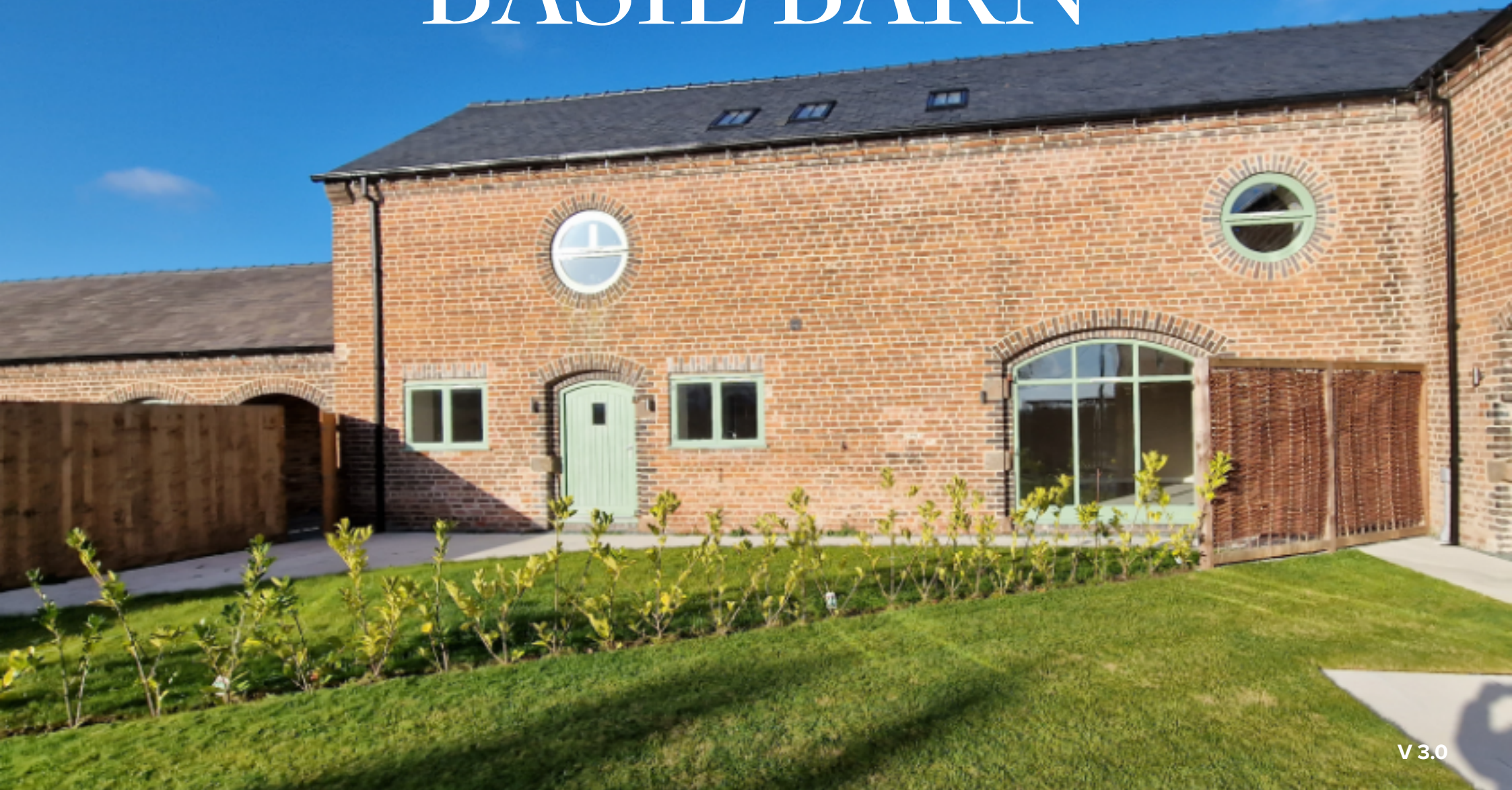


# BASIL BARN



V3.0



## LIGHTEACH ESTATE



# LIGHTTEACH ESTATE



Lightteach Estate

# Modern living, iconic setting

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We are restoring Lighteach Estate to its former glory set in a modern context so that today's generation can enjoy living, working and simply being in the glorious Shropshire countryside.

