

# Guide Build Costs

	Style	Gross External Area	Self Project Management (£150 - £180 / ft <sup>2</sup> )	Main Contractor (£180 - £220 / ft <sup>2</sup> )
<b>Smaller House Designs</b>			(£180 / ft <sup>2</sup> )	(£220 / ft <sup>2</sup> )
The Acer	Bungalow	111m <sup>2</sup> / 1,195ft <sup>2</sup>	£215,100	£262,900
Hawthorns	Bungalow	121m <sup>2</sup> / 1,302ft <sup>2</sup>	£234,360	£286,440
The Colchester	Traditional	135m <sup>2</sup> / 1,453ft <sup>2</sup>	£261,540	£319,660
The Banbury	Contemporary	139m <sup>2</sup> / 1,496ft <sup>2</sup>	£269,280	£329,120
The Sycamore	Bungalow	145m <sup>2</sup> / 1,561ft <sup>2</sup>	£280,980	£343,420
The Cambridge	Contemporary	149m <sup>2</sup> / 1,604ft <sup>2</sup>	£288,720	£352,880
The Cellini	Contemporary	171m <sup>2</sup> / 1,841ft <sup>2</sup>	£331,380	£405,020
The Cranbrook	Contemporary	176m <sup>2</sup> / 1,894ft <sup>2</sup>	£340,920	£416,680
Sea View	Bungalow	180m <sup>2</sup> / 1,937ft <sup>2</sup>	£348,660	£426,140
<b>Larger House Designs</b>			(£170 / ft <sup>2</sup> )	(£210 / ft <sup>2</sup> )
Meadow Barn	Barn	204m <sup>2</sup> / 2,196ft <sup>2</sup>	£373,320	£461,160
Brewhouse Barn	Barn	235m <sup>2</sup> / 2,529ft <sup>2</sup>	£429,930	£531,090
Malthouse Barn	Barn	254m <sup>2</sup> / 2,734ft <sup>2</sup>	£464,780	£574,140
The Adelia – Show Home	Contemporary	260m <sup>2</sup> / 2,799ft <sup>2</sup>	£475,830	£587,790
The Byllyrica	Contemporary	274m <sup>2</sup> / 2,949ft <sup>2</sup>	£501,330	£619,290
The Haven	Contemporary	275m <sup>2</sup> / 2,960ft <sup>2</sup>	£503,200	£621,600
The Chiddingstone	Traditional	287m <sup>2</sup> / 3,089ft <sup>2</sup>	£525,130	£648,690
The Millstone	Traditional	291m <sup>2</sup> / 3,131ft <sup>2</sup>	£532,270	£657,510
Hillview*	Contemporary	310m <sup>2</sup> / 3,337ft <sup>2</sup>	£567,290	£700,770
Oakleigh House* – Show Home	Traditional	340m <sup>2</sup> / 3,660ft <sup>2</sup>	£622,200	£768,600
The Milan	Contemporary	383m <sup>2</sup> / 4,123ft <sup>2</sup>	£700,910	£865,830
The Lockwood	Traditional	403m <sup>2</sup> / 4,338ft <sup>2</sup>	£737,460	£910,980
Mayfield House	Traditional	510m <sup>2</sup> / 5,490ft <sup>2</sup>	£933,300	£1,152,900
Westbrook*	Traditional	540m <sup>2</sup> / 5,814ft <sup>2</sup>	£988,380	£1,220,940
The Hanover	Traditional	545m <sup>2</sup> / 5,864ft <sup>2</sup>	£996,880	£1,231,440

\*excluding basement

**Self 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)

*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*