

# Guide Build Costs

	Style	Gross External Area	Full Self Build (£120 - £140 / ft <sup>2</sup> )	Project Management (£140 - £170 / ft <sup>2</sup> )	Main Contractor (£170 - £210 / ft <sup>2</sup> )
<b>Smaller House Designs</b>			(£140 / ft <sup>2</sup> )	(£170 / ft <sup>2</sup> )	(£210 / ft <sup>2</sup> )
The Acer	Bungalow	111m <sup>2</sup> / 1,195ft <sup>2</sup>	£167,300	£203,150	£250,950
Hawthorns	Bungalow	121m <sup>2</sup> / 1,302ft <sup>2</sup>	£182,280	£221,340	£273,420
The Colchester	Traditional	135m <sup>2</sup> / 1,453ft <sup>2</sup>	£203,420	£247,010	£305,130
The Banbury	Contemporary	139m <sup>2</sup> / 1,496ft <sup>2</sup>	£209,440	£254,320	£314,160
The Sycamore	Bungalow	145m <sup>2</sup> / 1,561ft <sup>2</sup>	£218,540	£265,370	£327,810
The Cambridge	Contemporary	149m <sup>2</sup> / 1,604ft <sup>2</sup>	£224,560	£272,680	£336,840
The Cellini	Contemporary	171m <sup>2</sup> / 1,841ft <sup>2</sup>	£257,740	£312,970	£386,610
The Cranbrook	Contemporary	176m <sup>2</sup> / 1,894ft <sup>2</sup>	£265,160	£321,980	£397,740
Sea View	Bungalow	180m <sup>2</sup> / 1,937ft <sup>2</sup>	£271,180	£329,290	£406,770
<b>Larger House Designs</b>			(£120 / ft <sup>2</sup> )	(£160 / ft <sup>2</sup> )	(£200 / ft <sup>2</sup> )
Summerview	Contemporary	232m <sup>2</sup> / 2,497ft <sup>2</sup>	£299,640	£399,520	£499,400
Brewhouse	Barn	235m <sup>2</sup> / 2,529ft <sup>2</sup>	£303,480	£404,640	£505,800
Malthouse	Barn	254m <sup>2</sup> / 2,734ft <sup>2</sup>	£328,080	£437,440	£546,800
The Adelia (Show Home)	Contemporary	260m <sup>2</sup> / 2,799ft <sup>2</sup>	£391,860	£475,830	£587,790
The Byllyrica	Contemporary	274m <sup>2</sup> / 2,949ft <sup>2</sup>	£353,880	£471,840	£589,800
The Haven	Contemporary	275m <sup>2</sup> / 2,960ft <sup>2</sup>	£355,200	£473,600	£592,000
The Chiddingstone	Traditional	287m <sup>2</sup> / 3,089ft <sup>2</sup>	£370,680	£494,240	£617,800
The Millstone	Traditional	291m <sup>2</sup> / 3,131ft <sup>2</sup>	£375,720	£500,960	£626,200
The Langford	Traditional	305m <sup>2</sup> / 3,283ft <sup>2</sup>	£393,960	£525,280	£656,600
Hill View (excl. basement)	Contemporary	310m <sup>2</sup> / 3,337ft <sup>2</sup>	£400,440	£533,920	£667,400
Oakleigh House (Show Home)	Traditional	340m <sup>2</sup> / 3,660ft <sup>2</sup>	£512,400	£622,200	£768,600
The Lockwood	Traditional	403m <sup>2</sup> / 4,338ft <sup>2</sup>	£520,560	£694,080	£867,600
Mayfield House	Traditional	510m <sup>2</sup> / 5,490ft <sup>2</sup>	£658,800	£878,400	£1,098,000
The Westbrook (excl. basement)	Traditional	540m <sup>2</sup> / 5,814ft <sup>2</sup>	£697,680	£930,240	£1,162,800
The Hanover	Traditional	545m <sup>2</sup> / 5,864ft <sup>2</sup>	£703,680	£938,240	£1,172,800

**Full Self Build** = You will be on site building the house, we would supply and erect the timber frame only.

**Project Management** = You won't be physically building the house, but you will be the project manager organising the contractors and trades.

**Main Contractor** = We'll work with you to appoint a main contractor, putting together a build specification & tendering out to a selection of experienced build companies.



For more information, please contact us:  
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### Items Included in Guide Costing:

1. Scandia-Hus Building Set
2. Scandia-Hus Shell Erection
3. Preliminaries - Site insurance, health & safety, WC
4. Site clearance and levelling
5. Foundations including beam and block
6. Foul drainage connection to inspection chamber (I.C) on site
7. Surface water drainage to discharge into crate soakaways
8. Scaffolding
9. Roof tiling
10. External cladding i.e. bricks, render, vertical tiles or weatherboarding
11. Gutters and downpipes
12. First fix carpentry
13. Second fix carpentry
14. Electrics - good specification

15. Plumbing - hot and cold feedpipes and wastes, fitting of sanitaryware
16. Heating - underfloor to all floors, powered by gas condensing boiler
17. Hot water - Pressurised hot water cylinder
18. Boarding of walls and ceilings
19. Taping and jointing or plaster skimming of walls and ceilings
20. Decorating - ceilings and walls emulsioned, woodwork painted, stained or oiled
21. Labour to fit ceramic tiles to floor and walls of bathrooms
22. Floor screed to ground floor
23. 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)