

✔ Stunning New Conversion ✔ 4 Bed ✔ Extra Paddock ✔ Great Location

£420.000

Parsley Barn, Coven Heath, Wolverhampton WV10 7PR



Victoria Barns



Draft 1Q



Victoria Barns



This is a computer generated overlay of the Victoria Barns complex pending completion

Parsley Barn - Part of The Victoria Barns Complex

Victoria Barns are a complex of 7 individually designed, artisan built barns, nearing completion in early 2021. They have ample land, with paddocks, garaging and office space, together with parking. They use the highest quality materials together with finest craftsmanship to deliver a truly enviable living experience for the lucky owners. Truly rus in urbe, countryside living within a couple of miles of Wolverhampton and seconds from the M54.





Warm Beautiful Homes Ltd. are delighted to offer, by private treaty, the freehold of Parsley Barn and associated garage and office space together with part ownership of the common areas of Victoria Barns.

The Development

Victoria Barns development consists of 7 barns in a small complex within extensive grounds. The main barns are grouped around a landscaped courtyard. Each barn has its own private garden space and ownership of dedicated space within the Office/Garage complex. The design has allowed cars to be taken away from the main area minimising disruption, but there is a communal parking area together with a dedicated Activity Centre area for each barn. The development boasts open views and is close to canal walks and the Monarch's Way, national long distance footpath.

Victoria Barns were built in the last years of Victoria's reign by an aristocrat, Francis Monckton for the new businessman farmer, who was to occupy the farmhouse opposite. They were designed to make farming more productive and were a statement of confidence in future prosperity after the agricultural depression of the 1870's onward.

They now preserve many of the original features, especially the massive wooden beams and trusses that abound throughout. The barns are a great example of the farm buildings of lowland Staffordshire where locally procured, artisan materials added to the character of rural construction. All of the barns have been completely refurbished with a complete strip out back to bare brick by local craftsmen.

Parsley Barn

Parsley Barn gives you all the benefits of a brand new, classic barn conversion. It has three floors rising magnificently from a bespoke staircase like no other with a dramatic design. The four bedrooms look out over the local countryside. With massive shot blasted beams and trusses and high ceilings, it is a unique contribution to the concept of continuity in the countryside.

Outside it enjoys all of the space in the development together with a small dedicated garden and patio space. It also has the freehold of a garage and office area, allowing you to pursue your interests and hobbies - or simply store more of your valued possessions. There is a dedicated parking area and plenty of space for additional cars for guests.



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. They would work with the new farmhouse that he 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

Victoria 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.

Auction Purchase

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





Quality Of Life

Much of the quality of our lives is dependant up the health and diversity of the natural world. We re all dependant upon biodiversity for the variety of our food, the sources of our medical treatments , and the countryside areas we go to. 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 pigeon, Blue tits, Magpies, Robins, Great tits, Dunnocks , 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.

Beyond the development there is much countryside to explore from the local canals, the foot paths and the River Penk and it's tributaries. This is all about continuity in the countryside.





Six Times Reassurance

We want our customers to enjoy their new homes free from any worries.

Warm Beautiful Homes works to ensure that construction work is carried out to a very high standard by working with a team of local artisan craftsmen. We only chose projects where our craftsmen can take a pride in the work that they do. 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:



1) 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.

2) 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.

3) 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.

4) Manufacturers Warranties

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

5) Emergency Call Out Cover

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

6) Warm Beautiful Homes Customer Care Policy

We have adopted a comprehensive customer care policy.

General

Parsley Barn is traditionally constructed, maintaining all original features where possible. It is constructed using authentic Staffordshire bricks, renovated and repointed where required. The roof is similarly authentic using tiles which have been re-laid and renovated.

It is insulated to the highest standards throughout using Actis Hybris insulation, where appropriate. All internal surfaces are brand new using the latest materials.

The building has brand new, hand crafted, double glazed wooden windows, finished in hand painted weather resistant paint, throughout.

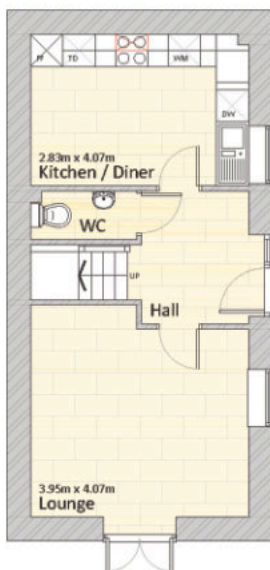
The conversion benefits from a brand new state of the art, energy saving Worcester Greenstar gas boiler system with underfloor heating to the ground floor and premium radiators above.

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 chrome.

