

*It's extraordinary  
Are you?*



Tarragon Barn, Brinsford Lane, Wolverhampton WV10 7PR



Warm  
Beautiful  
Homes

## EXTRAORDINARY

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In this globalised, commodity driven world it is rare that something truly extraordinary is built. Five years in the developing and building this home called Tarragon is unique. The freehold is now available for you to own, but it may not be for long.

### **Truly Extraordinary**

This is a home which the planners resisted because the location was simply too special. The battle to build this jewel was only won when our barristers acted.

The site is unique, surrounded by green fields within moments of the motorway network. It is a rare space adjacent to the cosmopolitan city of Wolverhampton with it's vibrant cultural scene. Including the iconic Pop Art Collections.

There is nothing old about this development. Yes, it is based on a timeless floor plan but the structure is completely modern and architect designed. The materials and construction methods made it twice as expensive to build as our usual highly specified homes, which are in themselves twice as expensive as the modern estate house to build.



# EXTRAORDINARY DESIGN

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

The design by Fisher German with details 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 access controlled by the state of art powered gates.

The surrounding area is currently laid down to grass leaving room for your inspiration to make your space even more special. The space is yours to design, develop and enjoy.





# EXTRAORDINARY SPACES

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Your living area is a massive double height space with an atrium. It looks over the dining area which enjoys views across to the magnificent bi fold doors which open fully to allow the fresh air to flood in.

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. and

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

Your bedrooms have been created with plunging ceilings mimicking the outside design of your home with concealed storage. They are wired for TV, power and bedside facilities.



# EXTRAORDINARY FACILITIES

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Your new home has it all, and everything is brand new, spotless and ready for you.

There is :-

- A brand new purpose built garage
- Security with a new built in intruder alarm
- Smoke and fire detection
- Controls for the gated access
- Mains gas central heating with WiFi control
- Underfloor heating downstairs
- Massive insulation throughout
- A feature faux fire place ready wired for your TV
- A new internet connection ready for you to choose a provider.
- State of the art air conditioning
- An outside tap
- A double outside power supply
- An electric car charging point
- A full ICW 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 Stroma building control. Stroma provide the Building Regulation approval process to ensure compliance of projects both at plan and site stage. Stroma Building Control is approved by the CICAIR.

#### **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>.



# HOME EXCHANGE

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**At Warm Beautiful Homes Operations we aim to make the process of buying a new home as simple and stress-free as possible. We are excited to introduce our Home Exchange scheme, which offers a fantastic opportunity if want to move into this barn.**

Our Home Exchange scheme allows you to purchase one of our homes without having to worry about selling your current property first. You are instantly like a cash buyer or in legal jargon you are proceedable. The process starts with you getting a valuation on your property from an independent estate agent. We will also form a view on what we believe your property would sell for. Then we agree on a value. From there you instruct your conveyancer or solicitor, and ensure that your finance or mortgage is in place,

We will consider any property for part exchange of any size within the Midlands irrespective of the state of the property. Completion happens on both your old home and your new one at the same time. This means that you can move into your new home without the hassle of finding a buyer for your existing property.

For you, this means: -

- No estate agent fees
- Not relying on unknown people in the chain
- A smoother process
- A definite moving date
- No chain
- No delays



# 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 ghlossy 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.





# OVERVIEW

Tarragon

Albert Barn is designed and constructed as a block built structure, externally clad with masonry and wood with steel elements strategically incorporated for secondary purposes such as reinforcement, framework support, and to facilitate specific architectural features.

The roof is Standing Seam from Ash and Lacy. These roofing systems are renowned for their outstanding aesthetic and performance characteristics and have been used extensively throughout the public and private sectors in the UK for over 30 years. The lower walls are blue brick whilst the upper stone cladding is from is TIER® Natural Stone which is specifically designed to create a distinctive, natural stone finish wherever it is used. Above the stone cladding, the windows are framed with vertical staves of larch wood cladding giving a distinctive visual break to the building. All internal surfaces are brand new using the latest materials.

The premium windows are composite to mimic a zinc finish. There are massive panes of glass within the specifically designed window frames. They are glazed with 16mm gap, argon filled units.