This is about creating the English idyll. We want to celebrate the heritage and culture that makes Britain great. We are working throughout to enhance the current structure whilst maintaining its historic heritage.

Lighteach can trace its roots back to the 8th Century and Saint Chad. It has remained steadfast throughout the centuries providing the food for Britain. In all of the centuries it has only had 5 owners, The Bishops of Lichfield, the Hill Family of Hawkestone fame, The Bathos Family, The Walley Family and now Warm Beautiful Homes.

We prove that there is no need to settle for anything less than the best. In a world of compromise and change, occasionally a project rises above the mainstream. That project is Lighteach Estate and we dedicate it to the families and people who will be enjoying the space in the next millennia.



Basil Barn Rear View

# Extraordinary Design

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Developed for the discerning buyer by Warm Beautiful Homes Operations Ltd your new home is an aspirational statement. It is part of the increasing portfolio of homes that are each uniquely desirable.

The design by LK2 Architects and by Prior Architects creates a sense of warmth, with elements inspired by the property's natural surroundings. Open, expansive spaces are designed to bring the outside in and offer a tranquil refuge. The interiors reflect a sophisticated use of natural materials and refined finishes, each selected to enhance the comfort of everyday life.

This is an inspirational integrated development that puts you on the pulse of the aspirational lifestyle. Privacy is guaranteed with distinct boundaries and sound proofing

Basil Barn has massive ground floor windows allowing light to flood into the open plan rooms. The surrounding area is currently grassed, leaving room for your inspiration to make the space even more special. The area is yours to design, develop and enjoy.



Basil Barn Front View

# Extraordinary Spaces

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Your living area is elegant and stylish with huge windows to the stunning courtyard. The property is compact with outstanding views to the countryside with private easy parking.

The living area is framed with hardwood stairs with sparkling glass balustrades. It has numerous spotlights and side lighting which allows you to create whatever ambience you choose

Your gourmet kitchen is a cut above the rest. It has all of the best appliances from AEG, brand new and waiting for you. Tiles are all by Porcelonsa. Feature lighting illuminates your cuisine as you cook and when you are relaxing there is ample cupboard space. Your kitchen is a reflection of timeless elegance.

You have four bathrooms all of the highest standard with brand new power showers waiting to wash away the cares of the day.

Your three bedrooms have been created with massive authentic beams and trusses which together with iconic circular windows give a unique character. They are wired for TV, power and bedside facilities.



Basil Barn Kitchen

# Extraordinary Facilities

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Your new home has it all and everything is brand new, spotless and ready for you. It complies with the latest building regulations for both thermal and acoustic insulation

There is :-

- Security with a new built in intruder alarm
- Smoke and fire detection
- LPG gas central heating with WiFi control
- Underfloor heating downstairs
- Massive insulation throughout
- A feature faux fire place wired for your TV
- A new internet connection
- A state of the art kitchen
- Bathrooms with rain showers
- All tiles are by Porcelanosa
- All doors are solid wood
- Bespoke double glazed windows
- Complies with electrical 18<sup>th</sup> edition IET
- Gas safe certificate
- A full ICW 10 year structural warranty



# Reassurance

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We want our customers to enjoy their new homes free from any worries. We are not about mass production, but rather individual buildings carefully crafted, with traditional methods to stand the test of time.

To provide even more reassurance we have this six fold guarantee:

## **ICW 10 Year Warranty**

All properties come with a 10 year structural warranty from ICW. ICW currently insure over 10,000 projects and are recognised by 97% of mortgage lenders.

## **ICW 2 Year Workmanship Warranty**

The ICW warranty covers defects affecting the home and any common areas which are clearly attributable to material and/or workmanship faults. Warm Beautiful Homes will always as a first measure repair or replace any such defects.

## **Building Control**

All work is inspected and approved as it progresses by ICW Building Control. ICW provide the Building Regulation approval process to ensure compliance of projects both at plan and site stage.

## **Manufacturers Warranties**

We pass on the benefit of all manufacturers warranties and provide the appropriate documentation.

## **Emergency Call Out Cover**

We provide first year emergency call out cover from a major UK home care service.

## **Warm Beautiful Homes Customer Care Policy**

We have adopted a customer care policy, which you can see in full here:-  
<https://wbh1.co.uk/customer-care-policy>.