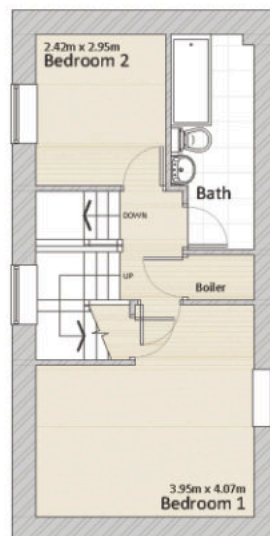
All tiling throughout is Porcelanosa. All internal doors throughout are solid Oak finish fire doors – even where not required. All door furniture is premium chrome by Fortessa.

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

Floor Plan Parsley Barn



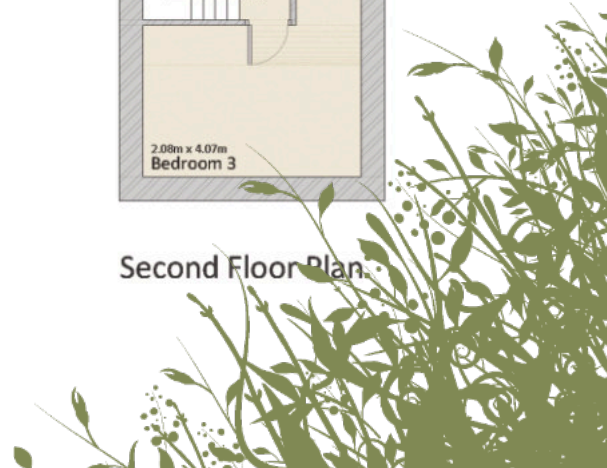
Ground Floor Plan



First Floor Plan



Second Floor Plan





This is the actual kitchen

Accommodation Ground Floor

Kitchen

4m x 2.8m max

- Fully fitted kitchen
- Solid oak worktops
- Ground units in Burnham grey with ivory wall units
- All units have attractive copper handles
- Premium sink with copper mixer tap
- Premium AEG appliances
- Built in oven with proving draw
- Hob
- Extractor by Elisa
- Full height Fridge/Freezer
- Dishwasher
- 5 double sockets
- TV aerial point
- Underfloor heating
- Premium oak floor
- 6 Spotlights
- Low level plinth lighting
- Grey tiled splash-backs and window sill
- Smoke detector
- Sprinkler





This is a computer generated overlay of the lounge at Parsley Barn

Accommodation Ground Floor

Lounge

4m x 3.95m max

- East facing French doors onto private garden
- 6 Spotlights
- 4 Double sockets
- Underfloor heating
- Premium carpeted
- TV aerial points

Hall

2.8m x 2.2m max

- New front door with high security
5 pin locks lock to BS3621 standard and feature window
- Twin socket
- Smoke detector
- Exposed oak beams
- Oak floor
- Underfloor heating



This is the actual hall

WC

2m x .8m max

- Extract fan
- LED spotlight
- Eden slimline WC and unit
- Underfloor heating
- Hand basin





1st Floor Accommodation

Bedroom 1

4m x 3.9m max

- Built in walk in storage room surrounded by feature oak beams
- Double glazed hand finished wooden window
- Premium radiator
- Pendant light
- Bedside sockets aligned for king size bed
- 3 additional double socket and TV aerial
- Premium carpeted

Landing

4m x 3m max

- South facing double window
- Pendant lighting over staircase
- Twin socket
- Carpeted
- Smoke detector
- Worcester Greenstar boiler in cupboard
- Feature shot blasted oak beam

Bathroom

2m x 1.8m max

- Overbath QX Ebony Square rain power shower with additional wand in chrome
- QX Genesis premium shower screen
- Full bath
- Extract fan
- Porcelanosa tiled floor and walls
- QX Eden slimline WC and unit
- QX Eden vanity unit with wash basin with chrome mixer tap
- Heated towel rail
- Spotlights
- Shaver socket

Bed 2

2.8m x 2m max

- Premium radiator
- Oak beam protrusion
- Double glazed hand finished wooden window
- Pendant lights
- Bedside sockets aligned for super king size bed
- 2 additional double socket and TV aerial
- Premium Carpeted



2nd Floor Accommodation

Bedroom 3

4m x 2.08m max

- Elevated ceiling
- Massive oak beams
- Premium radiator
- Pendant lights
- Bedside sockets with shelf over
- 2 additional double socket and TV aerial
- Premium carpeted
- Premium conservation grade Velux window

Landing

- Walk in storage cupboard
- Elevated ceiling
- Pendant lighting over staircase
- Twin socket
- Radiator
- Carpeted
- Smoke detector

Outside

- Raised patio area with premium slabs
- Grassed area delimited by massive planters

Shower Room

2m x 1.8m max

- Overbath QX Ebony Square rain power shower with additional wand in chrome
- QX Genesis premium shower screen and shower tray
- Extract fan
- Porcelanosa tiled floor and splashbacks
- 3 wall mounted feature lights
- QX Eden slimline WC and unit in light grey
- QX Eden vanity unit with wash basin in light grey with chrome mixer tap
- • Heated towel rail

Bedroom 4

4.07m x 4.60m max

- Massive feature oak beams
- Premium radiator
- Pendant lights
- Bedside sockets for super king size bed
- 2 Additional double socket and TV aerial
- Premium Carpeted
- Conservation grade Velux window



Garage Office Complex

We all need extra space, whether it's to store our fishing tackle, our mountain bikes or to use as a workshop. At Warm Beautiful Homes we wanted to go that extra mile and that is why we have created the Garage/Office Complex.

