

# Guide Build Costs

	Style	Gross External Area	Self Project Management (£220 - £260 / ft <sup>2</sup> )	Main Contractor (£260 - £310 / ft <sup>2</sup> )
<b>Smaller House Designs</b>			(£260 / ft <sup>2</sup> )	(£310 / ft <sup>2</sup> )
Hawthorns	Bungalow/Chalet	121m <sup>2</sup> / 1,302ft <sup>2</sup>	£338,520	£403,620
The Banbury	Traditional	139m <sup>2</sup> / 1,496ft <sup>2</sup>	£388,960	£463,760
The Sycamore	Bungalow/Chalet	145m <sup>2</sup> / 1,561ft <sup>2</sup>	£405,860	£483,910
Little Barn	Barn	149m <sup>2</sup> / 1,604ft <sup>2</sup>	£417,040	£497,240
The Cranbrook	Contemporary	176m <sup>2</sup> / 1,894ft <sup>2</sup>	£492,440	£587,140
The Lodge	Bungalow/Chalet	178m <sup>2</sup> / 1,916 ft <sup>2</sup>	£498,160	£593,960
The Verona	Contemporary	186m <sup>2</sup> / 2,002ft <sup>2</sup>	£520,520	£620,620
<b>Larger House Designs</b>			(£240 / ft <sup>2</sup> )	(£290 / ft <sup>2</sup> )
Meadow Barn	Barn	204m <sup>2</sup> / 2,196ft <sup>2</sup>	£527,040	£636,840
Brewhouse Barn	Barn	235m <sup>2</sup> / 2,530ft <sup>2</sup>	£607,200	£733,700
Malthouse Barn	Barn	254m <sup>2</sup> / 2,734ft <sup>2</sup>	£656,160	£792,860
The Mulberry - Show Home	Bungalow/Chalet	256m <sup>2</sup> / 2755ft <sup>2</sup>	£661,200	£798,950
The Adelia - Show Home	Contemporary	260m <sup>2</sup> / 2,799ft <sup>2</sup>	£671,760	£811,710
The Courtfield	Traditional	272m <sup>2</sup> / 2,928ft <sup>2</sup>	£702,720	£849,120
The Haven	Contemporary	275m <sup>2</sup> / 2,960 ft <sup>2</sup>	£710,400	£858,400
The Chiddingstone	Bungalow/Chalet	287m <sup>2</sup> / 3,089ft <sup>2</sup>	£741,360	£895,810
The Langford	Traditional	306m <sup>2</sup> / 3,294ft <sup>2</sup>	£790,560	£955,260
The Hill View	Contemporary	310m <sup>2</sup> / 3,337ft <sup>2</sup>	£800,880	£967,730
The Pines	Contemporary	313m <sup>2</sup> / 3,369ft <sup>2</sup>	£808,560	£977,010
Oakleigh House - Show Home*	Traditional	337m <sup>2</sup> / 3,627ft <sup>2</sup>	£870,480	£1,051,830
The Cramlington	Traditional	350m <sup>2</sup> / 3,767ft <sup>2</sup>	£904,080	£1,092,430
The Milan	Contemporary	383m <sup>2</sup> / 4,123ft <sup>2</sup>	£989,520	£1,195,670
The Hamshaw	Traditional	444m <sup>2</sup> / 4,779 ft <sup>2</sup>	£1,146,960	£1,385,910
The Florence	Contemporary	449m <sup>2</sup> / 4,833ft <sup>2</sup>	£1,159,920	£1,401,570
The Hanover	Traditional	555m <sup>2</sup> / 5,974ft <sup>2</sup>	£1,433,760	£1,732,460

\*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.



#### 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 Air Source Heat Pump
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

For more information, please contact us:  
**01342 838060 / sales@scandia-hus.co.uk**  
**www.scandia-hus.co.uk**

(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:
  - Ground Source Heat Pump
  - Heat Recovery System
  - Grey Water Harvesting
  - Solar PV Panels with battery storage

*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*