



Tarragon
BARN



Tarragon Barn
Concept Barn With Unique Impact
4 Bedroom £535,000 Freehold



Warm
Beautiful
Homes

INTRODUCTION

Tarragon Barn is unique! The concept is all about exceptional living for modern people. The open view to the green outdoors together with the interplay of light over the course of the days and seasons, helps provide you with an exceptional, living atmosphere.

Tarragon Barn gives you all the functionality that you need from a building, that is unique in appearance, and ambience. It's all within moments of a modern urban centre.

Tarragon Barn Statement

The holistic view of quality covers the careful choice of materials, individual planning, construction and after sales service. The planning is down to the last detail, aiming to maximise your perception of space and light. Construction is carried out using sustainable materials minimising waste. It is all compliant with, and goes beyond, the latest building regulations in both detail and overall concept.

Tarragon Barn Detail

Many of Tarragon Barn's features are instantly visible while others wait to reveal themselves or are completely obscured from view.

Concealed details operate behind the scenes to deliver high levels of comfort; for example the Wi-Fi controlled, zoned, underfloor heating that is integrated into the construction. The air conditioning ventilation system is another example. Internet access is ready to go, just choose your provider.



HISTORY

These Victorian barns were originally the project of an aristocrat of Staffordshire, Francis Monckton. He was a philanthropist committed to improving agriculture. He dreamt of these barns as the model production hub for the new century, the 20th century.

The Barns

The Barns would work with the new farmhouse that Francis was creating, giving his tenant family, the new businessman farmer, the latest in agricultural techniques and processes. It was a mutually beneficial philanthropy, though, by giving the very best to his tenants he could command a better rent.

And, so it was that between 1900 and 1901 the complex of barns and this farmhouse were created. The buildings had high ceilings, were generously proportioned, airy and designed for the latest techniques in husbandry.

The farmhouse was built at a time of renewal. The country had passed through an agricultural depression caused by the import of cheap grain from America and the new arrivals of frozen meats from the Antipodes. But by 1900 a new spirit of optimism was in the air. It was driven by the success of the industrial revolution and the demands of the new townsfolk sharing in fresh products delivered from model farms.

Location

Albert Barns are situated in the historic area of Coven Heath. This has always been a hub of communication with first the main Stafford Wolverhampton Road passing by and later the canals including the Shropshire Union Canal. The railways passed through, whisking the milk to the customers in the local towns and finally the dawn of the motorway age with the M54 passing nearby.

Bought At Auction

The barns were purchased for sympathetic conversion, at auction, to luxury dwellings on September 18 2018 by Warm Beautiful Homes Ltd. Detailed planning design, approval and discussion took over 2 years to complete.

Albert Barn

Albert Barns are an ultra modern conversion of a mid 20th century existing structure that was built by the Farmer, Frank Price, whose family farmed the site for most of the 20th century.

Reassurance

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>.



Life Quality

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, rooks, 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.

OVERVIEW



Albert Barns are based on a steel framed portal barn system. The ground floor is 150mm concrete slab with 100mm Kooltheerm K103 floorboard and 75mm screed. The external walls are concrete block with 150mm rockwool cavity fill and plasterboard. Stud walls are 100mm timber with 100mm insulation. The roof is insulated with 350mm Rockwool between the purlins and another 100mm under the purlins.

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



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



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



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



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



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



Utilities

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

Telecoms internet cables are installed and serve each dwelling. You can choose your broadband provider, as you wish, subject to Openreach agreement.

Water

The area on which Albert Barns is built is extremely fortunate in that at a depth of 40 metres, or so, there is a stratum of clean pure water available to be pumped. Severn Trent use this stratum of water from their bore holes to supply the mains supply. Because of the distances it must travel they then inject chlorine to ensure leaks do not contaminate the water supply. The advantages of a bore hole are considerable for example:

- there is no chlorine
- the quality of the water is superior
- water quality is regularly monitored
- there are no supply restrictions
- the pressure can be guaranteed
- there are no water charges associated

The administration of the unit is carried out by the owner's company of Albert Barns. 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

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.

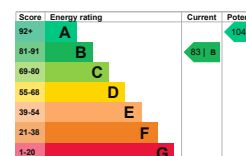
EPC

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

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.

South Staffordshire Council are obligated to provide another 8,800 homes in the period up to 2038. In 2021 they published a consultation document called Local Plan Preferred Options which now includes an option to build a development that they are calling Cross Green, which surrounds the land that we have developed. You can see the document here:
<https://www.sstaffs.gov.uk/planning/south-staffordshire-local-plan.cfm>

The plan on this page shows the area adjacent to this development in a grey hatched pattern. The plan from the document referred to above. We have marked Albert Barns with a red cross. There is a significant distance between the cross hatched area and the boundaries of the current developments.

