circular ceiling electric fitting with bulb and shade to lobby area

- \* Bulkhead emergency light fitting

2 - modern door springs

//

Circular ceiling electric fitting with bulb and shade to vanity area

- \* Bulkhead emergency light fitting

Large moulded gilt framed bevel edge oblong vanity mirror

Plastic liquid soap dispenser

WC type extractor fan as before

Similar BLUE DRY stainless steel cased fan hand dryer as before

TP

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Window security lock

Floral patterned posy vase with artificial floral display

Freestanding frame for COVID certificate

Waste bin

//

Similar circular light fitting as before over cubicles

2 – drum type toilet paper dispensers

2 – pedal bins

Pan brush and holder

Glazed ware posy vase with artificial floral display to left hand cubicle

Gilt chicken themed egg basket and lid to right hand cubicle

2 – rubber tip skirting mounted doorstops

2 – hooks to doors

#### **REAR FIRESIDE GAMES ROOM**

- \* Bulkhead emergency light fitting to ceiling

Similar twin branch adzed wood wall light fitting as before

3 – single branch similar adzed wood wall light fittings as before

//

Massive cast brass ships bell with scroll bracket and clapper

Freestanding wood framed black and white photograph of football club annual outing

*NOTE – THE DIGITAL JUKEBOX AND SPEAKERS IS ASSUMED THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Natural fibre sack with leather strap and fabric base

Large gilt framed and glazed colour print of period table scene

Set of wood and metal horse hames with chains

Large leather horse strap with brass studs and buckles

Leather horse collar

Set of 7 graduated size copper bowl frying pans with gilt handles

Set of 3 graduated size copper saucepans and lids

1.5 Metre Non-structural heavy timber mantel shelf and bracket supports

2 – strip light fittings and tubes to fireplace

Similar rivet edge hammered copper tapered smoke canopy as before

*NOTE – THE CHIMNEY LINER IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

- \* Railed metal oblong fire basket with decorative bullseye top fire dog supports

Leather and wood horse backpack and straps

Wood and metal banded spirit barrel and stopper

Glazed ware storage pot – TOBACCO

Glazed ware brandy cask and tap

Grey glazed ware barrel with tap and lid

Old saucepan

Similar wood veneer carrycase as before with old sewing machine contents

TP

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- \* The black metal and glazed single door electric room heater with artificial fuel display and cable

178cm Wide Double return fire curb and bench with 2 L shaped seat tops, spindle supports and base rail

- \* Old metal stem table lamp with bulb, bowl reflector and cable to recess  
Polished copper hob kettle

Small wood wall plate with 3 various decorative spoons

Pair of wooden hames and chains

Wood framed 2-section cork lined notice panel over seating

Plastic curtain track

Pair of red floral patterned fabric curtains as before

TP

2 – green glass posy vases

Small framed and glazed black and white period photo print – GROVELY WOOD

Window security lock

The LAKESIDE WINMAU twin door dartboard cabinet

WINMAU bristle dartboard

Coiled spring door closer

Modern adjustable spotlight fitting and bulb

Wood and metal circular sieve with harvest reef display

//

2.9 Metre Padded and piped crimson fabric covered backrest panel on wooden mounting lath

Matching seat cushion as before to brewery retained frame

105cm Similar padded and piped crimson fabric covered backrest panel to alcove

Matching seat cushion as before

Leaf patterned scatter cushion to same

TP

2 – stick and wheelback WINDSOR style bar chairs with saddle seats on turned leg and H stretcher frames

Stained wood lath and spindle back cottage style bar chair on turned leg and H stretcher frame

Matching seat cushion as before

Similar curved rail back counter chair as before

TP

2 – padded seat cushions, covered in crimson fabric

1.5 Metre Padded and buttoned crimson fabric backrest panel over window seat (FADED)

Matching seat cushion as before

2 - 68cm light grain rounded edge top tables on black cast metal 3-panel pedestal frames

*NOTE – THE POOL TABLE, POOL LAMP AND ALL ACCESSORIES ARE ASSUMED THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY*

The similar patterned pile carpet as before as laid and planned to close fit with underlay and edges, approx. 20 sq. metres

Yellow and black inset FERRODO style step nosing

## **NUMBER TWO**

### **FRONT ENTRANCE LOBBY BETWEEN BAR & RESTAURANT**

- \* White box emergency light fitting with pictorial shade panel over external door

Modern door spring to external door

Modern door spring to internal door

Framed and glazed colour photograph of pub exterior – BRADFORD VOLUNTEERS  
2020

White framed collection of 3 colour photographs of pub interest

Non-structural heavy timber display shelf

Frame for beer mat and label display

Similar shelf as before

The cocoa fibre door mat as laid and planned to close fit, approx. 3 sq. metres

2 – white inset FERRODO style step nosings with matching medallion patterned carpet  
to treads and risers

#### **LOWER LOBBY AREA**

Bulkhead emergency light fitting

Square ceiling electric fitting with tube and shade

Lettered brass tablet to staircase door – PRIVATE

\* 6 Litre water type fire extinguisher with bracket and tablet

TP

The painted metal framed original mangle ornament with pulleys, wheels and rollers

2 – wood laths each with 4 metal hooks

Framed and glazed collection of badger theme trade marks

Wooden lath with 7 double hooks

Wood framed A board pavement sign

TP

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Approximately 25 various white or mauve fabric covered seat cushions for garden furniture

The similar medallion patterned carpet as before as laid and planned with underlay and edges (WORN)

#### **CUPBOARD OFF**

Nil

#### **LEFT HAND RESTAURANT & DINING ROOM**

##### **COUNTER FRONT WOOD FLOOR AREA**

- \* Illuminated double sided box emergency light fitting with pictorial shade panels

Approximately 12 individual horse brasses around beams

Miniature pony brass and leather strap

Miniature wood handled metal bowl warming pan to counter upright

Framed and glazed original note – TO OUR FAVOURITE LANDLADY

TP

4 – gilt tubular single branch wall light electric fittings with bulbs and ribbed glass shades

Old metal beer jack/jug with hook

Set of 3 graduated size copper measures with long curved handles

Copper and brass jug with loop handle and chain

Polished copper cylinder flask and brass lip

Polished copper beer jack/jug with hook

Polished brass conical funnel/strainer and handle

Old metal key

2 – various frames for house certificates

The wood and brass cased flintlock rifle over beam (DEACTIVATION CERTIFICATE REQUIRED)

Lettered tablet under same – MIND THE STEP

Roman numeral face badger wall clock

Wood framed poster display panel

Black metal rough cast bowl ladle with long handle

2 - old metal tractor seats – NEWARK ENGLAND

Plastic trough with artificial floral display to dresser top

2 – pairs of decorative brass boot ornaments

TP

138cm Stained wood sideboard with drawers, open shelved base and brass handles

#### **RESTAURANT & DINING ROOM**

- \* 2 – bulkhead emergency light fittings to ceiling

Brass spirit lantern style light fitting to brick pillar with bulb and curved panel reflector

2 – adjustable spotlight electric fittings and bulbs

Conical green half bowl wall light electric fitting and bulb

Further spirit lamp wall light fitting as before with glass chimney and curved reflector

Swan neck gas lamp style single branch wall light electric fitting with bulb and glass floral style shade

2 – gilt and glazed square bodied lantern electric light fittings to upright wooden pillars with bulbs and fittings

Similar green glass conical wall light fitting as before

2 – brass bulbous table lamp fittings to fireplace recesses with bulbs, bowl shades and cables

Swan neck picture light electric fitting with trough shade and bulb

Similar glass half bowl light fitting as before at left of counter

2 – similar single branch light fittings as before to counter pillars

//

7 – large original wooden handled farm and field implements to ceiling comprising pitch forks, shovels, scythes etc

Black and gilt lettered sign to beam – ENTRANCE TO GARDEN

Leather strap and metal buckles to ceiling beam by double doors

Set of 12 graduated size various ware milk jugs and hooks to beam

Set of 3 blue and white similar milk jugs and hooks

Set of 6 graduated size pewter style coffee pots with hinged lids and hooks

//

The polished copper ships lantern light fitting with bulbs, blue and red shades, handle and fittings to heavy stone pillar recess

Pair of wooden metal hames and fittings

3 – various curtain tracks and battens

3 – pairs of 1.38 metre drop similar floral patterned crimson fabric curtains as before

TP

3 – pairs of matching tiebacks and hooks

TP

Window security lock to left hand window

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Floral patterned ware jug with scroll handle  
 Large bulbous glass base decanter with metal fittings and strainer/cup  
 Similar jug as before  
 Large wood curved blade shovel  
 Wood louver style cover to extractor fan with concealed fan and fittings  
 Wood framed and glazed card mounted colour print of children's game  
 Set of 7 various pewter ornaments to windowsill comprising jugs, sugar bowls, teapots and kettles etc  
 Black and gilt ware tankard to room divider  
 Floral patterned ware cow jug  
 Black glazed ware bulbous base jug  
 Glass bowl with lid on pedestal stand  
 Glass decanter and stopper  
 Miniature glass decanter/scent bottle and stopper  
 Glass jug  
 2 – individual horse brasses  
 Pewter plate and hanger  
 Set of 3 graduated size brass measures with wire handles  
 Floral patterned oblong trough with floral display  
 2 – various floral patterned glazed ware jugs to next room divider  
 Pony martingale with 4 brasses

3 – various metal food mincers

Copper beer jack/ewer

Set of 3 graduated size cider measures with wire handles

Leather strap with 5 individual horse brasses and buckle

Old wood handled brass cylinder pump ornament

Terracotta bulbous carafe to windowsill

3 – individual window security locks

Polished brass horse figurine on oblong stand

Glazed ware bottle

Similar louver panel with concealed fan as before

6 – various display bottles to brick steps

Pewter circular plate and hanger

Large wood framed and glazed card mounted colour print of horseshoeing scene

Blue and white FIRE DOOR tablet

\* 9 Litre water type fire extinguisher with bracket and tablet

Large circular metal cauldron and loop handles to chimneybreast

Metal powder flask with leather strap

6 – various sized glazed ware spirit flasks and flagons to hearth

Large rough cast metal ladle as before

The polished brass oblong implement with side motor and stand

Brass fire front panel to hearth

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2 – brass beer taps

Heavily ornate engraved brass circular hot water holder with domed hinged lid; handle and hasp style fittings

Lesser glazed ware spirit flask/flagon as before – WATT & FERGUSON

Circular metal bowl

Polished brass period style fire extinguisher

2 – various sized brass vases

Engraved brass shell case

Large engraved brass EGYPTIAN scene tray/salver

Lesser engraved brass EGYPTIAN scene plate

Strip light electric fitting and tube

Copper bowl jelly mould and hook

2 – various sized copper bowl saucepans and handles

Similar wood framed blackboard menu panel as before with removable blackboard plate and hooks

Hammered copper conical bowl with handles

Circular embossed metal plate/tray

2 – decorative wood and metal flintlock pistols

5 – various circular ware display plates to shelf

Leaning duck figure

Whiteware ornate jug

White square bodied bottle and stopper

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Miniature oriental bird patterned plate and stand

2 – floral patterned teacups

Black glazed ware commemorative flask and stopper

Floral patterned ware oil bottle and stopper

Matching style jug

Large blue and white floral patterned ware jug

5 – various pewter jugs and pots as hung to display shelf

Wood and metal flintlock pistol ornament

Lesser similar pewter mini tankard and nail

Gilt framed and glazed card mounted colour print of feeding chickens

Bamboo carpet beater

Heavily rustic carved wood ladle/spoon ornament

12 – various miniature metal jugs and plate ornaments to wall panelling top

Leather martingale with 4 brasses

Circular embossed brass plate

Floral patterned ware jug to room divider-recess

Wood and metal flintlock blunderbuss/rifle over servery door

Wood penny box to counter pillar

//

24 – dark stained wood square leg and H stretcher framed 3-rung high ladder back dining chairs with drop-in style padded seats, covered in old gold and square patterned fabric

4 – similar various cottage style bar chairs as before

4 – seat covers to same, covered in crimson fabric

6 – 137 x 69cm wood moulded edge top tables on black ornate cast panel leg and cross stretcher frames

2 – 69cm square similar top tables on black cast metal 3-panel pedestal frames

//

Large freestanding brass preserve pan and loop handle to floor

The ribbed grey matting as laid by servery doorway, approx. 1½ sq. metres

The similar section of red ground and floral/medallion patterned pile carpet as laid by inner wall/fireplace with underlay and edges, approx. 13 sq. metres

The similar section of carpet as laid by double doors, approx. 5 sq. metres (FADED)

The similar section of carpet opposite counter, approx. 10 sq. metres

#### **LOBBY TO EASY ACCESS TOILET**

- \* Bulkhead emergency light fitting

Circular ceiling electric fitting with bowl shade and bulb

Modern door spring

Yellow plastic wet floor caution triangle

#### **EASY ACCESS TOILET**

Circular ceiling electric fitting with bulb and bowl shade

- \* Bulkhead emergency light fitting

Gilt double hook



Door handle rail

Plastic bulk toilet paper dispenser

4 – white tubular metal static hand rails with circular fixing plates

Loop style hinged hand rail en suite with fixing plate

Metallic poster display frame

Wicker tissue basket and fabric liner

WC type extractor fan

Plastic liquid soap dispenser

White cased electric fan hand dryer and cable

TP

RUBBERMAID moulded plastic baby changing table and straps

TP

Pan brush and holder

Pedal bin

#### **END GARAGE FREEZER ROOM**

- \* Bulkhead emergency light fitting to ceiling beam

Circular ceiling electric fitting with bulb and bowl shade

Fluorescent electric light fitting with tube and box diffuser

- \* Bulkhead emergency light fitting over external doors

//

Modern door spring to entrance door

- \* White cased BEKO frontloading washing machine with all plumbing connections and cable

