



INTRODUCTORY BROCHURE PRICE LIST

This price list relates to four standard house designs illustrated in our Introductory Brochure. These designs, which we hope will inspire you, have been selected to reflect the immense flexibility that our building system offers.

For further details of our range, please visit our website to which we are continuously adding new designs, complete with room dimensions and floor plans as well as photographs or illustrations.

The prices include delivery to mainland sites.

HOUSE DESIGN	SIZE SQ.M. / SQ.FT.	COST OF BUILDING SET	COST OF SHELL ERECTION	COST OF WINDOW INSTALL*
The Hawthorns	121 / 1,302	£112,640	£15,400	£4,290
Meadow Barn	204 / 2,196	£172,480	£21,450	£6,160
The Langford	306 / 3,294	£233,552	£26,400	£5,610
The Hill View	310 / 3,337	£275,303	£29,366	£9,130

**(excluding Velux and front door installation)*



(Please note that the photographs in the brochure show individual customers' Scandia-Hus homes, which may differ slightly from the standard plans featured in our brochures and on our website.)

The total cost of the project (including 'Building Set', shell erection, offload, window installation and construction) will depend on site conditions and complexity of design as well as on your final specification and your chosen method of construction, i.e. self project management or use of a main contractor. For further details please see our main colour brochure and series of fact sheets.

To assist you in assessing the overall cost of the project, a 'rule of thumb' guide would be: -

- Self Project Management: £180 - £220 per sq.ft.
- Main Contractor: £220 - £275 per sq.ft.

These square foot guide costs are total build costs INCLUSIVE of 'Building Set', shell erection, window installation and construction costs. Please see example below.

The Hawthorns - Self Project Managed	Costs
Scandia-Hus (£112,640 + £19,690)	£132,330
Other Materials and Labour	£154,110
Total Suggested Build Cost at £220/sq.ft.	£286,440

Please see overleaf items included in this guide costing.

Items Included in Guide Costing:

- Scandia-Hus Building Set
- Scandia-Hus Shell Erection
- Preliminaries - Site insurance, health & safety, WC
- Site clearance and levelling
- Foundations including beam and block
- Foul drainage connection to inspection chamber (I.C) on site
- Surface water drainage to discharge into crate soakaways
- Scaffolding
- Roof tiling
- External cladding i.e. bricks, render, vertical tiles or weatherboarding
- Gutters and downpipes
- First fix carpentry
- Second fix carpentry
- Electrics - good specification
- Plumbing - hot and cold feedpipes and wastes, fitting of sanitaryware
- Heating - underfloor to all floors, powered by gas condensing boiler
- Hot water - Pressurised hot water cylinder
- Boarding of walls and ceilings
- Taping and jointing or plaster skimming of walls and ceilings
- Decorating - ceilings and walls emulsioned, woodwork painted, stained or oiled
- Labour to fit ceramic tiles to floor and walls of bathrooms
- Floor screed to ground floor
- Gyproc coving

P.C Sums Included in Price:

- Kitchen, utility units and appliances
- Sanitaryware
- Supply of ceramic floor + wall tiles to bathrooms

(P.C sums are under your control and will vary depending on your choice of specification)

Items Excluded - options:

- Demolition costs (if applicable)
- Warranty and Building Control fees
- Party Wall Act (if applicable)
- Garage
- External works (paths/drive/fence/landscaping)
- Service disconnection and reconnection
- Fitted wardrobes
- Floor finishes - e.g. carpet / wooden floors
- Renewable Technology options/upgrades:
 - Air / Ground Source Heat Pump
 - Heat Recovery System
 - Grey Water Harvesting
 - Solar Thermal Panels (Hot Water)
 - Solar PV Panels (Electricity)

Assumptions: Site is reasonably level, access is reasonable, standard foundations are acceptable i.e. 1000mm deep x 600mm strip with beam and block floor, mains drainage is available on site.