

*It's extraordinary
Are you?*



V6.1

Oregano Barn , Brinsford Lane, Wolverhampton WV10 7PR

EXTRAORDINARY

In this globalised, commodity driven world it is rare that something truly extraordinary is built. Five years in development 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 in a location so special it demanded careful consideration. Planning was only secured after a strong and successful case was made—highlighting the exceptional quality of the design and the sensitivity of its setting.

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 its 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 usual highly specified homes, which are in themselves twice as expensive as the modern estate house to build.



EXTRAORDINARY DESIGN

This home represents a rare fusion of cutting edge architecture and sensitive design, crafted to sit beautifully within its rural setting. Its clean lines and natural materials reflect a deep understanding of the landscape.

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 ensured by a thoughtfully designed, enclosed garden area, bordered by a high-quality fence which also provides a secure, dog-friendly space. A double gate, engraved with the name "Oregano"—opens onto a private parking area conveniently positioned opposite the front door, ideal for loading and unloading. A separate pedestrian gate offers everyday access without needing to open the main entrance.



EXTRAORDINARY SPACES

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 Porcelanosa. Feature lighting illuminates your cuisine as you cook. Your kitchen is a reflection of timeless elegance.

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 reflecting the outside design of your home with concealed storage. They are wired for TV, power and bedside facilities.



EXTRAORDINARY FACILITIES

Your new home has it all, and everything is new, spotless and ready for you. The list of carefully considered features below highlights just how much has been included to make your life here comfortable and convenient.

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 fireplace ready wired for your TV
- Enclosed garden with double gates and access
- State of the art air conditioning
- An outside tap
- A double outside power supply
- An electric car charging point



OVERVIEW

Oregano

Oregano is based on a steel framed portal system. The ground floor is 150mm concrete slab with 100mm Kooltherm 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 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 all 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 features.

An access road finished in golden coloured gravel

Combined mailbox and parcel store

Bin storage area

Bore hole water supply building

Package treatment plant

Oregano Barn also benefits from a private, fenced garden area providing enhanced seclusion and a secure space for pets. Access is through a double-width gate bearing the barn's name and a pedestrian gate, both leading directly to a designated parking area in front of the home.

Outside features

Private fenced garden area 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 WiFi 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
- WiFi 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 WiFi 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 power point
- 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

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 Albert Barns site enjoys direct access to a natural underground source of exceptionally clean water, located around 40 metres below ground. This same aquifer is used by Severn Trent for the public water supply—though mains water is treated with chlorine to preserve quality over long distances. By contrast, the private borehole here delivers fresh, untreated water straight to your home. The benefits are significant, including:

- there is no chlorine
- 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 £250.00 per home per year.

Surface Water

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

LEGAL

Vendor

Oregano Barn is 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.

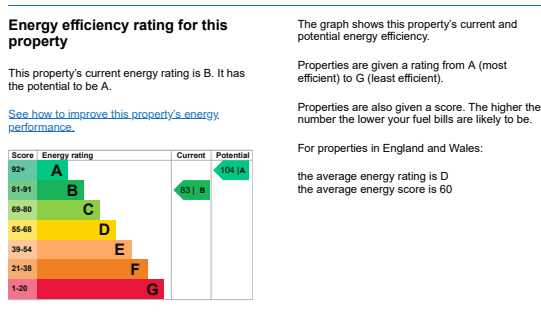
The contract documentation will also contain usual covenants designed to uphold good standards for the good of all residents.

Overage

The overage clause has been removed.

EPC

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

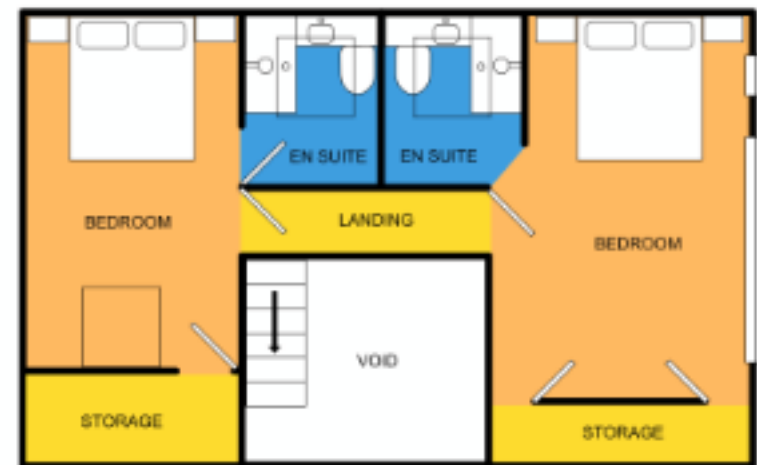


PLANS

GROUND FLOOR



FIRST FLOOR



Do not scale. For identification purposes only.

SITE LAYOUT

- 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
- 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



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