TP

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Draught excluder strip to front door	
2.55 Metre Railed wood 3-tier shelving unit and frame	TP
* Blue and black reel type extension lead	TP
* Polished metal cased gravity fed electric food slicer with cable	TP
* Silver and black cased SILVERCREST twin element induction hob with controls and cable (Model SDI2800B3 Serial No. K48946068747)	
* Stainless steel cased BUFFALO twin section electric contact grill and cable (Model DM902 Serial No. 201511019235)	
Pair of aluminium 4-tread swing back platform top steps	TP
Platform broom	TP
Garden shovel	TP
2 – bristle draught excluder strips to outside doors	TP
Padlock and key	
170cm Stainless steel 2-section shelf on bracket supports	
* 153cm Stainless steel and white cased PRODIS electric chest freezer with cable (HANDLE BROKEN)	
Red and black reel type extension lead	TP
Wood oblong top bar table on cast metal frame as before	
* White cased WHITE KNIGHT small capacity tumble dryer and cable with vent tube to window (Model C38AW)	
The white cased formation of COLDKIT OPTIMA walk-in electric refrigerator with all internal and external fittings and accessories (Internal dimensions 1.4 metres x 1.6 metres x 1.8 metres)	
* White enamel cased FRIDGEMASTER upright freezer and cable	TP

- \* White enamel cased LEC domestic style freezer and cable  
(HANDLE BROKEN)
- \* Stainless steel cased PRODIS HC200RSS domestic style refrigerator and cable  
(Serial No. 7158838)

#### **BOTTLE STORE OFF**

Fluorescent electric light fitting and tube	TP
Wood and metal wine bottle rack as made to hold 48 bottles	
Lesser wood and metal wine bottle rack as made to hold 18 bottles	TP
Green and black tubular metal sack truck on rubber shod wheels	TP
6 – railed wooden bottle shelves with bracket supports	TP
2 – white plastic laminate lined shelves with bracket supports	TP
4 – slotted metal wall bars for shelving	TP
Black metal fire and thief resisting safe by RICHARD LORD with lock and key	
90cm Grey metal 5-tier shelving unit with slotted legs and MDF liners	TP
Blue reel type extension lead	TP

*NOTE – THE FITTED CUPBOARD TO THIS AREA IS ASSUMED A LANDLORDS  
FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **NUMBER THREE**

#### **MISCELLANEOUS TO SERVERY**

#### **LOWER RIGHT HAND SECTION**

Recessed downlighter electric fitting and bulb to ceiling

6 – 25 & 50ml optic measures and brackets

Black and gilt trade notice

Small quantity of shelf mats

- \* The installation of house POS till terminal with POSIFLEX 15" flat screen colour monitor, preloaded software and fittings TP

Black metal cash drawer for same TP

- \* Black cased SNBC electric slip printer and connections TP

Wooden serving shelf to door with battens

Black non-slip step nosing to step

Small brass horse figurine to display case top

The wood and glass wall display case with clay pipe display

Circular metal wall clock with roman numeral face

- \* 90cm Stainless steel and grey cased twin sliding door refrigerated bottle display and dispense cabinet with cable by CATER-COOL TP

*NOTE – ALL BEER RAISING AND DRINKS DISPENSE EQUIPMENT IS ASSUMED THE PROPERTY OF THE LANDLORD AND THEREFORE EXCLUDED FROM THIS INVENTORY*

3 – recessed downlighter electric fittings and bulbs to over bar canopy with bulbs and glass shades

Crown cork opener and plastic catcher TP

Mauve plastic waste bin TP

*NOTE: THE NON SLIP FLOORING IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

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## LEFT HAND UPPER AREA

2 – brass bullseye recessed downlighter electric fittings and bulbs as before

- \* Bulkhead emergency light fitting

Wood and metal wine bottle rack over arch as made to hold 39 bottles

Wooden wall board with hooks and bulldog clips

- \* Similar POSIFLEX house POS till terminal as before with preloaded software and fittings

TP

Black metal cash drawer for same

TP

- \* SNBC slip printer and connections

TP

Chrome bill spike

TP

Barman's knife

TP

Red, black and chrome contemporary corkscrew

TP

Chrome and white butterfly cork extractor

TP

5 – stainless steel 25ml thimble measures

7 – 50ml similar stainless steel thimble measures

Stainless steel and wood semi-circular bar board

Fruit tongs

Cutting knife

Metal jigger measure

TP

Chrome finish mixing spoon

TP

Metal and black ice crusher

TP

Set of 5 graduated size wine thimble measures (125–250ml)

Brass bell with striker, bracket and chain

Quantity of shelf mats as before

Crown cork opener and plastic catcher

*NOTE – THE COMMERCIAL COFFEE MAKING EQUIPMENT IS ON RENTAL AND THEREFORE EXCLUDED FROM THIS INVENTORY*

\* Silver cased TEAC CRH2571 CD player/receiver with cable connections

\* The computer tablet for music storage with preloaded software, cable and cover

\* Black cased twin sliding door refrigerated bottle display and dispense cabinet by PENTLAND with cable (Model KBKBC2 Serial No. KB1909112049)

TP

*NOTE: THE NON SLIP FLOORING AND STEP NOSING ARE ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **REAR LOBBY AREA**

Recessed downlighter electric fitting and bulb as before

\* Bulkhead emergency light fitting

\* The installation of house fire alarm with CHECKPOINT PLUS 4-zone control box and all ancillaries to complete system

\* Stainless steel cased BRAVILOR BONAMAT NOVO 2 coffee percolator and jugs

TP

6 – miniature blue and white glazed ware cups to display case

\* The blue and white cased HP DESKJET 2630 all-in-one printer/scanner/copier with cable

TP

Telephone handset

TP

13-Amp plug adaptor

TP

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*NOTE – THE BT ROUTER BOXES ARE ASSUMED ON RENTAL AND THEREFORE EXCLUDED FROM THIS INVENTORY*

*NOTE – THE CREDIT CARD READER IS ASSUMED THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY*

- |   |  |    |
|---|--|----|
| * | PANASONIC cordless telephone handset with charger base and cable | TP |
|   | First aid box and partial contents                               | TP |

#### **WASH-UP ROOM**

Fluorescent electric light fitting and tube

Laminate shelf to recess

Stainless steel single bowl and twin drainer sink unit with pillar taps and cupboard under

- |   |  |    |
|---|--|----|
| * | Jug electric kettle and cable  | TP |
|   | Stainless steel conical bowl hand basin and taps   |    |
| * | Stainless steel cased POLAR T316 auto electric ice-maker with all plumbing connections and cable                                   | TP |
|   | 2 – plastic ice scoops   |    |
|   | Pair of fruit tongs  |    |
|   | Grain front stand for ice-maker with timber upright  |    |
|   | Stainless steel cylindrical water softener with stand for glasswasher  |    |
| * | Stainless steel cased AMIKA 40XL electric glasswasher with all plumbing connections and cable (Serial No. 2958354 – dated 08/2018) | TP |
|   | Box tube metal framed stand for same   |    |
|   | 120cm Tubular pot shelf and brackets   |    |

Wood framed cork lined notice panel

Plastic mop pail

Plastic waste bin

*NOTE – ALL STOCK IS ASSUMED THE PROPERTY OF THE TENANT TOGETHER WITH TRADE GLASSWARE AND SUNDRY CLEANING MATERIALS AS LEFT UPON THE PREMISES*

#### **NUMBER FOUR**

##### **GROUND FLOOR CATERING KITCHENS**

##### **LOBBY BETWEEN KITCHENS & CROCKERY STORE**

Circular ceiling electric fitting with tube and shade

- \* Bulkhead emergency light fitting

*NOTE: THE NON SLIP FLOORING THROUGHOUT THE CATERING AREAS IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

##### **CROCKERY STORE**

Fluorescent electric light fitting and tube

1.7 Metre Wide White painted timber fitted open front shelving unit with 4 internal shelves

- \* Stainless steel cased CAPITAL COOLING ROYAL MARK II 400HS upright refrigerator with external thermometer and cable
- \* Stainless steel cased SAMSUNG CM1929 1850watt commercial microwave oven and cable
- \* Chrome and black cased 4-slice electric toaster and cable

TP



120 x 60cm Stainless steel preparation table with box tube frame and two-tier undershelving

The laminate lined timber 4-tier single return shelving unit with painted frame, approx. 3 metres run

- \* Silver cased KENWOOD MULTI 1 4.3litre 1000watt food mixer with stainless steel bowl and fittings
- \* Stainless steel cased PRODIS HC200FSS under counter style freezer with external thermometer and cable (Serial No. 8069864)

The marble patterned tile flooring as laid and planned

Wood framed blackboard notice panel

Yellow plastic wet floor caution triangle

Alloy handled mop

Tubular handled broom

The galvanised iron 1.7 metre trunking unit to link kitchen wall with external wall

First aid bag and partial contents

TP

Wooden first aid wall box and partial contents

TP

## MAIN KITCHEN

3 – fluorescent electric light fittings with tubes and box diffusers

- \* 2 – bulkhead emergency light fittings

//

- \* 3.65 Metre Stainless steel box formation of air extract and intake unit with 3 louver grillé air intake front, recessed mesh base, 3 internal bulkhead lights, 3 removable mesh grease filters complete with all framing etc

5 – various stainless steel splashback panels behind same with joint strips

- \* 90cm Stainless steel and blue cased BLUE SEAL 3-burner gas fired char grill with table stand and connections TP

- \* 57cm Stainless steel cased BLIZZARD twin basket/twin well table top deep fat fryer with controls and cable TP

Stainless steel table stand for same with box tube frame and undershelf

- \* Stainless steel and blue cased BLUE SEAL gas range with 6-burner hob top, controls, single door oven and connections
- \* Stainless steel and blue cased BLUE SEAL gas grill with twin burner controls and piping connections

A quantity of retaining straps to appliances

A quantity of yellow commercial gas hoses to appliances

- \* 60cm Stainless steel cased LINCAT DF66 table top twin tank/twin basket deep fat fryer with controls and cable (Serial No. 30145948)

65cm Square Stainless steel table stand for same with box tube frame, tray slides and fittings

50 x 60cm Stainless steel low preparation table with box tube frame and undershelf

150 x 60cm Stainless steel preparation table with box tube frame

- \* 2 - stainless steel cased PRODIS HC200RSS commercial under counter refrigerators with external thermometers and cables (Serial-Nos: 7158842 & 7158864)
- \* 2 – stainless steel cased SAMSUNG CM1929 1850watt commercial microwave ovens as before

Black cased commercial slip printer as connected to till system

Laminate shaped windowsill liner

Small wood shelf and batten

Twin railed tubular utensil rack over window

- \* Stainless steel cased PRODIS HC400FSS commercial upright freezer with external thermometer and cable (Serial No. 8077043)

Black plastic dustbin

- \* White box emergency light fitting with pictorial shade panel
- \* 2 – stainless steel cased PRODIS HC400RSS refrigerators as before (Serial Nos. 8128478 & 8128480)

Magnetic knife rack

TP

Metallic menu slip order rail

White laminate splashback panel

Commercial can opener to kitchen table

TP

180 x 61cm Stainless steel preparation table with box tube frame and undershelf

- \* Stainless steel and white cased BOSCH multi-purpose food mixer/blender with controls and cable

TP

- \* 3-Socket extension lead

TP

- \* Stainless steel cased SAMSUNG CM1929 1850watt microwave as before

2 – various extractor fan control boxes

Stainless steel square bowl hand basin with taps and piping connections

180cm Stainless steel twin bowl sink unit with 4 pillar taps, box tube frame and undershelf

230cm White painted timber wall cupboard unit with 3 open sections, single door and internal shelf

Plastic bulk hand towel dispenser to side of same

- \* Silver and black cased ASPECTEK twin tube ultra violet fly killer and cable TP
- \* 2 Litre wet chemical fire extinguisher with bracket and tablet
- Stainless steel circular cased combination clock/thermometer and hygrometer
- The installation of gas interlock system GO2R control with all ancillaries to extractor canopy
- 2 – variable speed fan control boxes with concealed fans
- WRAPMASTER 4500 foil dispenser TP
- 130 x 60cm Stainless steel preparation table with box tube frame
- \* 58cm Stainless steel cased SMEG 5004-16 square rack dishwasher with all plumbing connections and cable (Model UD505DSUK Serial No. 1-242025-19219-004-03-06) TP
- Black plastic dustbin
- //
- \* 150cm Stainless steel cased twin sliding door plate warming cabinet to centre of room with bain marie pot top, controls and cable
- \* 146cm Stainless steel 3-tier gantry hot lamp shelving unit with tubes, controls and box tube frame
- 2 – menu slip order rails to same
- 122 x 58cm Stainless steel preparation table with box tube frame, railed undershelf, inclined salad pot over shelf and fittings
- Menu slip order rail to same
- LARDER CUPBOARD OFF**
- 3 – plywood shelves and batten supports
- Plastic dust Pan and brush