# Life Quality

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Much of the quality of our lives is dependant up the health and diversity of the natural world. We are all dependant upon biodiversity. Our developments seek to preserve and enhance that environment.

## **Giving Nature A Home**

This development is in an area of abundant wildlife, biodiversity and attractive landscape. Our homes do not come at the expense of wildlife or nature.

We seek to enlarge the green areas, stop barriers to wildlife movement and minimise the amount of land we cover in paving and driveways. We move vehicles and parking away from the homes we create as far as possible. Drainage systems are designed to be environmentally friendly and non polluting.

We also provide swallow nesting places (swallow cups), and conserve bat environments where we are able. Hedgerows and other original plants are preserved as far as possible.



## **Reducing Emissions**

Concrete and steel production are two of the processes that produce large amounts of carbon dioxide. So we work to use the minimum amounts of both concrete and steel in our homes. Instead wherever possible we conserve the wood that is full of character and that has supported these structures for years. We provide car charging points where we can.

## **Local Wildlife**

In your new home you will be able to see the common birds such as swallows, house sparrows, starlings, blackbirds, wood pigeons, blue tits, magpies, rosons, great tits, dunnocks, and collared doves. You may even catch a glimpse of the rare species such as the lesser black-backed gull and the glossy ibis.

There will be many types of butterfly, moths and bats. Then there is the local population of, for example, squirrels, hedgehogs, moles, shrews, rabbits, hares, otters, voles and many more. This is all about continuity in the countryside.



# Outside

You enter your home from your private parking area with verdant lawns including your own space in the courtyard. There is ample additional parking with spacious roadways and access.

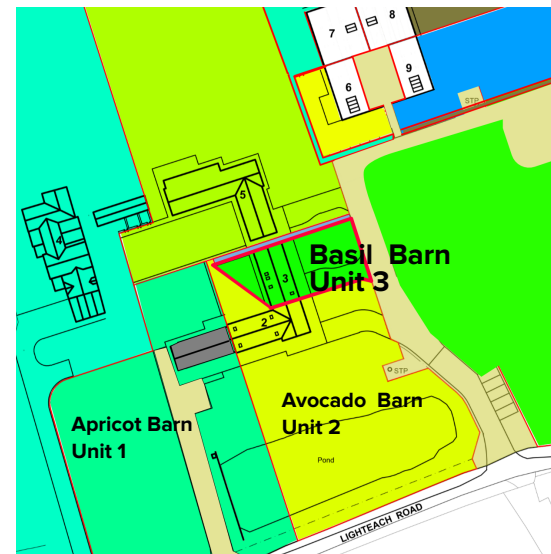
## Communal Areas

The common areas are the zones within the complex, shown beige on the plan, that are enjoyed and shared by the owners. These include the driveways, the ample visitor parking areas and the area around the treatment plant.

## Your Gardens

The land associated with Basil Barn is on the smaller side minimising upkeep. There is an area within the courtyard and an area to the front of the barn together with car parking spaces for two vehicles.

You have ample opportunity to design your perfect garden retreat to soak up the country atmosphere.



Basil Barn boundaries emphasised in thickened red. Blue area is path with right of way for Apricot Barn and Basil Barn owners to allow access to rear land.

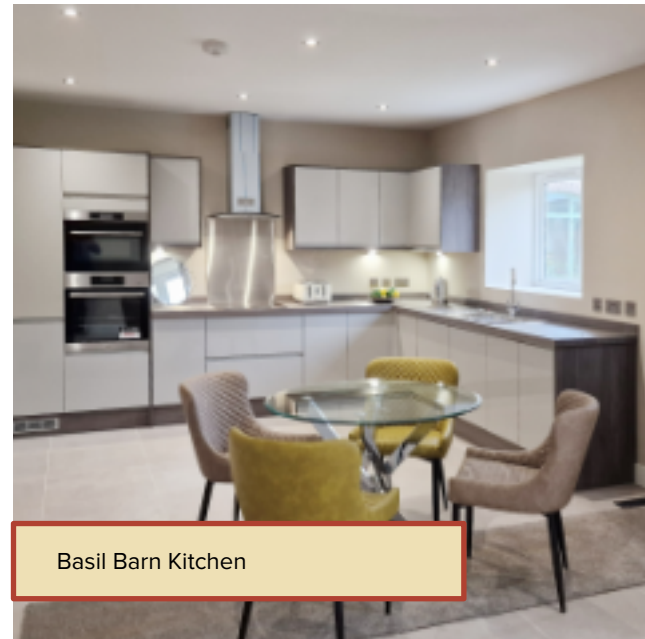
# Ground Floor

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The ground floor of Basil Barn is filled with huge spaces enjoying fabulous views. You will enjoy a full fitted state of the art kitchen. The massive glazing with large windows make this floor a symphony of light.

