



Price List 2018/2019

Example pricing to act as a guide, nearly all our builds are bespoke.

Add a kitchen for £5000

Add a bathroom for £7000

Sizes in metres	2m	2.5m	3m	3.5m	4m	4.5m	5m	5.5m	6m	6.5m	7m
3m	£10,500	£12,375	£14,250	£16,125	£18,000	£19,000	£19,500	£21,150	£22,800	£24,450	£26,100
3.5m	£11,750	£13,937	£16,125	£18,312	£18,400	£20,325	£22,250	£24,175	£26,100	£28,025	£29,950
4m	£13,000	£15,500	£18,000	£18,400	£20,600	£22,800	£25,000	£27,200	£29,400	£31,600	£33,800
4.5m	£14,250	£17,062	£19,000	£20,325	£22,800	£25,275	£27,750	£30,225	£32,700	£35,175	£35,800
5m	£15,500	£18,625	£19,500	£22,250	£25,000	£27,750	£30,500	£33,250	£36,000	£40,750	£44,500
5.5m	-	£20,187	£22,250	£24,175	£27,200	£30,225	£33,250	£36,275	£39,000	£45,325	£48,350
6m	-	£21,500	£22,800	£26,100	£29,400	£32,700	£36,000	£42,000	£45,600	£48,900	£52,200
6.5m	-	£24,875	£24,450	£28,025	£31,600	£35,175	£41,750	£45,325	£48,900	£52,475	£56,050

Sizes in feet	6'6"	8'2"	9'10"	11'5"	13'1"	14'9"	16'5"	18'1"	19'8"	21'4"	22'12"
9'10"	£10,500	£12,375	£14,250	£16,125	£18,000	£19,000	£19,500	£21,150	£22,800	£24,450	£26,100
11'5"	£11,750	£13,937	£16,125	£18,312	£18,400	£20,325	£22,250	£24,175	£26,100	£28,025	£29,950
13'1"	£13,000	£15,500	£18,000	£18,400	£20,600	£22,800	£25,000	£27,200	£29,400	£31,600	£33,800
14'9"	£14,250	£17,062	£19,000	£20,325	£22,800	£25,275	£27,750	£30,225	£32,700	£35,175	£35,800
16'5"	£15,500	£18,625	£19,500	£22,250	£25,000	£27,750	£30,500	£33,250	£36,000	£40,750	£44,500
18'1"	-	£20,187	£22,250	£24,175	£27,200	£30,225	£33,250	£36,275	£39,000	£45,325	£48,350
19'8"	-	£21,500	£22,800	£26,100	£29,400	£32,700	£36,000	£42,000	£45,600	£48,900	£52,200
21'4"	-	£24,875	£24,450	£28,025	£31,600	£35,175	£41,750	£45,325	£48,900	£52,475	£56,050

Full standard specification includes:

Foundations/Floor

Galvanized steel pile foundation 865, 1000 or 1200mm depth depending on ground conditions. insulated between with highly thermal efficient 75mm of celotex between the timbers

Main Structure

Wall, internal walls and ceiling panels, are made from c24 structural timber, insulated between with highly thermal efficient 75mm of celotex between the timbers achieving a u-value of 0.33 W/m²K

Roof Construction

Single osb Firestone rubber (EPDM) roofing system (20 years guarantee, 50 year expected lift) finished with aluminum trim and black plastic rainwater guttering

Doors, windows and screens

1 off – 2.2m wide x 2.05m high French doors, 2 off – 0.6m wide x 2.05m high top hung opening windows; uPVC double glazing (smooth grey) with high security 5-point locking to doors. key operated locks to windows and double glazed with toughened glass.

External cladding

Western Red cedar (kiln dried, zero maintenance) external cladding to the front and seen sides of the building. Thermowood (kiln dried, zero maintenance) external timber cladding to the back and unseen sides.

Internal finish

Walls: fully plaster boarded with a tap and jointed finish and decorated interior (any Dulux standard paint colour) with 4" painted skirting boards.
Floor: A good choice of quality 8-10mm wood effect laminates (25 years residential warranty)

Heating

ProWarm™ Electric Underwood Heating Mats provide a reliable and effective underfloor heating system that works with laminate floors, engineered wood floors and solid wood floors. Each ProWarm™ underfloor heating system and thermostat comes lifetime guarantee.

Fixtures and Fittings

1 x light switch, 4-8 double sockets from 4-16 downlights, outdoor LED downlights to the overhang. Full electrical connection to existing house within 15metres.