Kitchen broom

#### **REAR STAFF ENTRANCE LOBBY**

- \* White box emergency light fitting with pictorial shade panel

2 – wooden wall blocks and hook

White tubular metal folding framed 2-tread stepladder

TP

6-Hook lath to door

#### **COLD CELLAR**

Fluorescent electric light fitting with tube and box diffuser

- \* Bulkhead emergency light fitting

The grey cased formation of MARSTAIR modern single fan cellar cooler unit with digital thermometer and all internal and external fittings and accessories (Serial No. 3429437)

MASONS thermometer

- \* 2Kg CO<sup>2</sup> fire extinguisher with bracket and tablet

Blue box tube metal framed KAYEL beer stillage with 3 sprung gilt metal barrel tilts

3 – matching freestanding barrel tilts

- \* Matching blue metal KAYEL manual winch barrel hoist (Serial No. 90168166-0465)

Squeegee mop

FIRE DOOR tablet

White plastic laminate lined shelf and brackets

Rubber head mallet

TP

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The Barford Inn, Barford St. Martin

Orange plastic hard hat with ear defenders TP

#### **BOILER ROOM OFF**

Batten electric fitting and bulb

2 - reserve sprung metal barrel tilts

Broom

Pair of wooden 5-tread swing back steps TP

Yellow plastic wet floor caution triangle TP

#### **NUMBER FIVE**

##### **EXTERIOR OF PREMISES**

##### **PATIO AREA BY RESTAURANT & ENTRANCE LOBBY DOOR**

Multi-channel TV aerial with mast and leads into roof

Large STAR sodium floodlight electric fitting with brackets and connections

3 Metre Stained wood picket style fence to separate patio from car park arch with gate, posts and latch fitting

Black metal hanging basket bracket TP

2 – 152cm railed wood combination bench picnic tables

Railed metal patio style armchair as planter with metal pail and floral display

4 – scroll metal hanging basket brackets with 4 baskets by restaurant windows TP

2 – terracotta style chimney planters (DAMAGED) TP

Decorative black metal hand pump display with concrete style sink

Concrete step display with metal flowerpot and contents to top

The 10 metre 2-section electric awning blind over restaurant windows with all fittings, controls and cabling

Square sign and chain by entrance door re OPEN & CLOSED

TP

\* Bulkhead emergency light fitting

2 – electric bell presses and wiring with internal fittings

TP

Black metal bracket with tapered gilt and glazed lantern light fitting and bulb

TP

2 – further hanging baskets and brackets

TP

Ribbed brown glazed ware plant pot and contents

TP

Galvanised iron 3-section bicycle rack

4 – scroll metal hanging basket brackets and 2 baskets as before

TP

2 – various plant pots and contents

TP

Wagon wheel framed bench seat as planter stand with black plastic planter and contents

*NOTE – THE DEFIBRILLATOR IS ASSUMED ON FREE LOAN AND THEREFORE EXCLUDED FROM THIS INVENTORY*

The RAIN BIRD water regulator valve for outside piping (DISCONNECTED)

3.3 Metre Similar picket fence as before to separate patio from front entrance area with gate and posts

#### **LOCKDOWN SOLUTION DINING AREA**

The 9.5 metre x 3 metre decking board formation of raised smoking solution dining platform with entrance step, 2 trellis front fence panels and posts, close bordered timber side and rear fence panels complete with 8 x 4" square uprights, corner bracing and beamed canopy top with plastic liner

TP

A quantity of weatherproof lighting as draped around same with bulb holders and bulbs	TP
2 – hanging baskets as before	TP
3 – black infra-red hot lamp units with brackets and cables	TP
8 – pairs of neutral coloured fabric screen curtains as hung with metal ring tops and poles	TP
4 – 152cm combination bench picnic tables as before	

#### **FRONT CORNER HARDSTAND AREA**

*NOTE – ALL HOUSE SIGNWRITING AND SIGNAGE IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Modern slimline weatherproof fluorescent electric light fitting with tubes over front window area

Black metal and glazed square lantern period light fitting with bulb and bracket

4 – scroll metal hanging basket brackets

2 – hanging baskets and contents TP

4 – metal bound half cask planters to flowerbeds TP

Similar POWER FLOOD sodium floodlight electric fitting with bracket and bulb

3 – 97cm wooden plank flower troughs and contents to boundary road TP

Wood framed blackboard notice panel written – SPECIALS

*NOTE – THE HALL & WOODHOUSE SUPPLIED A BOARD SIGN IS ASSUMED ON FREE LOAN AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Coil spring closer to patio gate



#### **GROVELY ROAD SIDE OF HOUSE**

Large black and white sign to post – CAR PARK

#### **MOUNT LANE REAR OF HOUSE**

Nil

#### **CAR PARK**

A quantity of cut trunk flowerbed protection blocks as laid

*NOTE – ALL WASTE AND RECYCLE BINS ARE ASSUMED THE PROPERTY OF  
THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY*

3 – modern larch lap 6ft fence panels to create bin screen with posts

TP

#### **LAWN GARDEN AREA**

12 – half height larch lap fence panels as fitted over brewery fencing to screen garden from car park

Coil spring to fence gate

Small section of trellis panelling to same

2 – terracotta style plant pots and contents

TP

Old bicycle display with security chain, planter and contents

Customer

8 – 153/183cm railed wood combination bench picnic tables as before

8 – trade sun umbrellas and extension poles

TP

3 – tubular metal framed rattan style square form patio chairs with woven plastic strand backs, armrests and seat panels

2 - matching two-seater sofas

3 – brown woven plastic strand matching square top dwarf stools/tables en suite

2 – matching circular tub chairs en suite

Matching circular table with glass top

6 – brown woven plastic strand square form rattan style patio armchairs

Matching oblong top coffee table with glass liner

//

Sodium floodlight electric fitting with bulb and bracket over calor gas tank area

Metal cauldron effect planter and contents under same

TP

Terracotta plant pot and contents

TP

#### **ROADSIDE SHED HARDSTAND AREA**

3 – various terracotta plant pots and contents

1.8 Metre x 1.2 Metre Close bordered timber storage shed for garden equipment with single door (DELAPIDATED)

#### **STEPS & PASSAGE AREA TO BARS**

Terracotta style plant pot and contents to flowerbed

TP

2 – bulkhead electric light fittings with bulbs, shades and cage enclosures

The galvanised iron louver cover to extractor fan

#### **PRIVATE YARD AREA**

Long length of green and black hose with reel and attachments by VERVE

TP

HOZELOCK long arm watering attachment with nozzle and handle (TAPED)

The galvanised iron and mesh cowl cover for kitchen extractor unit

Bulkhead wall light electric fitting with bulb, shade and cage cover

Wooden garden style two-seater bench for staff use

Blue plastic mop pail with wringer attachment and mop

Bulkhead emergency light fitting

3.6 Metre x 3.6 Metre Heavy duty close bordered timber formation of stable store with stable style 2-section door, metal corner capping, inclined roof and fittings etc

TP

#### **INSIDE STABLE STORE**

*NOTE – WE ARE INFORMED THAT THE CONTENTS TO THE STABLE STORE ARE OF AN OPTIONAL/PERSONAL NATURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **TOP OF PREMISES**

A quantity of electric light fittings and bulbs throughout the private accommodation

*NOTE – THE FITTED KITCHEN CABINETS ARE ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

*NOTE – ALL REMAINING DOMESTIC FURNISHINGS ARE OF AN OPTIONAL/PERSONAL NATURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **CALOR GAS TANK ENCLOSURE**

Circular wall light electric fitting with bulb and shade

*NOTE – THE ENCLOSURE FENCING AND CALOR GAS TANK ARE ASSUMED THE PROPERTY OF A THIRD PARTY/LANDLORD FIXTURES AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Padlock and key to enclosure gate

Two tone brown moulded plastic garden storage chest with hinged lid and double doors

#### **COVERED ARCHWAY AREA**

Fluorescent electric light fitting with tube and box diffuser

2 – various lantern wall light electric fittings and bulbs

Hasp, staple, padlock and key to linen store door

#### **LINEN STORE**

*NOTE – WE ARE INFORMED THERE ARE NO TRADE ITEMS TO THIS STORE*

#### **NUMBER SIX**

#### **HOTEL ACCOMMODATION**

#### **LOBBY FOOT OF STAIRS TO COVERED COURTYARD**

\* Bulkhead emergency light fitting

Circular ceiling electric fitting with bulb and shade

Tubular metal framed ironing board and cover

The ribbed grey fibre matting as laid and planned to close fit, approx. 3 sq. metres

#### **STAIRCASE TO FIRST FLOOR**

The toned brown fibre carpeting as laid and planned to treads and risers, approx. 6 metres run (MARKED)

## **LOBBY TOP OF STAIRS**

Circular ceiling electric fitting with bulb and shade

- \* Bulkhead emergency light fitting

Wooden curtain pole and brackets to window

Pair of 1.8 metre drop neutral coloured leaf patterned fabric curtains as hung TP

Pair of matching tiebacks and hooks TP

2 – various rustic art carved wooden animal figurines – OWL & PIG TP

4 – various wooden frames for brewery posters (INCLUDING OVER STAIRS PICTURE)

Gilt framed blue tinted print of children in field

Oval needlework style picture – ALONG THE FENCE

Modern door spring

NO SMOKING sticker sign

Circular FIRE DOOR tablet

Rubber doorstep

The similar toned brown carpeting as before as laid and planned to close fit, approx. 3 sq. metres (MARKED)

Metal nosing strip to same

## **MAIN LANDING BY BEDROOM 1**

- \* Bulkhead emergency light fitting

2 – white half bowl wall light electric fittings and bulbs

Green and white FIRE EXIT tablet to staircase door	
2 – circular FIRE DOOR tablets	
2 – silver framed and glazed card mounted floral theme prints	
Wooden framed window theme display with mirror liner	
Lath and 2 hooks	
Painted wood display shelf and battens	
Female figurine	TP
A quantity of hardback books, approx. 7 in total	TP
Dark stained wood open front bookcase unit with 2 internal shelves	TP
A large quantity of house DVD's for residents use	
Similar carved rustic owl figurine as before	TP
Stained wood trinket drawer with metal handle	TP
3 – stained wood curtain poles with shaped ends and brackets	
Pair of 2.1 metre drop old gold and brown leaf patterned fabric curtains as hung	TP
2 – rope tiebacks and hooks	TP
3 – various cups/tankards to windowsill	TP
White glazed ware teapot plant pot and contents with place mat	TP
Red plant pot and contents with place mat	TP
Bird patterned jug	TP
* 2Kg CO <sup>2</sup> fire extinguisher with bracket and tablet	
* 9 Litre water type fire extinguisher with bracket and tablet	

Place mat to windowsill

Large plastic square planter and succulent plant contents

Twist security bolt to consumables cupboard door

The multi-coloured floral patterned fabric upholstered wing armchair with loose seat cushion and wood cabriole leg supports

2 – blue fabric scatter cushions to same

TP

74cm Dark stained wood veneer DEMI-LUNE table with shaped dental edge and club leg supports

TP

2 – coasters to same

The similar toned brown carpet as before as laid and planned to fit, approx. 12 sq. metres (MARKED)

Metal nosing strip to cupboard door

Metal door nosing strip

#### **CONSUMABLES CUPBOARD BY ENTRANCE DOOR**

2 – laminate shelves and battens

#### **LINEN STORE ADJOINING**

White metal 4-tier shelving units

Red plastic mop pail and mop

TP

Plastic bristle cobweb broom

TP

\* Red and black NUMATIC tub electric vacuum cleaner and cable

TP

#### **INNER LANDING AREA BY BEDROOMS 2-4**

Circular ceiling electric fitting with bulb and bowl shade

White half bowl wall light electric fitting and bulb

3 – FIRE DOOR tablets

Gilt framed and glazed card mounted Limited Edition colour print of children under trees (91/500)

The similar carpet as before as laid and planned to fit, approx. 2 sq. metres

#### **BOILER CUPBOARD OFF**

Nil

#### **THE BEDROOMS**

##### **BEDROOM 1 – NADDER**

2 - white half bowl wall light electric fittings and bulbs

2 – black metal wall light adjustable fittings with bulbs and black wire cage shades TP

//

Modern door spring to door

Quantity of WARNING and FIRE signs to door

Large moulded wood framed bevel edge oblong dressing mirror TP

163cm Painted timber dressing table and open front wardrobe unit with glass liner, shelved and drawer upright and a quantity of hangers

\* Jug electric kettle and cable

\* Black cased BUSH 19" flat screen TV set and cable

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Adjustable bracket for same	
Curtain track and fittings	TP
Pair of 2.3 metre drop petrol blue coloured fabric curtains as hung	TP
2 – rope tiebacks with hooks and ball decorations	TP
Wood framed and glazed card mounted colour print – SALISBURY CATHEDRAL	
Shelf and brackets by bed	
//	
2 – brown fabric covered single divan beds with mattresses and padded headboards, covered in brown PVC	TP
2 – floral patterned scatter cushions to bed	TP
Stained wood bentwood stick back dressing table chair with padded seat, covered in scroll patterned fabric	TP
Drum style waste bin	TP
The toned brown carpeting as laid and planned to close fit, approx. 11 sq. metres	
Metal nosing strip to bathroom	

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and bowl shade	
Metal double hook	
Chrome toilet roll holder	
Chrome towel rail	
WC type extractor fan	