It gives you the room and the flexibility to pursue your interests. It is a space where you can pursue your passion. Better than that it is yours, to enjoy freehold for ever.

These areas are a massive 9.55m long by 2.9m long with an elevated roof - giving you even more storage capability.. They have massive opening doors to the front allowing a vehicle easy access. To the rear they are fully double glazed with great views over the local countryside. They even come ready wired for an Internet Connection.

There is a planning condition associated with the units that they must not be sold separately from your main home. The units are intended for storage and activities - they are not finished for, or suitable for, residential use.



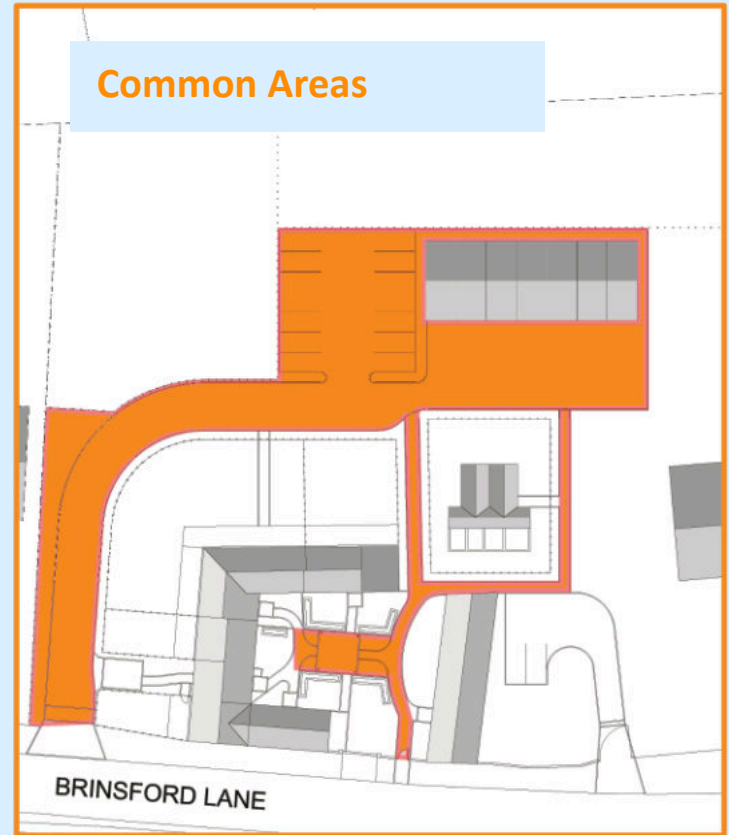
The Grounds And Common Areas

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

Briefly they comprise

- Entrance road and gates
- Communal car parking area
- Area in front of the Activity Complex
- Parts of the courtyard including the pergola
- Pedestrian paths
- Sewage treatment plant
- Pedestrian gate to Brinsford Lane
- Bin store area

The courtyard area provides a landscaped area with a pergola where you can enjoy a quiet coffee or something a little more exciting.



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 Victoria Barns Management Ltd.

