

Could this be your
GRAND DESIGN?



Artist's Impression



DOVE BARN LIGHTTEACH ESTATE

Welcome To The Future



Welcome to Dove Barn, a unique opportunity nestled in the heart of the Lighteach Estate, Prees, Shropshire. This spacious steel portal framed barn, originally used for housing livestock, now awaits its transformation into a stunning dream home. With a rich history dating back to the 1970s and an ideal location, Dove Barn presents a rare chance to craft your bespoke residence under the potential guidance of a Section Q planning permission. Full plans are drawn up and waiting.

The Facts

Site area: 9815 sqm (2.43 acres)

Existing barn size: 621 sqm, 23 m x 27m. Height to apex 6.62m, eaves height 3m

Proposed home size: gross internal area 411 sqm (4,424 sqft)



Before renovation



After renovation

Key Features

Spacious Design: The barn's large, open structure is perfect for creating a personalised living space, offering ample room for innovative design.

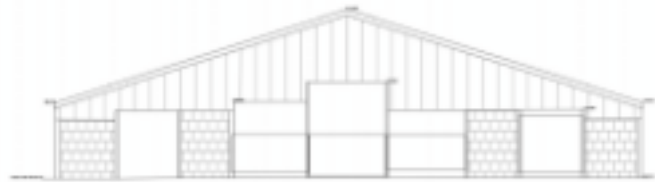
Prime Location: Situated in the northwest corner of the Lighteach estate.

Freedom of Design: With the planning application yet to be submitted, seize the opportunity to fully customise your home according to your vision.

Section Q Planning Permission: The potential for conversion under Section Q planning permission means a smoother transition from barn to dream.

Services Ready: Mains water, internet and mains electricity are available, paid for and ready to go.

Existing Structure



Existing North East Elevation



Existing South West Elevation
(1:100)



Existing South East Elevation
(1:100)



Existing North West Elevation
(1:100)



SITE PLAN



Grand Design - Iconic Setting



Imagine your masterpiece that's not just a building, but one that is intricately crafted to be your grand design. This ultra modern barn conversion will be more than just a home. It will be your bold statement of your taste, a reflection of your foresight and a canvas for your dreams. Imagine the facade of your future residence a seamless blend of classic charm and contemporary flair. The clean geometric lines will create an architectural marvel.

Step inside and you'll be greeted by an expanse that defies the ordinary. Double height ceilings soar above you, while vast open plan spaces promise endless possibilities for you to shape and style. Your living room will be not just a room but a sanctuary, where design meets functionality, where every corner, every surface speaks quality and attention to detail.

As you turn each page of this blue print for tomorrow, picture your life unfolding in this extraordinary space. This won't just be a building, it will be part of you, a realisation of your vision and your grand design. Welcome to a home that's not just made for you, but made by you.

Your kitchen will be a modernist dream and yours to enjoy. State-of-the-art appliances will nestle within bespoke carpentry, ensuring your culinary adventures are both stylish and efficient. It will be where you host dinner parties, prepare family meals or simply enjoy the tranquillity of an English cup of tea.

Your bedrooms are your private retreats, an oasis of calm. Think about waking up to the gentle natural light streaming through the floor to ceiling windows, framing views of the serene Shropshire countryside.

Bathrooms in your new home will be more than just functional spaces, they will become personal spas designed for your own relaxation and rejuvenation. Contemporary fixtures, elegant tiling and thoughtful lighting will come together to create an ambience of luxury and comfort.

Throughout this architectural gem there will be sustainable features which integrate seamlessly. This will be a home that cares for you as much as you care for it.



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What Might Be



Live Grow Breathe

www.lighteach.co.uk

PROPOSED LAYOUT



Dove Barn



Your new home can have it all. Everything brand new, spotless and ready for you. It will comply with the latest building regulations for both thermal and acoustic insulation.

You will have:-

- An outside storage shed
- Rainwater harvesting
- Solar electricity
- Smoke and fire detection
- LPG gas central heating with WiFi control
- Massive insulation throughout
- A new internet connection
- A state of the art kitchen
- Bathrooms with rain showers
- Bespoke double glazed windows
- Compliance with Electrical 18th edition IET
- Gas safe certificate
- A full 10 year structural warranty



Gas

The development has an LPG gas supply fed from your own tank. You can choose the gas provider as you wish.

Electricity

The development has a mains electricity supply. You can choose the utility provider as you wish.

Sewage

Sewage is treated through a treatment tank which will be discreetly buried on site. The cost is estimated to be less than £300 per year.

Internet

Fibre is installed and serves each dwelling. You can choose your own broadband provider, as you wish.

Surface Water

Rainwater is routed to multiple soakaways. The running cost is zero.

Vendor

Dove Barn and the common areas are owned by a special purpose vehicle called Lighteach Development Ltd. who will be the legal vendor on this project.

Rights Of Way

Rights of way will be granted to allow access over the approach driveway, use of the communal car parking spaces and access to the treatment plant.

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.

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 are many types of butterfly, moths and bats. Then there is the local population of wildlife, for example, squirrels, hedgehogs, moles, shrews, rabbits, hares, otters, voles and many more.

This is all about continuity in the countryside.

Discover More

There is much more about the diverse wildlife at Lighteach on our website here:-

<https://www.lighteach.co.uk/wildlife>



LIGHTEACH ESTATE



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Disclaimer

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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.