The conversion benefits from a brand new state of the art, energy saving, gas boiler system, Bosch 8000 40Kw, with underfloor heating to the ground floor and designer radiators to the first. The underfloor heating systems have individual room control via WIFI. There is an air source heat pump comfort cooling and heating system by Mitsubishi.

The electrical installation is brand new complying with the new IET 18th edition regulations. Generous power outlets are available. All electrical accessories are premium brushed nickel. Appliances are premium appliances mainly by AEG.

All tiling throughout is Porcelanosa. All doors throughout are solid oak finish fire doors – even where not required. All door furniture is premium chrome by Fortessa.

The building has intruder alarms and heat and fire detection, as required, to meet the latest regulations. The intruder alarm is a Texecom Veritas 8 Zone system configured for a single zone.



# OUTSIDE

Tarragon

## Communal Areas

The common areas are the zones within the complex that are enjoyed and shared by the owners.

Briefly they comprise:-

Powered gated access from massive brick built pillars. The designer gates, which are black steel over grey composite, are controlled by key fob and by controls from each home. There is a voice intercom system integrated.

The gates incorporate the latest safety feature

An access road finished in Cotswold coloured gravel

Combined mailbox and parcel store

Bin storage area

Bore hole water supply building

Septic tank

## Outside features

Turfed lawns

Gabion baskets retaining wall to sculptured slabbed pathway with wooden sleeper planter

3 LED wall washers lights in brushed chrome

Gas consumer unit

Electricity consumer unit

PIR sensor

32 amp, 7Kw car charger unit and isolator

Twin outside sockets

Intruder alarm box

Comfort cooling and heating air source heat pump cassette unit

## Garage/Workshop

Dimensions 4.62 metres by 2.8 metres

Powered anthracite roller shutter door

Additional pedestrian door in anthracite

Internal LED strip light

1 double socket power outlet

Consumer unit





# GROUND FLOOR

Tarragon

## Kitchen/Living Area

Dimensions 7.12 metres by 5.97 metres

The kitchen living area is a modern high tech living space with massive windows which flood light across the premium tiled floors. It has an amazing double height atrium and floating premium hardwood stairs finished with a glass balustrade.

Features include floor tiling by Porcelanosa, under floor heating with Wi-Fi controls, comfort cooling and heating via air source heat pump.

## Kitchen

The kitchen is an individually designed state of the art area. It is light gloss grey with quartz effect work top. Features:

Induction hob by AEG

Twin ovens with a fan assisted oven and combi microwave, grill, steamer unit

Washer/dryer and dishwasher by AEG

Fridge freezer unit by AEG

Wi-Fi controlled extract fan

Peninsular bar with double sockets and USB connection at high level

6 spotlights

4 double sockets in brushed nickel

Smoke and heat detector

Dual kitchen sink in grey composite with mixer tap, in brushed chrome



## Living area

Feature double height living area

TV console unit with aerial points and double socket

Multi-function smart remote controlled multi effect electric fire unit

Internet connection

Massive bi-fold doors and 2 additional feature windows

4 double brushed nickel sockets

Premium glazed front door

Two wall lights

One central pendant, 6 spotlights

Intruder alarm sensor

Underfloor heating manifold and control unit

Consumer unit and intruder alarm control box



# GROUND FLOOR

Tarragon

## Lobby Area

Pendant light  
Carpeted

## Ground Floor Bedroom 1

Dimensions 4.74 metres by 2.93 metres features

TV Power Points  
Massive feature French doors with feature windows in grey composite  
Under floor heating zone Wi-Fi controlled with portable thermostat  
Pendant light  
4 double sockets  
Premium grey carpeted  
Intruder alarm sensor



## Ground Floor Bedroom 2

Dimensions 2.89 metres by 2.44 metres features

TV power point  
Under floor heating zone Wi-Fi controlled with portable thermostat  
Pendant light  
2 double sockets  
Premium grey carpeted  
Twin opening light windows  
Openreach Internet connection point



## Ground Floor Bathroom

Dimensions 2.14 metres by 1.72 metres

Aqualisa shower unit with rain head and wand  
Extract fan  
Porcelanosa tiled floor and walls  
2 LED spotlights  
Eden slimline WC and unit in white  
Under floor heating zone Wi-Fi controlled  
Hand basin with mixer tap  
Armitage shanks bath with bath panel to front  
Heated mirror with shaver toothbrush socket and USB sockets