Strip light electric fitting with combined shavers point

Frameless glass square vanity mirror

Chrome liquid soap dispenser

Chrome wire corner shower tidy tray

Chrome pedal bin

*NOTE: THE VINYL FLOORINGS TO BATHROOMS ARE ASSUMED A LANDLORDS  
FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **BEDROOM 2 – WYLYE**

2 – white half bowl wall light electric fittings and bulbs

2 – gilt adjustable arm wall light electric fittings with bulbs and shades

//

Modern door spring

Set of FIRE ACTION & DOOR TABLETS as before

Small ornate gilt framed bevel edge oblong vanity mirror

TP

1.8 Metre Similar fitted dressing table and open wardrobe unit as before

\* Jug electric kettle and cable

Drum waste bin

\* Black cased BUSH 19" flat screen TV set with integral DVD player and cable

Adjustable bracket as before

Similar moulded wood framed bevel edge dressing mirror as before

TP

Curtain track fitting as before

TP

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Pair of 2.2 metre drop toned old gold leaf patterned 1½ width curtains as hung TP

White teapot vase and artificial floral display

2 – wooden bedside shelves

Wood framed and glazed card mounted colour print as before – SALISBURY CATHEDRAL

//

Brown fabric covered double divan bed and mattress TP

Wooden headboard for same TP

4 – various scatter cushions to bed TP

The light grain smokers style rocking armchair with lath back and saddle seat

Scatter cushion to same TP

Similar fret cut wood lath back chair as before with drop-in style padded seat, covered in stripe patterned fabric

Floor mounted doorstop

The toned brown carpet as before as laid and planned to close fit, approx. 11 sq. metres (MARKED)

Rubber doorstop to cabinet side

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and bowl shade

Metal double hook

Chrome toilet rail

WC type extractor fan

Strip light electric fitting with combined shavers point

Frameless glass mirror tile

Chrome liquid soap dispenser

Metal towel hoop

Chrome wire corner shower tray tidy

Pan brush and holder

Chrome toilet roll holder

Pedal bin

### **BEDROOM 3 – BOURNE**

2 – white painted half bowl wall light electric fittings and bulbs

2 – similar gilt adjustable arm wall light electric fittings with bulbs and conical shades

//

Modern door spring

Set of FIRE tablet signs to door as before

2 – painted wood bedside shelves and brackets

Wood framed and glazed card mounted colour print as before – SALISBURY CATHEDRAL

Curtain track fitting as before TP

Pair of 2.1 metre drop red and neutral coloured floral patterned fabric curtains as hung TP

Pair of matching rope tiebacks with hooks and large tassel decorations TP

White glazed ware teapot plant pot and contents TP

Wood moulded framed oblong dressing mirror as before

TP

1.8 Metre Similar open front wardrobe and dressing table unit as before

- \* Black cased BUSH 19" flat screen TV set as before with integral DVD player and cable

Adjustable bracket for same

- \* Jug electric kettle and cable

Waste bin

Stained wood 3-spindle back dressing table chair with padded seat, covered in old gold fabric

TP

Double divan bed and mattress as before with padded headboard, covered in stitched brown PVC

TP

3 – scatter cushions to same

TP

The similar brown carpet as before as laid and planned to close fit, approx. 12 sq. metres (MARKED)

Rubber doorstep

Metal nosing strip to bathroom

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and shade

Metal hook to door

Liquid soap dispenser -

Strip light electric fitting with combined shavers point

Frameless square glass mirror tile to wall

Pedal bin

Chrome towel hoop

WC type extractor fan

Chrome wire corner shower tidy tray as before

Further liquid soap dispenser as before

Chrome towel rail

Chrome toilet roll holder

Pan brush and holder

#### **BEDROOM 4 – AVON**

2 – white half bowl wall light electric fittings and bulbs

2 – gilt adjustable arm single branch wall light electric fittings with bulbs and shades

//

Modern door spring

Set of FIRE DOOR and WARNING signs as before

Moulded wood framed bevel edge oblong dressing mirror as before TP

\* Black cased BUSH 19" flat screen TV set with integral DVD player and cable

Adjustable bracket for same

Curtain track fitting as before TP

3 – 2.2 metre drop brown fabric curtains as hung TP

3 – rope tiebacks and hooks with ball decorations TP

Plant pot and contents to windowsill TP

2 – wood bedside shelves and brackets

Wood framed and glazed card mounted colour print as before – SALISBURY  
CATHEDRAL

1.8 Metre Similar white painted fitted wardrobe and dressing table unit as before with  
glass liner

Quantity of security hangers to same

Jug electric kettle and cable

Drum waste bin

Moulded gilt framed square vanity mirror TP

Dark stained wood period style dressing table chair with lath back and padded seat,  
covered in old gold and floral stripe patterned fabric TP

Brown fabric lined double divan bed and mattress with striped patterned fabric padded  
headboard TP

The similar brown carpet as before as laid and planned to close fit, approx. 10 sq.  
metres

Metal nosing strip to bathroom

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and bowl shade

Strip light electric fitting with combined shavers point

Frameless square mirror tile

2 – various liquid soap dispensers

Chrome wire corner shower tidy tray

WC type extractor fan

Hook

Rubber doorstep

Chrome toilet roll holder

Chrome towel rail

Pan brush and holder

Pedal bin

**END OF INVENTORY**

**McCoys Pub Brokers Limited**

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# INVENTORY

OF THE

TRADE FIXTURES, FITTINGS AND EFFECTS

AT

**THE BARFORD INN**  
GROVELEY ROAD  
BARFORD ST. MARTIN  
WILTSHIRE  
SP3 4AB

THE PROPERTY OF:

**HALL AND WOODHOUSE**

SOLD TO

**MR AND MRS P STAPLEY**

**9<sup>th</sup> SEPTEMBER 2021**

## **McCoys Pub Brokers Limited**

LICENSED PROPERTY BROKERS, PUBLIC HOUSE VALUERS & SELLING AGENTS

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Co. Reg. No: 4103309 VAT. No: 768 5986 48

MEMBERS OF THE ASSOCIATION OF VALUERS OF LICENSED PROPERTY

#### **McCOYS PUB BROKERS LIMITED TERMS AND CONDITIONS**

##### **TRADE DESCRIPTIONS ACT 1988**

The descriptions of the items contained in the foregoing inventory are intended for identification purposes only.

##### **SUPPLY OF GOODS (IMPLIED TERMS) ACT 1973**

Attention is drawn to the fact that the items detailed in the foregoing inventory are second-hand and some may be of little or no value. This has been taken into account in arriving at the overall valuation figure, which is calculated on the customary going concern in-situ basis.

##### **MISREPRESENTATIONS ACT 1987 - SALE OF GOODS ACT**

It is an offence to sell any item to a purchaser knowing it not to be in serviceable condition for the purpose of its manufacture. You must state if any items in the inventory are to your knowledge not in full working order. It is an offence to sell any item, which is held on loan, hire, lease or hire purchase. You must state if any items within the inventory are subject to any third party interests.

##### **CONSUMER PROTECTION ACT 1987**

The Act and Regulations made under it require that new or second-hand electrical equipment, gas appliances and upholstered furniture supplied in the course of a trade or business are safe and conform to relevant safety standards. The inclusion in this inventory of any such item DOES NOT infer that they comply with the Act or Regulations.

##### **ELECTRICITY AT WORK REGULATIONS 1989 – GAS (INSTALLATION & USE) REGULATIONS 1994 – PRESSURE SYSTEMS SAFETY REGULATIONS 2000**

It is the responsibility of the Vendor(s) or Seller(s) to properly maintain their electrical, gas and pressurised equipment and to make sure it is safe for all those who may use it by way of regular tests and/or inspections. Any such tests should be undertaken by a competent electrical or NICEIC contractor, a CORGI GAS SAFE registered gas contractor, or a competent pressurised systems engineer. Any items that do not have the relevant test certificates in force should NOT be used. Any equipment without the relevant service records or tests may have a drastically reduced value or no value at all, and could leave the Vendor or Seller liable to prosecution under Health & Safety at Work Act.

##### **CHILDREN'S PLAY EQUIPMENT**

The descriptions of any play equipment in the foregoing inventory is NOT intended to imply a guarantee or warranty concerning the current structural condition or standard of installation within the meaning of the prevailing environmental health regulations. While every care has been exercised in cursorily inspecting such equipment, it has not been the subject of any formal safety checks and has been valued on an as seen basis. No account has been taken of the standard or condition of those parts of its structure and installation, whether visible or concealed, that cannot be readily inspected at close quarters or without excavation.

##### **REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

As the deemed "Responsible Person" it is imperative that you carry out and keep under review your own up to date Fire Risk Assessment for any inspection that may be made by the Fire Officer or any other enforcing authority. We stress that we cannot give either implied or actual warranty that the present arrangements will comply with existing or future fire safety legislation or recommendations of the Fire Officer or any other enforcing authority. The inventory contents are listed and assessed on the basis that the existing arrangements are satisfactory for the purpose of their intended use. Where specialist or independent reports are required on any item or area within this inventory, sufficient notice of such intention will be expected, especially having regards to the date of the change or completion.

##### **SOLID FUEL OR LOG BURNING STOVES AND FIRES**

All log burning stoves and fires should be accompanied by a HETAS installation certificate covering the installation of both the stove and the chimney liner and or flue via a competent registered installer. Also a recent chimney sweep certificate will be required along with an in situ Carbon Monoxide detector.

##### **INVENTORY PREPARATION AND VALUATION CONDITIONS AND COMPLIATION NOTES**

In accordance with our standard practice, we must state that this inventory and valuation is for the use only of those parties who have instructed McCoy's Pub Brokers Limited and no responsibility is accepted to any third party for the whole or any part of its content.

You will be aware that the inventory MUST be sold or purchased in its entirety therefore the contents will be negotiated on a global basis. In these circumstances an individually priced inventory will not be supplied to you and McCoy's Pub Brokers Limited instructions have been received strictly on this understanding.

Any items of an antique or collectable nature are included within the inventory on the strict understanding that they will be sold on a 'going concern/trade basis' and not at their possible market value within an auction or dealer's marketplace.

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Cursory inspections only have been carried out of individual items and the casings or coverings of any mechanical items have not been removed. It follows therefore that McCoys Pub Brokers Limited is unable to guarantee condition or long-term viability of any item.

The valuation assumes that there are no undisclosed matters that would affect our opinion and, unless otherwise indicated, the use of equipment and furnishings presently complies with the Public Health and Safety requirements.

McCoys Pub Brokers Limited is unable to accept any responsibility for any matters that arise following the completion, which may be affected by such matters or similar as Government Statute, Local Authority regulations, Health & Safety/Public Health Reports or defects in structure.

An inventory is a depreciating asset and regular maintenance and service is recommended to improve saleability.

The content of the foregoing inventory is prepared in accordance with the freeholders or the operators sale and purchase requirements between their tenants. The freeholders or operator's comments (if any) have been taken into consideration.

McCoys Pub Brokers Limited make it clear that the contents of this inventory are solely intended to show that those items included were in-situ at the time of our attendance, and in the rooms where stated.

The contents of this inventory are compiled upon the instructions received, therefore ALL parties should approve the contents of same prior to using this document for attachment to any sale or legal documentation.

All descriptions and measurements shown are approximate. Any materials as classified are for the purposes of identification only, and made by way of visual inspection only.

The make, model and serial numbers (where detailed) are those accessible by cursory visual inspections only at the time of listing the inventory. Any fitted or heavy items will not be disturbed, moved, or casings removed to obtain model and serial numbers.

Whilst every care is taken to ensure the accuracy of the counts and descriptions, no warranty or other representation is made by this document that all, or any such items will remain on the premises at any time after our inspection.

Due to the nature of the business carried out upon the premises, that of a public house or hotel, some portable equipment may have been omitted or duplicated by the staff moving said equipment throughout the premises in the day to day operation of the business during the period of the preparation of the inventory and valuation.

The inclusion of any gas, electrical, mechanical or pressurised items on this inventory does not infer that they are working to any safety standard, nor that they are fit for the purpose to which they are currently being used for.

Any item denoted with an asterisk indicates to all parties that the item may require safety testing in some form. All final testing decisions are at the discretion of the duly appointed qualified engineer(s) carrying out said safety tests.

No inference as to title of items included is made. All parties should satisfy themselves as to ownership of all and any equipment, not relying on this document for proof of ownership.

The valuation opinion attached to this inventory is valued on the customary global basis. Therefore, an individually priced inventory will not be supplied.

Where specialist or independent reports are required on any item or area within this inventory, sufficient notice of such intention will be expected, especially having regard to the date of the change or completion.