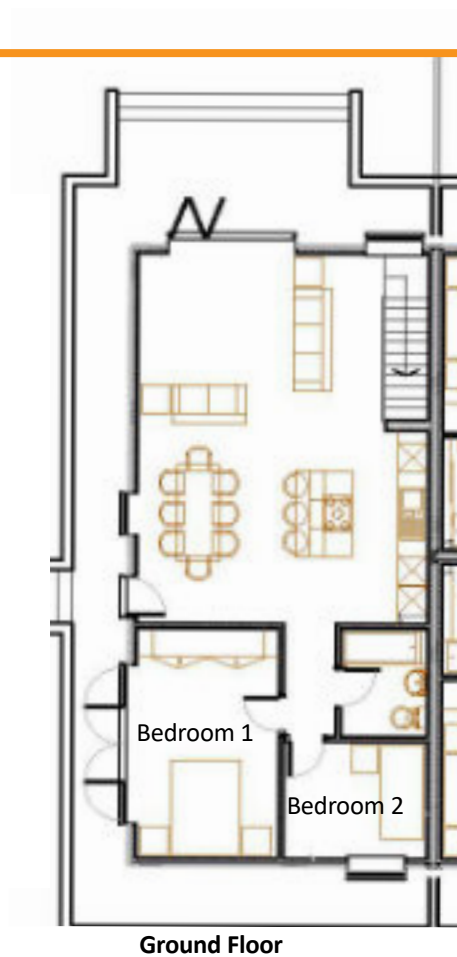
It is not at all certain that the development will be allowed to proceed. If the development does eventually go ahead it will be with strict provisions to ensure the environmental and social consequences of the development. Taylor Wimpey will have to provide significant infrastructure support including for health, recreation, communication, and education which will be intended to improve the area.

If the development does eventually proceed in the early 2030's then the value of the land not owned by Taylor Wimpey should increase very sharply since, presumably housing development will now be permitted where it was not before.

If the development does proceed it will bring an influx of wealth to the area and that should drive demand for individually designed properties, such as Albert Barns, rather than the mass produced variety especially since the area would enjoy the newly improved local infrastructure benefits.

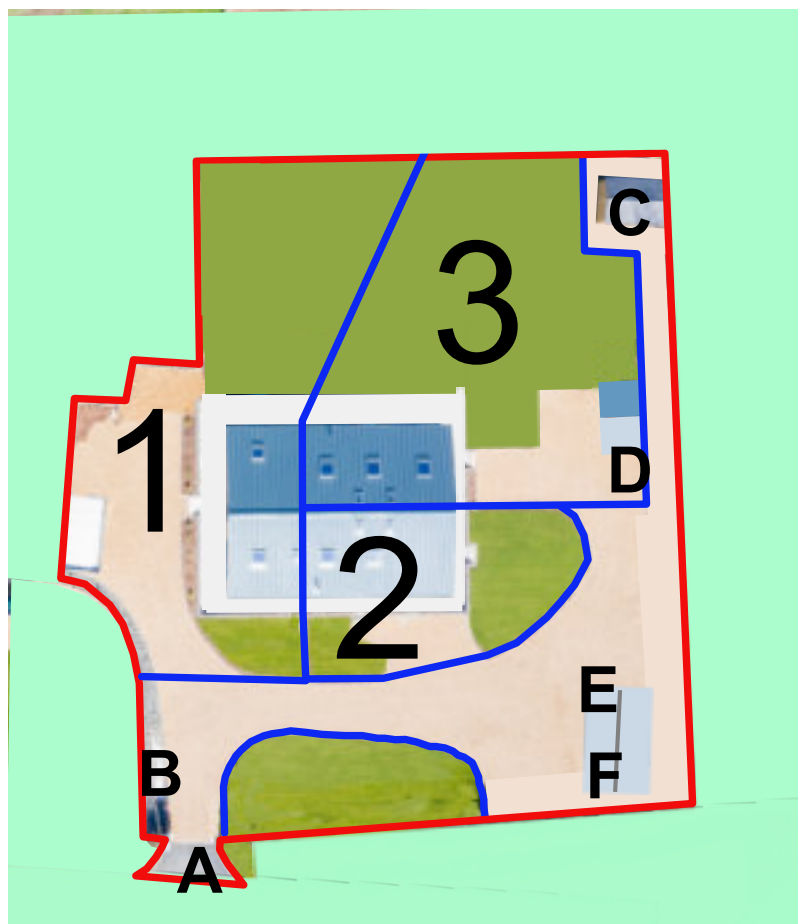


Plans



Do not scale. For identification purposes only.

Site Layout



- 1 - Tarragon Barn
- 2 - Oregano 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

Do not scale. For identification purposes only.



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.

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