# FIRST FLOOR

Tarragon

## Master Bedroom 3

Dimensions 4.24 metres by 4.25 metres

Massive architectural feature window with opening lights in grey

TV powerpoint

4 double sockets

4 ceiling spotlights

TV aerial

Radiator

Velux window

Storage cupboard with boiler and carbon monoxide alarm

Wall light

## Ensuite 3

Dimensions 2.09 metres by 1.71 metres

Close coupled WC

Heated towel rail

Heated mirror

Shaver toothbrush socket with USB

Vanity units in light grey

Aqualisa shower with rain head and wand

Corner shower enclosure and tray

Extractor fan

Conservation grade Velux window

Porcelanosa tiling throughout

Twin spotlights





# FIRST FLOOR

Tarragon

## Landing Area

Double power socket  
Smoke detector  
Twin pendants  
Premium grey carpet  
Walk in storage cupboard with pendant  
Radiator

## Bedroom 4

Dimensions 4.05 metres by 4.04 metres

TV power point  
4 double sockets  
4 pendants  
TV aerial  
Radiator  
Feature black struts  
Massive architect designed panorama windows  
Premium grey carpet  
Carpeted storage cupboard with motion detecting lighting



## Ensuite 4

Dimensions 1.67 metres by 1.42 metres

Close coupled WC  
Heated towel rail  
Twin shaver socket  
Vanity units  
Aqualisa shower with rain head and wand  
Shower enclosure and tray  
Extractor fan  
Porcelanosa tiling throughout  
Twin spotlights



# Local Plan & Utilities

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## Local Plan

The land around the developments at Victoria Barns, Wild Rose House and Albert Barns was purchased from Frank Price – the farmer in about 1992. It was purchased by a company that has since become Taylor Wimpey. The land is and has always been identified as Green Belt. Taylor Wimpey has been trying to get planning consent and repeatedly failing ever since and has appealed time after time as far as they can take it. As we understand it the next time that they can appeal is 2037.

Under legislation enacted by the Government local authorities had to compile a local plan to enable the construction of more homes. South Staffordshire Council produced a consultation document in 2021 called “Local Plan Preferred Options”. The government as of summer 2023 have decided not to enforce the targets that the plan was drawn up to meet. South Staffordshire council have decided to put any further consideration of the plan on hold. In any case the plans as detailed are completely unacceptable to the vast majority of local residents and would result in legal challenges which would take years to resolve.

## Management

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 pound a year.

## Gas

The development has a mains gas supply fed to each individual dwelling. You can choose the utility 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 septic tank which is discretely buried on site. The cost which will be managed by the management company is estimated to be less than £100 per home per year.

## Telecoms

Internet cables are installed and serve each dwelling. You can choose your broadband provider as you wish

## Water

Pre clean water is supplied via a borehole. This means that there are no water charges associated with the property. The borehole is a valuable asset owned by the owner’s company.

The administration of the unit is carried out by the owner’s company. The overall costs of the borehole should be less than £150.00 per home per year.

## Surface Water

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



# Legal

## Vendor

Albert Barns are owned by a special purpose vehicle called Albert Barns 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 Warm Beautiful Homes with no charges until the last property is sold. At that point the ownership of the common areas and the responsibility for them will be transferred to a limited company called Albert Barns Management Ltd. The ownership of the management company will be allocated through shares to the owners of the barns in proportion to the number of bedrooms in their ownership. 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 septic tank 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.

## Disclaimer

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. They have been prepared before completion and in accordance with our continual improvement policy, designs or features may alter.

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.

## Legal Rights And Covenants

Vacant possession will be given on completion.

The purchaser will be granted freehold rights and the necessary rights to access, enjoy and maintain the property. Rights will also be included to allow access to common services and utilities.

The contract documentation will also contain usual covenants designed to uphold good standards for the good of all residents.