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## NUMBER ONE

### BAR AREAS

#### LEFT HAND FIREPLACE LOUNGE

- \* Bulkhead emergency light fitting to beam with sticker pictorial shade
- \* 2 – bulkhead emergency light fittings to ceiling
- 2 – adzed wood single branch wall light electric fittings with sconces, bulbs and shades at left of windows
- 3 – twin branch similar wall light electric fittings with sconces, bulbs and shades around room
- Gilt tubular single branch wall light electric fitting with bulb and ball shade by toilet door
- Swan neck picture light electric fitting with trough shade and bulb over menu panel
- 2 – recessed downlighter electric fittings with bulbs and glass shades to false ceiling over counter
- Swan neck gilt gas lamp style wall light electric fitting with bulb and glass floral shade to counter pillar
- Lesser similar picture light fitting as before with trough shade and 2 bulbs
- \* Bulkhead emergency light fitting as before over restaurant steps
- //
- White framed and glazed card mounted black and ink drawing to counter pillar – THE BARFORD INN TP
- 2 – metallic poster display frames to counter top
- 5 – various pewter tankards and hooks over counter Customers
- Wood framed and glazed card mounted black and white period photo print of fallen tree

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Wood framed and glazed card mounted black and white period photo print – THE DRAGON INN & BREWERY

Large oval floral decorated platter with hanger

Wood framed and glazed card mounted pen and ink drawing print – THE BARFORD INN

TP

Blue and white oriental picture patterned oval platter and hanger

Leather martingale with 3 brasses and buckle

Approximately 20 similar metal tankards as before to display shelf over window

3.5 Metre Wooden display shelf and bracket supports for tankards

Plastic curtain track to window

Pair of 1 metre drop crimson floral patterned fabric curtains as hung

TP

Pair of crimson rope tiebacks with hooks and small tassel decorations

TP

2 – window security locks

Collection of 5 various coloured ware teapots and jugs to windowsill

Leather martingale with 3 brasses and buckle as before

Wood framed and glazed 2-layer card mounted colour print of farmyard feeding scene

Small metal circular grooved edge plate and hanger

Matching gundog patterned plate

9 – further metal tankards as before

1.8 Metre Similar display shelf as before

Similar curtain track as before

Pair of similar curtains as before

TP

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4 – further coloured ware teapots and lids as before

4 – wood framed and glazed colour prints of period horse and riders

Wood framed and glazed 2-layer card mounted black and white period photo print of street scene and cottage

Similar curtain track as before

TP

Pair of similar curtains as before

2 – window security locks

Set of old metal BARWOOD shop scales with oval food pan, weights and fittings

Brown glazed ware bottle

The wood and metal circular-cased KENTS knife cleaner with handle, stand and fittings

Wood framed and glazed card mounted black and white print – ARCHITECTURAL IMPLEMENTS

Pad bolt and key to toilet lobby door

Lettered brass tablet to door – TOILET

Lever arm door closer with runner plate

Circular pewter plate and hanger

Wood framed and glazed colour hunting scene print – THE MEET

Leather martingale with 6 brasses and buckle

6 – individual horse brasses

2 – brass half cask flintlock pistol plates

Brown glazed ware square spirit bottle

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The Barford Inn, Barford St. Martin

2 – plated metal tapered goblets

Copper finish teapot and lid

2 – various sized SPANISH style glass wine vessels and stoppers/chains

Polished copper bulbous urn with scroll leaf handles

Coloured ware stein

3 – coloured ware steins with metal lids

Classical design square mantel clock with pillars

Polished copper boiler with lid and loop handle

Matching pot with round neck and loop handle

Pair of leather bag and embossed brass bellows to fireplace

The hammered copper tapered smoke canopy to fireplace

*NOTE – THE CHIMNEY LINER IS ASSUMED A LANDLORDS FIXTURE AND  
THEREFORE EXCLUDED FROM THIS INVENTORY*

Large ribbed metal fireback plate

- \* The railed metal spike edge oblong fire basket with shaped leg supports and brick piers

Metal barley twist fire poker/log spike

Brass fuel helmet with loop handle

Metal ring handled poker

Copper fuel helmet with loop handle

Approximately 9 various fire tools to same

Brown glazed ware spirit barrel with lid

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2 – various brown and grey glazed ware spirit flagons

2 – glazed ware hot water bottles and stoppers

Grey glazed ware spirit barrel and lid

Heavy black metal oblong period flat iron/press to recess

8 – various copper and brass polished ornaments behind same comprising pots, irons, trivet stands, funnels and mortar/pestle etc

Batten electric fitting and bulb to recess

2 – strip light fittings and tubes behind mantelpiece

Polished brass skimmer with ornate handle

Embossed brass circular plate/tray

Wood framed and glazed card mounted pencil drawing print of the brewery

Wood framed menu panel with removable blackboard strips and hooks

Wooden painted decorative sign panel with relief building front – WINE MERCHANTS

Small wooden single door cover to switch panel

Wood framed and glazed card mounted aerial photograph of village

Wood framed and glazed card mounted colour print of fight scene

Heavy leather horse strap with chains and brass studs to beam

//

Black and white ceramic plate and wood mount to central pillar – DOGS WELCOME

Leather martingale with 6 brasses and buckle

Similar leather martingale with 5 brasses and buckle



2 – similar leather martingales with 3 brasses and buckles

//

5 Metre Padded and piped edge 2-section padded seat cushion to brewery bench

4 – similar padded and buttoned backrest panels as fitted over same

1.7 Metre Similar seat cushion adjoining

Similar padded backrest cushion as before

6 – fabric covered scatter cushions to same

TP

*NOTE – THE FITTED BENCH SEATING IS ASSUMED A LANDLORDS FIXTURE  
AND THEREFORE EXCLUDED FROM THIS INVENTORY*

4 – wooden framed bar chairs with carved style lath backs, drop-in style padded seats,  
covered in brown leather on bulbous turned leg and H stretcher frames

2 – curved lath back somewhat similar chairs

2 – stained wood lath back cottage style bar chairs with saddle seats on turned leg and  
H stretcher frames

2 – padded seat cushions for same, covered in crimson fabric

5 – stained wood framed mates style bar chairs with finger cut back rails on spindle  
supports and nail edge padded seats, covered in brown/black patterned fabric on  
turned leg and H stretcher frames

TP

5 – various padded backrest panels at right of fireplace, covered in crimson fabric

3 – crimson fabric covered scatter cushions

TP

The red fabric covered single return piped edge seating cushion under same

//

135cm Varnished timber rounded edge top table on turned leg and apron stretcher  
frame

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2 – 69cm square light grain moulded edge top tables on black cast metal 3-panel pedestal supports

2 – 107 x 69cm similar top tables on split wood twin panel and stretcher frames

69cm Square Matching top table on cruciform pedestal frame

//

2 – dark stained wood curved rail back counter chairs with padded seats, covered in red patterned fabric on square taper leg and bentwood stretcher supports

The red ground and floral/medallion patterned pile carpet as laid and planned to close fit with underlay and edges, approx. 34 sq. metres

1.4 Metre White inset FERRODO style step nosing

#### **LOBBY TO TOILETS**

White circular ceiling electric fitting with bulb and bowl shade

\* Bulkhead emergency light fitting

2 – painted lettered tablets to doors – LADIES & GENTS

Wood poster display frame

2 – framed and glazed 2-layer card mounted floral theme prints

Curtain track over window

Pair of 1.25 metre drop multi-coloured floral patterned lined fabric curtains

Pair of matching tiebacks and hooks

Green glazed bulbous ware vase with artificial floral display

2 – moulded framed and glazed card mounted colour hunting scene prints – LEADING A HORSE & RIDING PAST STILE

Old plywood cased sewing machine carry box with internal manual sewing machine

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The wood cased and iron framed SYKES & CO upright piano

The similar red ground and floral/diamond patterned pile carpet as laid and planned to close fit, approx. 5 sq. metres

2 – wooden door nosing strips

#### GENTS TOILET

- \* Bulkhead emergency light fitting to lobby area

Circular ceiling electric fitting with bulb and shade

Modern door spring

*NOTE – THE TILED FLOORING THROUGHOUT THE TOILETS IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

//

Circular ceiling electric fitting with bulb and shade to urinal area

Modern door spring

- \* Bulkhead emergency light fitting

Stainless steel cased BLUE DRY HD-BD10008S electric fan hand dryer and cable

TP

Frame for COVID notice

TP

Small metal posy vase with artificial floral display

2 – window security locks

CISTERMISER water regulator valve with motion sensor and fittings

WC type extractor fan

Moulded wood framed oblong vanity mirror

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Plastic liquid soap dispenser

Pedal bin

//

Similar light fitting as before to cubicle

Pedal bin

Pan brush and holder

Plastic bulk toilet paper dispenser

Skirting mounted doorstop with rubber tip

Hook to door

#### LADIES TOILET

White circular ceiling electric fitting with bulb and shade to lobby area

- \* Bulkhead emergency light fitting

2 - modern door springs

//

Circular ceiling electric fitting with bulb and shade to vanity area

- \* Bulkhead emergency light fitting

Large moulded gilt framed bevel edge oblong vanity mirror

Plastic liquid soap dispenser

WC type extractor fan as before

Similar BLUE DRY stainless steel cased fan hand dryer as before

TP

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Window security lock

Floral patterned posy vase with artificial floral display

Freestanding frame for COVID certificate

Waste bin

//

Similar circular light fitting as before over cubicles

2 – drum type toilet paper dispensers

2 – pedal bins

Pan brush and holder

Glazed ware posy vase with artificial floral display to left hand cubicle

Gilt chicken themed egg basket and lid to right hand cubicle

2 – rubber tip skirting mounted doorstops

2 – hooks to doors

#### **REAR FIRESIDE GAMES ROOM**

- \* Bulkhead emergency light fitting to ceiling

Similar twin branch adzed wood wall light fitting as before

3 – single branch similar adzed wood wall light fittings as before

//

Massive cast brass ships bell with scroll bracket and clapper

Freestanding wood framed black and white photograph of football club annual outing

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*NOTE – THE DIGITAL JUKEBOX AND SPEAKERS IS ASSUMED THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Natural fibre sack with leather strap and fabric base

Large gilt framed and glazed colour print of period table scene

Set of wood and metal horse hames with chains

Large leather horse strap with brass studs and buckles

Leather horse collar

Set of 7 graduated size copper bowl frying pans with gilt handles

Set of 3 graduated size copper saucepans and lids

1.5 Metre Non-structural heavy timber mantel shelf and bracket supports

2 – strip light fittings and tubes to fireplace

Similar rivet edge hammered copper tapered smoke canopy as before

*NOTE – THE CHIMNEY LINER IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

- \* Railed metal oblong fire basket with decorative bullseye top fire dog supports

Leather and wood horse backpack and straps

Wood and metal banded spirit barrel and stopper

Glazed ware storage pot – TOBACCO

Glazed ware brandy cask and tap

Grey glazed ware barrel with tap and lid

Old saucepan

Similar wood veneer carrycase as before with old sewing machine contents

TP

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- \* The black metal and glazed single door electric room heater with artificial fuel display and cable

178cm Wide Double return fire curb and bench with 2 L shaped seat tops, spindle supports and base rail

- \* Old metal stem table lamp with bulb, bowl reflector and cable to recess  
Polished copper hob kettle

Small wood wall plate with 3 various decorative spoons

Pair of wooden hames and chains

Wood framed 2-section cork lined notice panel over seating

Plastic curtain track

Pair of red floral patterned fabric curtains as before

TP

2 – green glass posy vases

Small framed and glazed black and white period photo print – GROVELY WOOD

Window security lock

The LAKESIDE WINMAU twin door dartboard cabinet

WINMAU bristle dartboard

Coiled spring door closer

Modern adjustable spotlight fitting and bulb

Wood and metal circular sieve with harvest reef display

//

2.9 Metre Padded and piped crimson fabric covered backrest panel on wooden mounting lath

Matching seat cushion as before to brewery retained frame

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105cm Similar padded and piped crimson fabric covered backrest panel to alcove

Matching seat cushion as before

Leaf patterned scatter cushion to same

TP

2 – stick and wheelback WINDSOR style bar chairs with saddle seats on turned leg and H stretcher frames

Stained wood lath and spindle back cottage style bar chair on turned leg and H stretcher frame

Matching seat cushion as before

Similar curved rail back counter chair as before

TP

2 – padded seat cushions, covered in crimson fabric

1.5 Metre Padded and buttoned crimson fabric backrest panel over window seat (FADED)

Matching seat cushion as before

2 - 68cm light grain rounded edge top tables on black cast metal 3-panel pedestal frames

*NOTE – THE POOL TABLE, POOL LAMP AND ALL ACCESSORIES ARE ASSUMED THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY*

The similar patterned pile carpet as before as laid and planned to close fit with underlay and edges, approx. 20 sq. metres

Yellow and black inset FERRODO style step nosing

## **NUMBER TWO**

### **FRONT ENTRANCE LOBBY BETWEEN BAR & RESTAURANT**

- \* White box emergency light fitting with pictorial shade panel over external door

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Modern door spring to external door

Modern door spring to internal door

Framed and glazed colour photograph of pub exterior – BRADFORD VOLUNTEERS  
2020

White framed collection of 3 colour photographs of pub interest

Non-structural heavy timber display shelf

Frame for beer mat and label display

Similar shelf as before

The cocoa fibre door mat as laid and planned to close fit, approx. 3 sq. metres

2 – white inset FERRODO style step nosings with matching medallion patterned carpet  
to treads and risers

#### **LOWER LOBBY AREA**

Bulkhead emergency light fitting

Square ceiling electric fitting with tube and shade

Lettered brass tablet to staircase door – PRIVATE

- \* 6 Litre water type fire extinguisher with bracket and tablet

TP

The painted metal framed original mangle ornament with pulleys, wheels and rollers

2 – wood laths each with 4 metal hooks

Framed and glazed collection of badger theme trade marks

Wooden lath with 7 double hooks

Wood framed A board pavement sign

TP

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Approximately 25 various white or mauve fabric covered seat cushions for garden furniture

The similar medallion patterned carpet as before as laid and planned with underlay and edges (WORN)

#### **CUPBOARD OFF**

Nil

#### **LEFT HAND RESTAURANT & DINING ROOM**

##### **COUNTER FRONT WOOD FLOOR AREA**

- \* Illuminated double sided box emergency light fitting with pictorial shade panels