## Rooms

Luxury Kitchen 4.6m x 3.9m  
Dining Room 3.9m x 2.6m  
Living Room 6.1m x 6.1m  
Inner Hall  
Shower Room with attractive white suite



Basil Barn Kitchen

# Ground Floor

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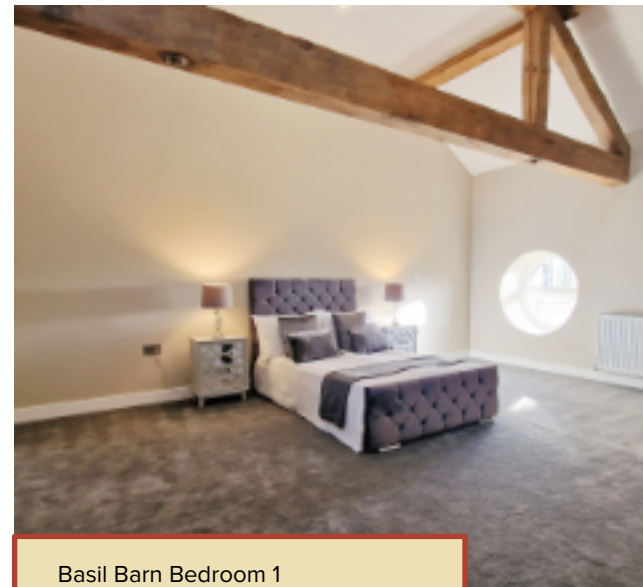


# First Floor

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Massive authentic beams and trusses are features of the first floor, whilst the iconic circular windows frame the epic views of huge skies. And it's all complete with three amazing bathrooms with rain showers.

Bedroom One 6.1m x 4.2m  
En-Suite Bathroom with white suite.  
Bedroom Two 4.8m x 4.3m  
En-Suite with attractive white suite.  
Bedroom Three 3.9m x 3m  
En-Suite with attractive white suite.



Basil Barn Bedroom 1

# First Floor

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Basil Barn Bedroom 3



# Utilities

## Gas

The development has an LPG gas supply fed from your own tank. You can choose the gas provider as you wish.

## Electricity

The development has a mains electricity supply fed to each individual dwelling. You can choose the utility provider as you wish.

## Sewage

Sewage is treated through a communal treatment tank which is discretely buried on site. The cost which will be managed by the management company is estimated to be less than £200 per home per year.

## Internet

Fibre is installed and serves each dwelling. You can choose your broadband provider, as you wish.

## Surface Water

Rainwater is routed to multiple soak aways. The running cost is zero.

## Vendor

Basil Barn and the common areas are owned by a special purpose vehicle called Lighteach Development Ltd. who will be the legal vendor on this project.

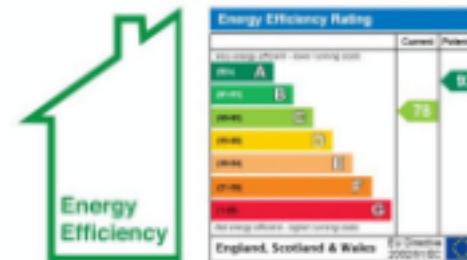
## Management Of Common Areas

The management of the common areas will be carried out by an owner's management company called Lighteach Management Ltd. The shares in the management company will be owned by each home owner in proportion to the number of bedrooms. Ownership of the shares will be transferred upon completion of each sale. The management company will be responsible for the maintenance and upkeep of the common areas and any ongoing charges. It will also be responsible for the emptying of the package treatment plant when needed.