## Overage

There is an overage clause that was imposed on us in the sale. We have already made the payment in respect of this property. A donation to charity must be made if you seek further planning permission and it is granted. The value would be calculated at 10% of the uplift in value due to the grant of planning. The deed runs until 2038. If you do not seek further planning permission then there is no charge. If this is of concern, you should seek legal advice. The local authority and planning authority are South Staffordshire Council.

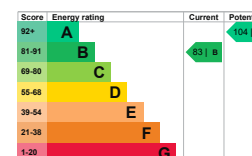
## EPC

The barn has an EPC rating of B which is considered to be good.

### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

# Plans



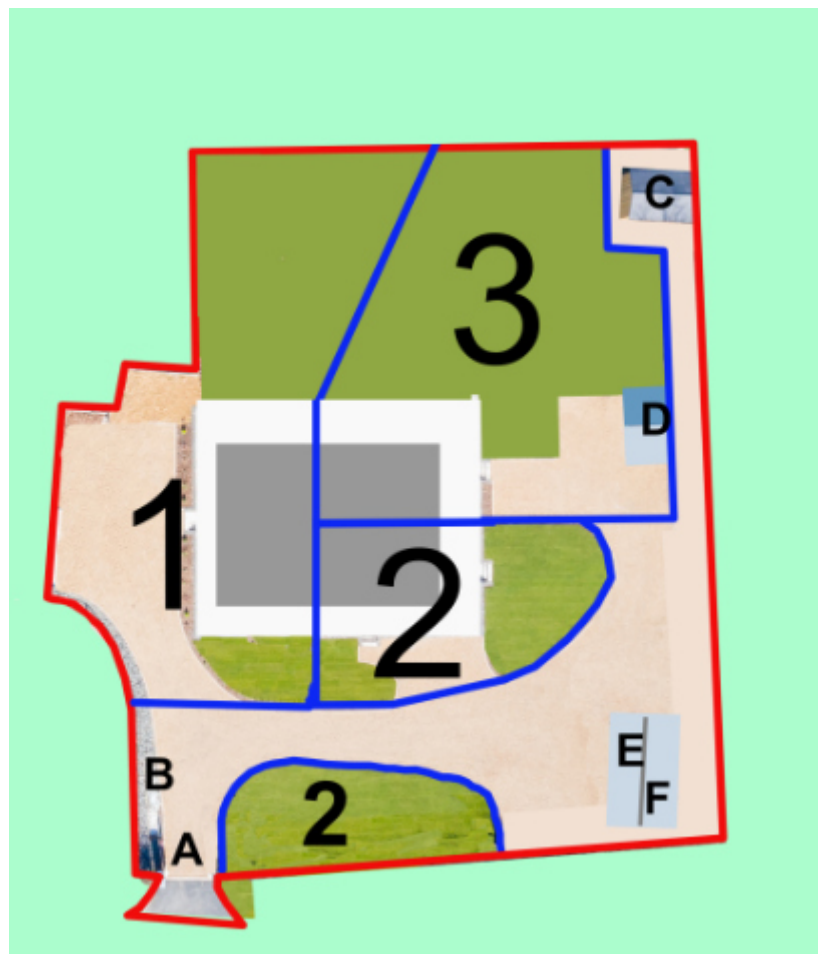
Ground Floor



First Floor

Do not scale. For identification purposes only.

# Site Layout



- 1 - Tarragon Barn
- 2 - Oregono Barn
- 3 - Mint Barn

— External boundary

— Internal boundary

- A - Powered gates
- B - Bin store
- C - Pumping station
- D - Garage Unit 3
- E - Garage Unit 2
- F - Garage Unit 1

### Approximate Areas

- Unit 1 Ground Floor 85 sq m
- Unit 2 Ground Floor 79 sq m
- Unit 3 Ground Floor 79 sq m

For identification purposes only. Not to scale





# Warm Beautiful Homes

Warm Beautiful Homes Ltd is an enterprise dedicated to providing quality homes for discerning people. We specialise in unique properties north of Birmingham.

We add value by carefully restoring and building new houses that meet the aspirations of today's generation of families. All of the character, with all of the modern comforts – set in great locations.

Our high standards are incorporated in everything we do. We want to enable our customers to enjoy the lifestyle they dream about in homes that they can enjoy for decades to come.

## Warm Beautiful Homes Operations Ltd.

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