Approximately 12 individual horse brasses around beams

Miniature pony brass and leather strap

Miniature wood handled metal bowl warming pan to counter upright

Framed and glazed original note – TO OUR FAVOURITE LANDLADY

TP

4 – gilt tubular single branch wall light electric fittings with bulbs and ribbed glass shades

Old metal beer jack/jug with hook

Set of 3 graduated size copper measures with long curved handles

Copper and brass jug with loop handle and chain

Polished copper cylinder flask and brass lip

Polished copper beer jack/jug with hook

Polished brass conical funnel/strainer and handle

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Old metal key

2 – various frames for house certificates

The wood and brass cased flintlock rifle over beam (DEACTIVATION CERTIFICATE REQUIRED)

Lettered tablet under same – MIND THE STEP

Roman numeral face badger wall clock

Wood framed poster display panel

Black metal rough cast bowl ladle with long handle

2 - old metal tractor seats – NEWARK ENGLAND

Plastic trough with artificial floral display to dresser top

2 – pairs of decorative brass boot ornaments

TP

138cm Stained wood sideboard with drawers, open shelved base and brass handles

#### **RESTAURANT & DINING ROOM**

\* 2 – bulkhead emergency light fittings to ceiling

Brass spirit lantern style light fitting to brick pillar with bulb and curved panel reflector

2 – adjustable spotlight electric fittings and bulbs

Conical green half bowl wall light electric fitting and bulb

Further spirit lamp wall light fitting as before with glass chimney and curved reflector

Swan neck gas lamp style single branch wall light electric fitting with bulb and glass floral style shade

2 – gilt and glazed square bodied lantern electric light fittings to upright wooden pillars with bulbs and fittings

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Similar green glass conical wall light fitting as before

2 – brass bulbous table lamp fittings to fireplace recesses with bulbs, bowl shades and cables

Swan neck picture light electric fitting with trough shade and bulb

Similar glass half bowl light fitting as before at left of counter

2 – similar single branch light fittings as before to counter pillars

//

7 – large original wooden handled farm and field implements to ceiling comprising pitch forks, shovels, scythes etc

Black and gilt lettered sign to beam – ENTRANCE TO GARDEN

Leather strap and metal buckles to ceiling beam by double doors

Set of 12 graduated size various ware milk jugs and hooks to beam

Set of 3 blue and white similar milk jugs and hooks

Set of 6 graduated size pewter style coffee pots with hinged lids and hooks

//

The polished copper ships lantern light fitting with bulbs, blue and red shades, handle and fittings to heavy stone pillar recess

Pair of wooden metal hames and fittings

3 – various curtain tracks and battens

3 – pairs of 1.38 metre drop similar floral patterned crimson fabric curtains as before TP

3 – pairs of matching tiebacks and hooks TP

Window security lock to left hand window

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Floral patterned ware jug with scroll handle

Large bulbous glass base decanter with metal fittings and strainer/cup

Similar jug as before

Large wood curved blade shovel

Wood louver style cover to extractor fan with concealed fan and fittings

Wood framed and glazed card mounted colour print of children's game

Set of 7 various pewter ornaments to windowsill comprising jugs, sugar bowls, teapots and kettles etc

Black and gilt ware tankard to room divider

Floral patterned ware cow jug

Black glazed ware bulbous base jug

Glass bowl with lid on pedestal stand

Glass decanter and stopper

Miniature glass decanter/scent bottle and stopper

Glass jug

2 – individual horse brasses

Pewter plate and hanger

Set of 3 graduated size brass measures with wire handles

Floral patterned oblong trough with floral display

2 – various floral patterned glazed ware jugs to next room divider

Pony martingale with 4 brasses

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- 3 – various metal food mincers
- Copper beer jack/ewer
- Set of 3 graduated size cider measures with wire handles
- Leather strap with 5 individual horse brasses and buckle
- Old wood handled brass cylinder pump ornament
- Terracotta bulbous carafe to windowsill
- 3 – individual window security locks
- Polished brass horse figurine on oblong stand
- Glazed ware bottle
- Similar louver panel with concealed fan as before
- 6 – various display bottles to brick steps
- Pewter circular plate and hanger
- Large wood framed and glazed card mounted colour print of horseshoeing scene
- Blue and white FIRE DOOR tablet
- \* 9 Litre water type fire extinguisher with bracket and tablet
- Large circular metal cauldron and loop handles to chimneybreast
- Metal powder flask with leather strap
- 6 – various sized glazed ware spirit flasks and flagons to hearth
- Large rough cast metal ladle as before
- The polished brass oblong implement with side motor and stand
- Brass fire front panel to hearth

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2 – brass beer taps

Heavily ornate engraved brass circular hot water holder with domed hinged lid, handle and hasp style fittings

Lesser glazed ware spirit flask/flagon as before – WATT & FERGUSON

Circular metal bowl

Polished brass period style fire extinguisher

2 – various sized brass vases

Engraved brass shell case

Large engraved brass EGYPTIAN scene tray/salver

Lesser engraved brass EGYPTIAN scene plate

Strip light electric fitting and tube

Copper bowl jelly mould and hook

2 – various sized copper bowl saucepans and handles

Similar wood framed blackboard menu panel as before with removable blackboard plate and hooks

Hammered copper conical bowl with handles

Circular embossed metal plate/tray

2 – decorative wood and metal flintlock pistols

5 – various circular ware display plates to shelf

Leaning duck figure

Whiteware ornate jug

White square bodied bottle and stopper

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Miniature oriental bird patterned plate and stand  
 2 – floral patterned teacups  
 Black glazed ware commemorative flask and stopper  
 Floral patterned ware oil bottle and stopper  
 Matching style jug  
 Large blue and white floral patterned ware jug  
 5 – various pewter jugs and pots as hung to display shelf  
 Wood and metal flintlock pistol ornament  
 Lesser similar pewter mini tankard and nail  
 Gilt framed and glazed card mounted colour print of feeding chickens  
 Bamboo carpet beater  
 Heavily rustic carved wood ladle/spoon ornament  
 12 – various miniature metal jugs and plate ornaments to wall panelling top  
 Leather martingale with 4 brasses  
 Circular embossed brass plate  
 Floral patterned ware jug to room divider recess  
 Wood and metal flintlock blunderbuss/rifle over servery door  
 Wood penny box to counter pillar  
 //  
 24 – dark stained wood square leg and H stretcher framed 3-rung high ladder back  
 dining chairs with drop-in style padded seats, covered in old gold and square patterned  
 fabric



4 – similar various cottage style bar chairs as before

4 – seat covers to same, covered in crimson fabric

6 – 137 x 69cm wood moulded edge top tables on black ornate cast panel leg and cross stretcher frames

2 – 69cm square similar top tables on black cast metal 3-panel pedestal frames

//

Large freestanding brass preserve pan and loop handle to floor

The ribbed grey matting as laid by servery doorway, approx. 1½ sq. metres

The similar section of red ground and floral/medallion patterned pile carpet as laid by inner wall/fireplace with underlay and edges, approx. 13 sq. metres

The similar section of carpet as laid by double doors, approx. 5 sq. metres (FADED)

The similar section of carpet opposite counter, approx. 10 sq. metres

#### **LOBBY TO EASY ACCESS TOILET**

- \* Bulkhead emergency light fitting

Circular ceiling electric fitting with bowl shade and bulb

Modern door spring

Yellow plastic wet floor caution triangle

#### **EASY ACCESS TOILET**

Circular ceiling electric fitting with bulb and bowl shade

- \* Bulkhead emergency light fitting

Gilt double hook

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Door handle rail

Plastic bulk toilet paper dispenser

4 – white tubular metal static hand rails with circular fixing plates

Loop style hinged hand rail en suite with fixing plate

Metallic poster display frame

Wicker tissue basket and fabric liner

WC type extractor fan

Plastic liquid soap dispenser

White cased electric fan hand dryer and cable

TP

RUBBERMAID moulded plastic baby changing table and straps

TP

Pan brush and holder

Pedal bin

#### **END GARAGE FREEZER ROOM**

- \* Bulkhead emergency light fitting to ceiling beam

Circular ceiling electric fitting with bulb and bowl shade

Fluorescent electric light fitting with tube and box diffuser

- \* Bulkhead emergency light fitting over external doors

//

Modern door spring to entrance door

- \* White cased BEKO frontloading washing machine with all plumbing connections and cable

TP

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Draught excluder strip to front door	
2.55 Metre Railed wood 3-tier shelving unit and frame	TP
* Blue and black reel type extension lead	TP
* Polished metal cased gravity fed electric food slicer with cable	TP
* Silver and black cased SILVERCREST twin element induction hob with controls and cable (Model SDI2800B3 Serial No. K48946068747)	
* Stainless steel cased BUFFALO twin section electric contact grill and cable (Model DM902 Serial No. 201511019235)	
Pair of aluminium 4-tread swing back platform top steps	TP
Platform broom	TP
Garden shovel	TP
2 – bristle draught excluder strips to outside doors	TP
Padlock and key	
170cm Stainless steel 2-section shelf on bracket supports	
* 153cm Stainless steel and white cased PRODIS electric chest freezer with cable (HANDLE BROKEN)	
Red and black reel type extension lead	TP
Wood oblong top bar table on cast metal frame as before	
* White cased WHITE KNIGHT small capacity tumble dryer and cable with vent tube to window (Model C38AW)	
The white cased formation of COLDKIT OPTIMA walk-in electric refrigerator with all internal and external fittings and accessories (Internal dimensions 1.4 metres x 1.6 metres x 1.8 metres)	
* White enamel cased FRIDGEMASTER upright freezer and cable	TP

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- \* White enamel cased LEC domestic style freezer and cable  
(HANDLE BROKEN)
- \* Stainless steel cased PRODIS HC200RSS domestic style refrigerator and cable  
(Serial No. 7158838)

#### **BOTTLE STORE OFF**

Fluorescent electric light fitting and tube	TP
Wood and metal wine bottle rack as made to hold 48 bottles	
Lesser wood and metal wine bottle rack as made to hold 18 bottles	TP
Green and black tubular metal sack truck on rubber shod wheels	TP
6 – railed wooden bottle shelves with bracket supports	TP
2 – white plastic laminate lined shelves with bracket supports	TP
4 – slotted metal wall bars for shelving	TP
Black metal fire and thief resisting safe by RICHARD LORD with lock and key	
90cm Grey metal 5-tier shelving unit with slotted legs and MDF liners	TP
Blue reel type extension lead	TP

*NOTE – THE FITTED CUPBOARD TO THIS AREA IS ASSUMED A LANDLORDS  
FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **NUMBER THREE**

#### **MISCELLANEOUS TO SERVERY**

#### **LOWER RIGHT HAND SECTION**

Recessed downlighter electric fitting and bulb to ceiling

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6 – 25 & 50ml optic measures and brackets	
Black and gilt trade notice	
Small quantity of shelf mats	
* The installation of house POS till terminal with POSIFLEX 15" flat screen colour monitor, preloaded software and fittings	TP
Black metal cash drawer for same	TP
* Black cased SNBC electric slip printer and connections	TP
Wooden serving shelf to door with battens	
Black non-slip step nosing to step	
Small brass horse figurine to display case top	
The wood and glass wall display case with clay pipe display	
Circular metal wall clock with roman numeral face	
* 90cm Stainless steel and grey cased twin sliding door refrigerated bottle display and dispense cabinet with cable by CATER-COOL	TP
<i>NOTE – ALL BEER RAISING AND DRINKS DISPENSE EQUIPMENT IS ASSUMED THE PROPERTY OF THE LANDLORD AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
3 – recessed downlighter electric fittings and bulbs to over bar canopy with bulbs and glass shades	
Crown cork opener and plastic catcher	TP
Mauve plastic waste bin	TP
<i>NOTE: THE NON SLIP FLOORING IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	

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#### LEFT HAND UPPER AREA

2 – brass bullseye recessed downlighter electric fittings and bulbs as before

- \* Bulkhead emergency light fitting

Wood and metal wine bottle rack over arch as made to hold 39 bottles

Wooden wall board with hooks and bulldog clips

- \* Similar POSIFLEX house POS till terminal as before with preloaded software and fittings

TP

Black metal cash drawer for same

TP

- \* SNBC slip printer and connections

TP

Chrome bill spike

TP

Barman's knife

TP

Red, black and chrome contemporary corkscrew

TP

Chrome and white butterfly cork extractor

TP

5 – stainless steel 25ml thimble measures

7 – 50ml similar stainless steel thimble measures

Stainless steel and wood semi-circular bar board

Fruit tongs

Cutting knife

Metal jigger measure

TP

Chrome finish mixing spoon

TP

Metal and black ice crusher

TP

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Set of 5 graduated size wine thimble measures (125–250ml)

Brass bell with striker, bracket and chain

Quantity of shelf mats as before

Crown cork opener and plastic catcher

*NOTE – THE COMMERCIAL COFFEE MAKING EQUIPMENT IS ON RENTAL AND THEREFORE EXCLUDED FROM THIS INVENTORY*

- \* Silver cased TEAC CRH2571 CD player/receiver with cable connections
- \* The computer tablet for music storage with preloaded software, cable and cover
- \* Black cased twin sliding door refrigerated bottle display and dispense cabinet by PENTLAND with cable (Model KBKBC2 Serial No. KB1909112049)

