



ALBERT BARNES

*It's extraordinary  
Are you?*



V6.1

Oregano, 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 Oregano 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.

Oregano is facing south which means the sun shines it's rays onto the facade all day. 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 . 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://wbb1.co.uk/customer-care-policy](https://wbb1.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 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

Oregano

Oregano is based on a steel framed portal 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

Oregano

## Communal Areas

The common areas are the zones within the complex that are enjoyed and shared by of 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 golden 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 2.8metres

Powered anthracite roller shutter door  
Additional pedestrian door in anthracite  
Internal LED strip light  
1 double socket power outlet  
Consumer unit



# GROUND FLOOR 1

Oregano

## Kitchen/Living Area

Dimensions 6.18 metres by 8.50 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 heating controls, comfort cooling and heating via air source heat pump.

## Kitchen

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

- Induction hob by AEG
- Twin ovens including a fan assisted oven and one combi-microwave, grill, steamer unit
- Washing machine dryer by AEG
- Fridge freezer unit by AEG
- Wi-Fi controlled extract fan
- Breakfast bar with double sockets and USB connection at high level
- 6 spotlights
- 3 double sockets in brushed nickel
- Smoke detector
- Dishwasher by AEG
- Kitchen sink mixer tap in brushed nickel
- Composite dual sink in grey composite with dual strainers

## Living area

- TV console unit with aerial points and double socket
- Multifunction smart remote controlled multi effect electric fire unit
- Internet connection
- Massive bifold doors
- Premium glazed front door
- Two wall lights
- One central pendant
- 6 spotlights
- Feature skirting board
- Intruder alarm sensor



# GROUND FLOOR 2

Oregano

## Airing Cupboard

- Consumer units
- Under floor heating manifold
- Intruder alarm control box
- Motion sensing light

## Ground Floor Lobby

- Pendant light

## Ground floor bedroom 1

Dimensions 2.87 metres by 3.66 metres

- TV power point
- Premium window in grey composite
- Under floor heating zone Wi-Fi controlled with portable thermostat
- Pendant light
- 4 double sockets
- Premium grey carpeted

## Ground Floor Bathroom

Dimensions 2.31 metres by 1.71 metres

- Shower unit with shower tray and enclosure
- Aqualisa shower unit with rain head and wand
- Extract fan
- Porcelanosa tiled floor and walls
- LED spotlights
- Eden slimline WC and unit in light grey
- Underfloor heating
- Hand basin with mixer tap
- Armitage shanks bath with bath panel to front
- Heated, motion sensing, mirror with shaver toothbrush socket and USB socket



# FIRST FLOOR 1

Oregano

## Landing Area

- Glass balustrade
- Massive Velux window over stair area
- Double power socket
- Smoke detector
- Pendant light
- Central heating control unit
- Premium grey carpet

## Master Bedroom Bedroom 3

Dimensions 5.24 metres by 4.51 metres

- TV PowerPoint
- 3 double sockets
- 4 ceiling spotlights
- TV aerial
- Radiator
- Feature black struts
- Massive architect designed panorama windows
- Premium grey carpet
- Carpeted storage cupboard with motion detecting lighting

## Ensuite

Dimensions 2.37 metres by 1.61 metres

- Close coupled WC
- Heated towel rail
- Heated, motion sensing, mirror with shaver, toothbrush and USB socket
- Vanity unit in light grey
- Aqualisa shower with rain head and wand
- Shower enclosure with sliding doors and tray
- Extractor fan
- Conservation Velux window
- Porcelanosa tiling throughout
- Twin spotlights



# FIRST FLOOR 2

Oregano

## Bedroom 2

Dimensions 2.86 metres by 4.41 metres

- TV power point
- 4 double sockets in brushed nickel
- 2 ceiling spotlights
- TV aerial
- Radiator
- Velux window
- Storage cupboard with boiler and carbon monoxide alarm
- Twin wall lights

## Ensuite bedroom 2

Dimensions 2.4 metres by 1.24 metres

- Close coupled WC
- Heated towel rail
- Heated, motion sensing, mirror with shaver, toothbrush and USB socket
- Vanity units in light grey
- Aqualisa shower with rain head and wand
- Shower enclosure and tray
- Extract fan
- Conservation Velux window
- Porcelanosa tiling throughout
- Twin spotlights



# UTILITIES

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## 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 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.

## 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

## 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 an owner's management company called Albert Barns 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 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.

## 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.

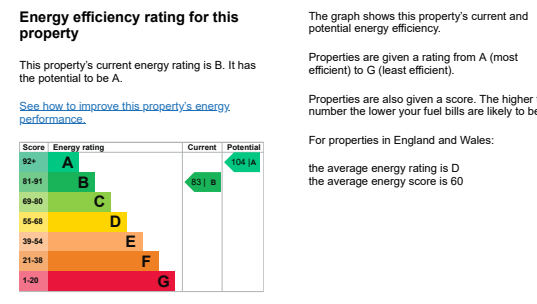
The contract documentation will also contain usual covenants designed to uphold good standards for the good of all residents.

## Overage

The overage clause has been removed.

## EPC

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



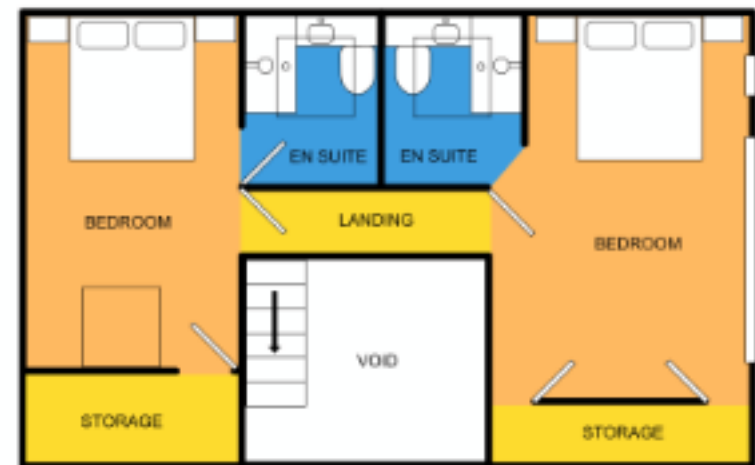
# PLANS

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GROUND FLOOR



FIRST FLOOR



Do not scale. For identification purposes only.



# SITE LAYOUT

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- 1 - Tarragon Barn
- 2 - Oregano Barn
- 3 - Mint Barn
- A - Powered gates
- B - Bin store
- C - Pumping station
- D - Garage Unit 3
- E - Garage Unit 2

**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 Operations 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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