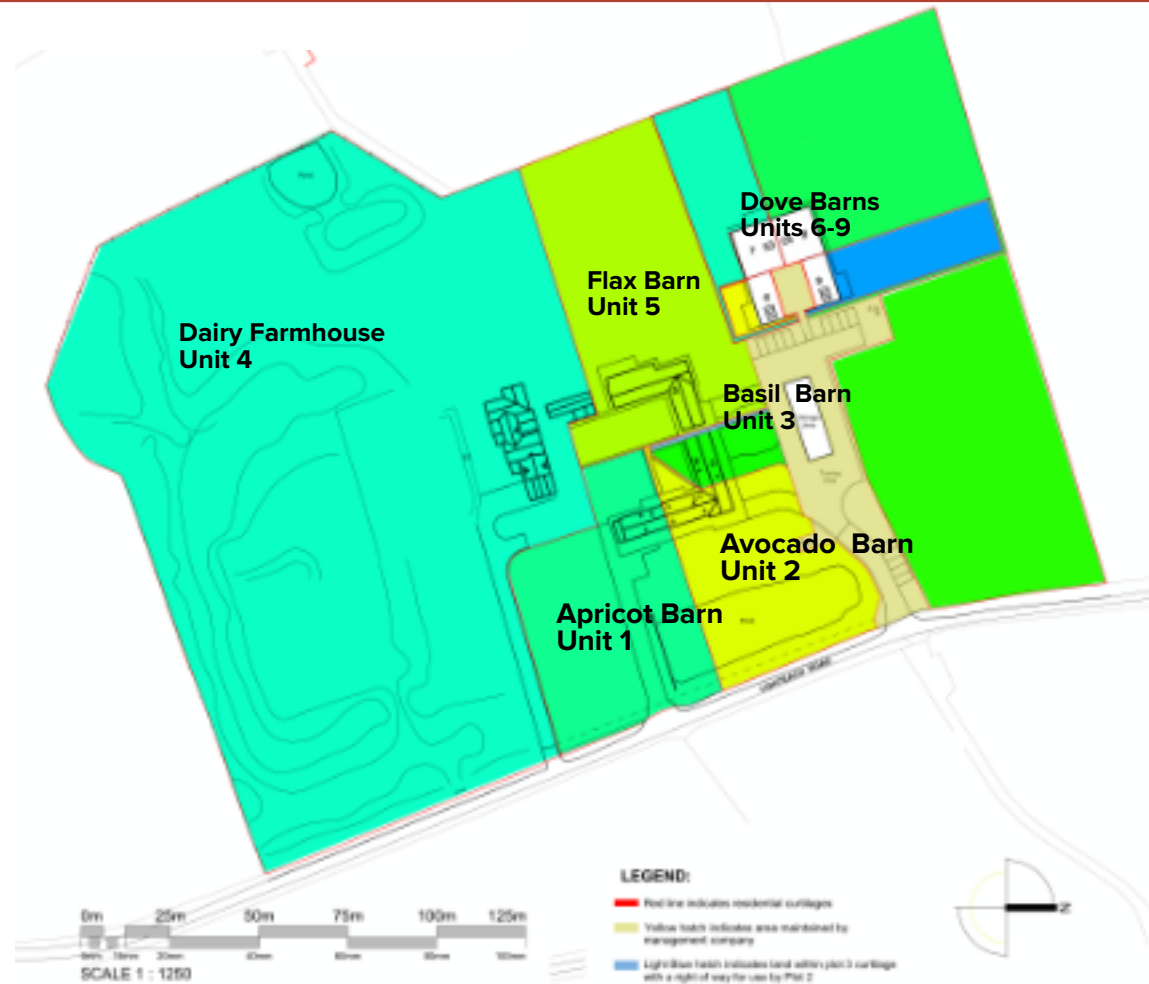
## Service Charges

It is anticipated that the management company will seek to minimise the charges to the owners and, if so, the management charges should not exceed a few hundred pounds a year.

## EPC



# Lighteach Estate Boundaries





# LIGHTTEACH ESTATE



**Basil Barn, Lighteach Estate, Lighteach Road, Prees, Whitchurch, SY13 2DR**



**Warm Beautiful Homes Operations Ltd.**

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## **Disclaimer**

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Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. Photographs may have been altered to give a more realistic impression. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to proceeding.