TP

*NOTE: THE NON SLIP FLOORING AND STEP NOSING ARE ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### REAR LOBBY AREA

Recessed downlighter electric fitting and bulb as before

- \* Bulkhead emergency light fitting
- \* The installation of house fire alarm with CHECKPOINT PLUS 4-zone control box and all ancillaries to complete system
- \* Stainless steel cased BRAVILOR BONAMAT NOVO 2 coffee percolator and jugs
- 6 – miniature blue and white glazed ware cups to display case
- \* The blue and white cased HP DESKJET 2630 all-in-one printer/scanner/copier with cable

TP

TP

Telephone handset

TP

13-Amp plug adaptor

TP

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*NOTE – THE BT ROUTER BOXES ARE ASSUMED ON RENTAL AND THEREFORE EXCLUDED FROM THIS INVENTORY*

*NOTE – THE CREDIT CARD READER IS ASSUMED THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY*

- \* PANASONIC cordless telephone handset with charger base and cable TP
- First aid box and partial contents TP

#### **WASH-UP ROOM**

Fluorescent electric light fitting and tube

Laminate shelf to recess

Stainless steel single bowl and twin drainer sink unit with pillar taps and cupboard under

- \* Jug electric kettle and cable TP
- Stainless steel conical bowl hand basin and taps
- \* Stainless steel cased POLAR T316 auto electric ice-maker with all plumbing connections and cable TP
- 2 – plastic ice scoops
- Pair of fruit tongs
- Grain front stand for ice-maker with timber upright
- Stainless steel cylindrical water softener with stand for glasswasher
- \* Stainless steel cased AMIKA 40XL electric glasswasher with all plumbing connections and cable (Serial No. 2958354 – dated 08/2018) TP
- Box tube metal framed stand for same
- 120cm Tubular pot shelf and brackets

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Wood framed cork lined notice panel

Plastic mop pail

Plastic waste bin

*NOTE – ALL STOCK IS ASSUMED THE PROPERTY OF THE TENANT TOGETHER WITH TRADE GLASSWARE AND SUNDRY CLEANING MATERIALS AS LEFT UPON THE PREMISES*

#### **NUMBER FOUR**

##### **GROUND FLOOR CATERING KITCHENS**

##### **LOBBY BETWEEN KITCHENS & CROCKERY STORE**

Circular ceiling electric fitting with tube and shade

- \* Bulkhead emergency light fitting

*NOTE: THE NON SLIP FLOORING THROUGHOUT THE CATERING AREAS IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

##### **CROCKERY STORE**

Fluorescent electric light fitting and tube

1.7 Metre Wide White painted timber fitted open front shelving unit with 4 internal shelves

- \* Stainless steel cased CAPITAL COOLING ROYAL MARK II 400HS upright refrigerator with external thermometer and cable
- \* Stainless steel cased SAMSUNG CM1929 1850watt commercial microwave oven and cable
- \* Chrome and black cased 4-slice electric toaster and cable

TP

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120 x 60cm Stainless steel preparation table with box tube frame and two-tier undershelfing

The laminate lined timber 4-tier single return shelving unit with painted frame, approx. 3 metres run

- \* Silver cased KENWOOD MULTI 1 4.3litre 1000watt food mixer with stainless steel bowl and fittings
- \* Stainless steel cased PRODIS HC200FSS under counter style freezer with external thermometer and cable (Serial No. 8069864)

The marble patterned tile flooring as laid and planned

Wood framed blackboard notice panel

Yellow plastic wet floor caution triangle

Alloy handled mop

Tubular handled broom

The galvanised iron 1.7 metre trunking unit to link kitchen wall with external wall

First aid bag and partial contents

TP

Wooden first aid wall box and partial contents

TP

#### MAIN KITCHEN

3 – fluorescent electric light fittings with tubes and box diffusers

- \* 2 – bulkhead emergency light fittings

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- \* 3.65 Metre Stainless steel box formation of air extract and intake unit with 3 louver grille air intake front, recessed mesh base, 3 internal bulkhead lights, 3 removable mesh grease filters complete with all framing etc

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5 – various stainless steel splashback panels behind same with joint strips

- \* 90cm Stainless steel and blue cased BLUE SEAL 3-burner gas fired char grill with table stand and connections TP

- \* 57cm Stainless steel cased BLIZZARD twin basket/twin well table top deep fat fryer with controls and cable TP

Stainless steel table stand for same with box tube frame and undershelf

- \* Stainless steel and blue cased BLUE SEAL gas range with 6-burner hob top, controls, single door oven and connections
- \* Stainless steel and blue cased BLUE SEAL gas grill with twin burner controls and piping connections

A quantity of retaining straps to appliances

A quantity of yellow commercial gas hoses to appliances

- \* 60cm Stainless steel cased LINCAT DF66 table top twin tank/twin basket deep fat fryer with controls and cable (Serial No. 30145948)

65cm Square Stainless steel table stand for same with box tube frame, tray slides and fittings

50 x 60cm Stainless steel low preparation table with box tube frame and undershelf

150 x 60cm Stainless steel preparation table with box tube frame

- \* 2 - stainless steel cased PRODIS HC200RSS commercial under counter refrigerators with external thermometers and cables (Serial Nos. 7158842 & 7158864)
- \* 2 – stainless steel cased SAMSUNG CM1929 1850watt commercial microwave ovens as before

Black cased commercial slip printer as connected to till system

Laminate shaped windowsill liner

Small wood shelf and batten

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Twin railed tubular utensil rack over window	
* Stainless steel cased PRODIS HC400FSS commercial upright freezer with external thermometer and cable (Serial No. 8077043)	
Black plastic dustbin	
* White box emergency light fitting with pictorial shade panel	
* 2 – stainless steel cased PRODIS HC400RSS refrigerators as before (Serial Nos. 8128478 & 8128480)	
Magnetic knife rack	TP
Metallic menu slip order rail	
White laminate splashback panel	
Commercial can opener to kitchen table	TP
180 x 61cm Stainless steel preparation table with box tube frame and undershelf	
* Stainless steel and white cased BOSCH multi-purpose food mixer/blender with controls and cable	TP
* 3-Socket extension lead	TP
* Stainless steel cased SAMSUNG CM1929 1850watt microwave as before	
2 – various extractor fan control boxes	
Stainless steel square bowl hand basin with taps and piping connections	
180cm Stainless steel twin bowl sink unit with 4 pillar taps, box tube frame and undershelf	
230cm White painted timber wall cupboard unit with 3 open sections, single door and internal shelf	
Plastic bulk hand towel dispenser to side of same	

- \* Silver and black cased ASPECTEK twin tube ultra violet fly killer and cable TP
- \* 2 Litre wet chemical fire extinguisher with bracket and tablet
- Stainless steel circular cased combination clock/thermometer and hygrometer
- The installation of gas interlock system GO2R control with all ancillaries to extractor canopy
- 2 – variable speed fan control boxes with concealed fans
- WRAPMASTER 4500 foil dispenser TP
- 130 x 60cm Stainless steel preparation table with box tube frame
- \* 58cm Stainless steel cased SMEG 5004-16 square rack dishwasher with all plumbing connections and cable (Model UD505DSUK Serial No. 1-242025-19219-004-03-06) TP
- Black plastic dustbin
- //
- \* 150cm Stainless steel cased twin sliding door plate warming cabinet to centre of room with bain marie pot top, controls and cable
- \* 146cm Stainless steel 3-tier gantry hot lamp shelving unit with tubes, controls and box tube frame
- 2 – menu slip order rails to same
- 122 x 58cm Stainless steel preparation table with box tube frame, railed undershelf, inclined salad pot over shelf and fittings
- Menu slip order rail to same
- LARDER CUPBOARD OFF**
- 3 – plywood shelves and batten supports
- Plastic dustPan and brush

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Kitchen broom

#### **REAR STAFF ENTRANCE LOBBY**

- \* White box emergency light fitting with pictorial shade panel

2 – wooden wall blocks and hook

White tubular metal folding framed 2-tread stepladder

TP

6-Hook lath to door

#### **COLD CELLAR**

Fluorescent electric light fitting with tube and box diffuser

- \* Bulkhead emergency light fitting

The grey cased formation of MARSTAIR modern single fan cellar cooler unit with digital thermometer and all internal and external fittings and accessories (Serial No. 3429437)

MASONS thermometer

- \* 2Kg CO<sub>2</sub> fire extinguisher with bracket and tablet

Blue box tube metal framed KAYEL beer stillage with 3 sprung gilt metal barrel tilts

3 – matching freestanding barrel tilts

- \* Matching blue metal KAYEL manual winch barrel hoist (Serial No. 90168166-0465)

Squeegee mop

FIRE DOOR tablet

White plastic laminate lined shelf and brackets

Rubber head mallet

TP

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Orange plastic hard hat with ear defenders TP

#### **BOILER ROOM OFF**

Batten electric fitting and bulb

2 - reserve sprung metal barrel tilts

Broom

Pair of wooden 5-tread swing back steps TP

Yellow plastic wet floor caution triangle TP

#### **NUMBER FIVE**

#### **EXTERIOR OF PREMISES**

#### **PATIO AREA BY RESTAURANT & ENTRANCE LOBBY DOOR**

Multi-channel TV aerial with mast and leads into roof

Large STAR sodium floodlight electric fitting with brackets and connections

3 Metre Stained wood picket style fence to separate patio from car park arch with gate, posts and latch fitting

Black metal hanging basket bracket TP

2 - 152cm railed wood combination bench picnic tables

Railed metal patio style armchair as planter with metal pail and floral display

4 - scroll metal hanging basket brackets with 4 baskets by restaurant windows TP

2 - terracotta style chimney planters (DAMAGED) TP

Decorative black metal hand pump display with concrete style sink

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Concrete step display with metal flowerpot and contents to top

The 10 metre 2-section electric awning blind over restaurant windows with all fittings, controls and cabling

Square sign and chain by entrance door re OPEN & CLOSED

TP

\* Bulkhead emergency light fitting

2 – electric bell presses and wiring with internal fittings

TP

Black metal bracket with tapered gilt and glazed lantern light fitting and bulb

TP

2 – further hanging baskets and brackets

TP

Ribbed brown glazed ware plant pot and contents

TP

Galvanised iron 3-section bicycle rack

4 – scroll metal hanging basket brackets and 2 baskets as before

TP

2 – various plant pots and contents

TP

Wagon wheel framed bench seat as planter stand with black plastic planter and contents

*NOTE – THE DEFIBRILLATOR IS ASSUMED ON FREE LOAN AND THEREFORE EXCLUDED FROM THIS INVENTORY*

The RAIN BIRD water regulator valve for outside piping (DISCONNECTED)

3.3 Metre Similar picket fence as before to separate patio from front entrance area with gate and posts

#### **LOCKDOWN SOLUTION DINING AREA**

The 9.5 metre x 3 metre decking board formation of raised smoking solution dining platform with entrance step, 2 trellis front fence panels and posts, close bordered timber side and rear fence panels complete with 8 x 4" square uprights, corner bracing and beamed canopy top with plastic liner

TP

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A quantity of weatherproof lighting as draped around same with bulb holders and bulbs	TP
2 – hanging baskets as before	TP
3 – black infra-red hot lamp units with brackets and cables	TP
8 – pairs of neutral coloured fabric screen curtains as hung with metal ring tops and poles	TP
4 – 152cm combination bench picnic tables as before	

#### **FRONT CORNER HARDSTAND AREA**

*NOTE – ALL HOUSE SIGNWRITING AND SIGNAGE IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Modern slimline weatherproof fluorescent electric light fitting with tubes over front window area

Black metal and glazed square lantern period light fitting with bulb and bracket

4 – scroll metal hanging basket brackets

2 – hanging baskets and contents	TP
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4 – metal bound half cask planters to flowerbeds	TP
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Similar POWER FLOOD sodium floodlight electric fitting with bracket and bulb

3 – 97cm wooden plank flower troughs and contents to boundary road	TP
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Wood framed blackboard notice panel written – SPECIALS

*NOTE – THE HALL & WOODHOUSE SUPPLIED A BOARD SIGN IS ASSUMED ON FREE LOAN AND THEREFORE EXCLUDED FROM THIS INVENTORY*

Coil spring closer to patio gate

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#### GROVELY ROAD SIDE OF HOUSE

Large black and white sign to post – CAR PARK

#### MOUNT LANE REAR OF HOUSE

Nil

#### CAR PARK

A quantity of cut trunk flowerbed protection blocks as laid

*NOTE – ALL WASTE AND RECYCLE BINS ARE ASSUMED THE PROPERTY OF  
THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY*

3 – modern larch lap 6ft fence panels to create bin screen with posts

TP

#### LAWN GARDEN AREA

12 – half height larch lap fence panels as fitted over brewery fencing to screen garden from car park

Coil spring to fence gate

Small section of trellis panelling to same

2 – terracotta style plant pots and contents

TP

Old bicycle display with security chain, planter and contents

Customer

8 – 153/183cm railed wood combination bench picnic tables as before

8 – trade sun umbrellas and extension poles

TP

3 – tubular metal framed rattan style square form patio chairs with woven plastic strand backs, armrests and seat panels

2 - matching two-seater sofas

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3 – brown woven plastic strand matching square top dwarf stools/tables en suite

2 – matching circular tub chairs en suite

Matching circular table with glass top

6 – brown woven plastic strand square form rattan style patio armchairs

Matching oblong top coffee table with glass liner

//

Sodium floodlight electric fitting with bulb and bracket over calor gas tank area

Metal cauldron effect planter and contents under same

TP

Terracotta plant pot and contents

TP

#### **ROADSIDE SHED HARDSTAND AREA**

3 – various terracotta plant pots and contents

1.8 Metre x 1.2 Metre Close bordered timber storage shed for garden equipment with single door (DELAPIDATED)

#### **STEPS & PASSAGE AREA TO BARS**

Terracotta style plant pot and contents to flowerbed

TP

2 – bulkhead electric light fittings with bulbs, shades and cage enclosures

The galvanised iron louver cover to extractor fan

#### **PRIVATE YARD AREA**

Long length of green and black hose with reel and attachments by VERVE

TP

HOZELOCK long arm watering attachment with nozzle and handle (TAPED)

The galvanised iron and mesh cowl cover for kitchen extractor unit

Bulkhead wall light electric fitting with bulb, shade and cage cover

Wooden garden style two-seater bench for staff use

Blue plastic mop pail with wringer attachment and mop.