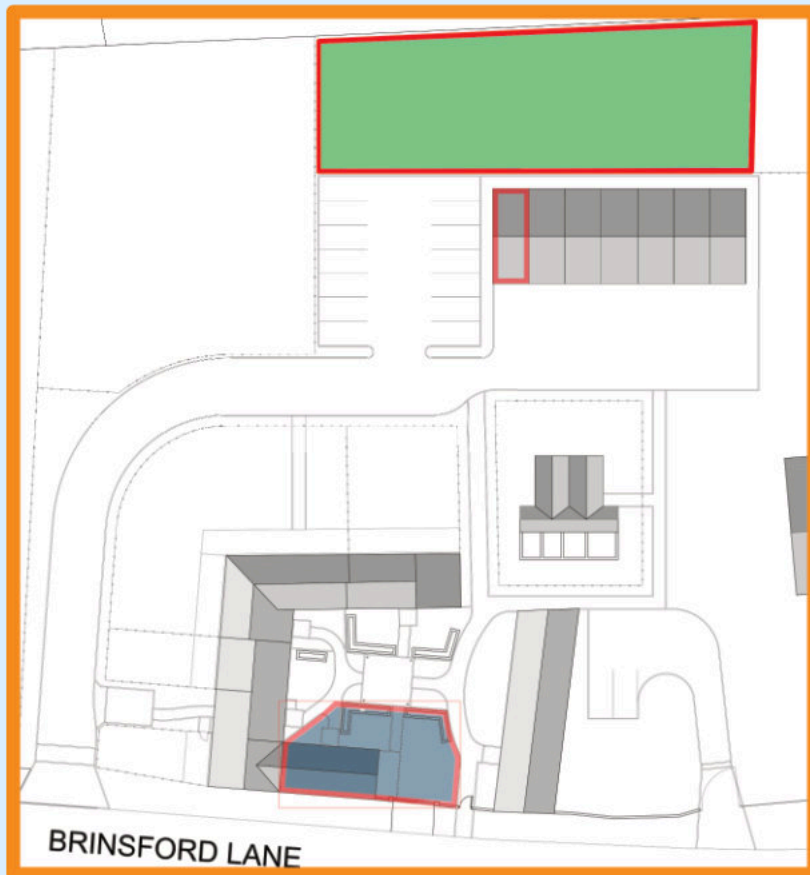
The ownership of the management company will be allocated through shares to the owners of the barns in proportion to the number of bedrooms in their ownership.

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 pound a year,

Land Registry Plan



The freehold of unit 1 includes

- Parsley Barn
- A separate paddock - edged in red
- The paved raised patio area
- Part of the courtyard
- Unit 1 at the Activity Complex





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. There is an overage clause that was imposed on us in the sale. A donation to charity must be made if planning permission is sought and 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 this is of concern, you should seek legal advice.

The local authority and planning authority are South Staffordshire Council.

Viewing

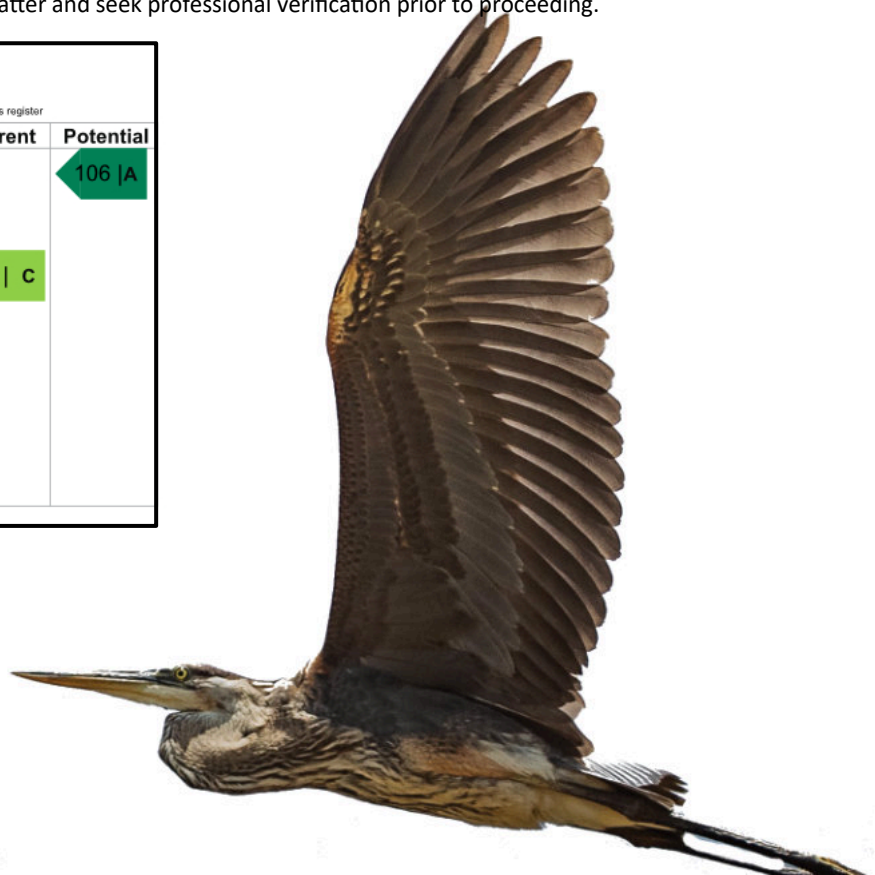
To view call 01922 324 060 or visit www.wbh1.co.uk

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. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to proceeding.

Energy Performance Certificate		Energy performance of buildings register	
Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Warm Beautiful Homes Ltd

Warm Beautiful Homes Ltd is an enterprise dedicated to providing quality homes for discerning people. We specialise in unique properties within 30 miles 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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