Bulkhead emergency light fitting

3.6 Metre x 3.6 Metre Heavy duty close bordered timber formation of stable store with stable style 2-section door, metal corner capping, inclined roof and fittings etc

TP

#### **INSIDE STABLE STORE**

*NOTE – WE ARE INFORMED THAT THE CONTENTS TO THE STABLE STORE ARE OF AN OPTIONAL/PERSONAL NATURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **TOP OF PREMISES**

A quantity of electric light fittings and bulbs throughout the private accommodation

*NOTE – THE FITTED KITCHEN CABINETS ARE ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

*NOTE – ALL REMAINING DOMESTIC FURNISHINGS ARE OF AN OPTIONAL/PERSONAL NATURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **CALOR GAS TANK ENCLOSURE**

Circular wall light electric fitting with bulb and shade

*NOTE – THE ENCLOSURE FENCING AND CALOR GAS TANK ARE ASSUMED THE PROPERTY OF A THIRD PARTY/LANDLORD FIXTURES AND THEREFORE EXCLUDED FROM THIS INVENTORY*

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Padlock and key to enclosure gate

Two tone brown moulded plastic garden storage chest with hinged lid and double doors

#### **COVERED ARCHWAY AREA**

Fluorescent electric light fitting with tube and box diffuser

2 – various lantern wall light electric fittings and bulbs

Hasp, staple, padlock and key to linen store door

#### **LINEN STORE**

*NOTE – WE ARE INFORMED THERE ARE NO TRADE ITEMS TO THIS STORE*

#### **NUMBER SIX**

#### **HOTEL ACCOMMODATION**

#### **LOBBY FOOT OF STAIRS TO COVERED COURTYARD**

- \* Bulkhead emergency light fitting

Circular ceiling electric fitting with bulb and shade

Tubular metal framed ironing board and cover

The ribbed grey fibre matting as laid and planned to close fit, approx. 3 sq. metres

#### **STAIRCASE TO FIRST FLOOR**

The toned brown fibre carpeting as laid and planned to treads and risers, approx. 6 metres run (MARKED)

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### **LOBBY TOP OF STAIRS**

Circular ceiling electric fitting with bulb and shade

- \* Bulkhead emergency light fitting

Wooden curtain pole and brackets to window

Pair of 1.8 metre drop neutral coloured leaf patterned fabric curtains as hung TP

Pair of matching tiebacks and hooks TP

2 – various rustic art carved wooden animal figurines – OWL & PIG TP

4 – various wooden frames for brewery posters (INCLUDING OVER STAIRS PICTURE)

Gilt framed blue tinted print of children in field

Oval needlework style picture – ALONG THE FENCE

Modern door spring

NO SMOKING sticker sign

Circular FIRE DOOR tablet

Rubber doorstep

The similar toned brown carpeting as before as laid and planned to close fit, approx. 3 sq. metres (MARKED)

Metal nosing strip to same

### **MAIN LANDING BY BEDROOM 1**

- \* Bulkhead emergency light fitting

2 – white half bowl wall light electric fittings and bulbs

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Green and white FIRE EXIT tablet to staircase door	
2 – circular FIRE DOOR tablets	
2 – silver framed and glazed card mounted floral theme prints	
Wooden framed window theme display with mirror liner	
Lath and 2 hooks	
Painted wood display shelf and battens	
Female figurine	TP
A quantity of hardback books, approx. 7 in total	TP
Dark stained wood open front bookcase unit with 2 internal shelves	TP
A large quantity of house DVD's for residents use	
Similar carved rustic owl figurine as before	TP
Stained wood trinket drawer with metal handle	TP
3 – stained wood curtain poles with shaped ends and brackets	
Pair of 2.1 metre drop old gold and brown leaf patterned fabric curtains as hung	TP
2 – rope tiebacks and hooks	TP
3 – various cups/tankards to windowsill	TP
White glazed ware teapot plant pot and contents with place mat	TP
Red plant pot and contents with place mat	TP
Bird patterned jug	TP
* 2Kg CO <sup>2</sup> fire extinguisher with bracket and tablet	
* 9 Litre water type fire extinguisher with bracket and tablet	

Place mat to windowsill

Large plastic square planter and succulent plant contents

Twist security bolt to consumables cupboard door

*The multi-coloured floral patterned fabric upholstered wing armchair with loose seat cushion and wood cabriole leg supports*

2 – blue fabric scatter cushions to same

TP

74cm Dark stained wood veneer DEMI-LUNE table with shaped dental edge and club leg supports

TP

2 – coasters to same

*The similar toned brown carpet as before as laid and planned to fit, approx. 12 sq. metres (MARKED)*

Metal nosing strip to cupboard door

Metal door nosing strip

#### **CONSUMABLES CUPBOARD BY ENTRANCE DOOR**

2 – laminate shelves and battens

#### **LINEN STORE ADJOINING**

White metal 4-tier shelving units

Red plastic mop pail and mop

TP

Plastic bristle cobweb broom

TP

\* Red and black NUMATIC tub electric vacuum cleaner and cable

TP

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#### **INNER LANDING AREA BY BEDROOMS 2-4**

Circular ceiling electric fitting with bulb and bowl shade

White half bowl wall light electric fitting and bulb

3 – FIRE DOOR tablets

Gilt framed and glazed card mounted Limited Edition colour print of children under trees (91/500)

The similar carpet as before as laid and planned to fit, approx. 2 sq. metres

#### **BOILER CUPBOARD OFF**

Nil

#### **THE BEDROOMS**

##### **BEDROOM 1 – NADDER**

2 - white half bowl wall light electric fittings and bulbs

2 – black metal wall light adjustable fittings with bulbs and black wire cage shades TP

//

Modern door spring to door

Quantity of WARNING and FIRE signs to door

Large moulded wood framed bevel edge oblong dressing mirror TP

163cm Painted timber dressing table and open front wardrobe unit with glass liner, shelved and drawer upright and a quantity of hangers

- \* Jug electric kettle and cable
- \* Black cased BUSH 19" flat screen TV set and cable

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Adjustable bracket for same

Curtain track and fittings

TP

Pair of 2.3 metre drop petrol blue coloured fabric curtains as hung

TP

2 – rope tiebacks with hooks and ball decorations

TP

Wood framed and glazed card mounted colour print – SALISBURY CATHEDRAL

Shelf and brackets by bed

//

2 – brown fabric covered single divan beds with mattresses and padded headboards, covered in brown PVC

TP

2 – floral patterned scatter cushions to bed

TP

Stained wood bentwood stick back dressing table chair with padded seat, covered in scroll patterned fabric

TP

Drum style waste bin

TP

The toned brown carpeting as laid and planned to close fit, approx. 11 sq. metres

Metal nosing strip to bathroom

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and bowl shade

Metal double hook

Chrome toilet roll holder

Chrome towel rail

WC type extractor fan

Strip light electric fitting with combined shavers point

Frameless glass square vanity mirror

Chrome liquid soap dispenser

Chrome wire corner shower tidy tray

Chrome pedal bin

*NOTE: THE VINYL FLOORINGS TO BATHROOMS ARE ASSUMED A LANDLORDS  
FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY*

#### **BEDROOM 2 – WYLYE**

2 – white half bowl wall light electric fittings and bulbs

2 – gilt adjustable arm wall light electric fittings with bulbs and shades

//

Modern door spring

Set of FIRE ACTION & DOOR TABLETS as before

Small ornate gilt framed bevel edge oblong vanity mirror

TP

1.8 Metre Similar fitted dressing table and open wardrobe unit as before

- \* Jug electric kettle and cable

Drum waste bin

- \* Black cased BUSH 19" flat screen TV set with integral DVD player and cable

Adjustable bracket as before

Similar moulded wood framed bevel edge dressing mirror as before

TP

Curtain track fitting as before

TP

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Pair of 2.2 metre drop toned old gold leaf patterned 1½ width curtains as hung

TP

White teapot vase and artificial floral display

2 – wooden bedside shelves

Wood framed and glazed card mounted colour print as before – SALISBURY CATHEDRAL

//

Brown fabric covered double divan bed and mattress

TP

Wooden headboard for same

TP

4 – various scatter cushions to bed

TP

The light grain smokers style rocking armchair with lath back and saddle seat

Scatter cushion to same

TP

Similar fret cut wood lath back chair as before with drop-in style padded seat, covered in stripe patterned fabric

Floor mounted doorstop

The toned brown carpet as before as laid and planned to close fit, approx. 11 sq. metres (MARKED)

Rubber doorstop to cabinet side

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and bowl shade

Metal double hook

Chrome toilet rail

WC type extractor fan

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Strip light electric fitting with combined shavers point

Frameless glass mirror tile

Chrome liquid soap dispenser

Metal towel hoop

Chrome wire corner shower tray tidy

Pan brush and holder

Chrome toilet roll holder

Pedal bin

### **BEDROOM 3 – BOURNE**

2 – white painted half bowl wall light electric fittings and bulbs

2 – similar gilt adjustable arm wall light electric fittings with bulbs and conical shades

//

Modern door spring

Set of FIRE tablet signs to door as before

2 – painted wood bedside shelves and brackets

Wood framed and glazed card mounted colour print as before – SALISBURY CATHEDRAL

Curtain track fitting as before

TP

Pair of 2.1 metre drop red and neutral coloured floral patterned fabric curtains as hung

TP

Pair of matching rope tiebacks with hooks and large tassel decorations

TP

White glazed ware teapot plant pot and contents

TP

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Wood moulded framed oblong dressing mirror as before

TP

1.8 Metre Similar open front wardrobe and dressing table unit as before

- \* Black cased BUSH 19" flat screen TV set as before with integral DVD player and cable

Adjustable bracket for same

- \* Jug electric kettle and cable

Waste bin

Stained wood 3-spindle back dressing table chair with padded seat, covered in old gold fabric

TP

Double divan bed and mattress as before with padded headboard, covered in stitched brown PVC

TP

3 – scatter cushions to same

TP

The similar brown carpet as before as laid and planned to close fit, approx. 12 sq. metres (MARKED)

Rubber doorstep

Metal nosing strip to bathroom

#### **EN SUITE BATHROOM**

Circular ceiling electric fitting with bulb and shade

Metal hook to door

Liquid soap dispenser

Strip light electric fitting with combined shavers point

Frameless square glass mirror tile to wall

Pedal bin

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Chrome towel hoop

WC type extractor fan

Chrome wire corner shower tidy tray as before

Further liquid soap dispenser as before

Chrome towel rail

Chrome toilet roll holder

Pan brush and holder

#### **BEDROOM 4 – AVON**

2 – white half bowl wall light electric fittings and bulbs

2 – gilt adjustable arm single branch wall light electric fittings with bulbs and shades

//

Modern door spring

Set of FIRE DOOR and WARNING signs as before

Moulded wood framed bevel edge oblong dressing mirror as before

TP

\* Black cased BUSH 19" flat screen TV set with integral DVD player and cable

Adjustable bracket for same

Curtain track fitting as before

TP

3 – 2.2 metre drop brown fabric curtains as hung

TP

3 – rope tiebacks and hooks with ball decorations

TP

Plant pot and contents to windowsill

TP

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2 – wood bedside shelves and brackets

Wood framed and glazed card mounted colour print as before – SALISBURY CATHEDRAL

1.8 Metre Similar white painted fitted wardrobe and dressing table unit as before with glass liner

Quantity of security hangers to same

Jug electric kettle and cable

Drum waste bin

Moulded gilt framed square vanity mirror TP

Dark stained wood period style dressing table chair with lath back and padded seat, covered in old gold and floral stripe patterned fabric TP

Brown fabric lined double divan bed and mattress with striped patterned fabric padded headboard TP

The similar brown carpet as before as laid and planned to close fit, approx. 10 sq. metres

Metal nosing strip to bathroom

#### EN SUITE BATHROOM

Circular ceiling electric fitting with bulb and bowl shade

Strip light electric fitting with combined shavers point

Frameless square mirror tile

2 – various liquid soap dispensers

Chrome wire corner shower tidy tray

WC type extractor fan



Hook

Rubber doorstep

Chrome toilet roll holder

Chrome towel rail

Pan brush and holder

Pedal bin

**END OF INVENTORY**

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The Barford Inn, Barford St. Martin



**FILE COPY**

## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 11467583

Charge code: 1146 758 3 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th August 2022 and created by PAS CATERING LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th August 2022 .

Given at Companies House, Cardiff on 30th August 2022



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**