



Price List

Stage 1 – Planning & Design

	<u>Price</u>
All house & lodge designs	£3,500

Stage 2 – Technical Approvals

<u>House Type</u>	<u>Price</u>
Acharn	£4,600
Borve	£4,450
Brodgar	£4,250
Callanish	£5,050
Cairnfauld	£4,150
Moraig	£4,300
Glassel	£4,250
2 Bedroom Lodge	£4,000
3 Bedroom Lodge	£4,150

Stage 3 – Timber Kit Supply

<u>House Type</u>	<u>Bedrooms</u>	<u>Area</u>	<u>Price</u>
Acharn	5 bed	221m ² (inc. garage)	£71,757
Borve	4 bed	166.5m ²	£67,760
Brodgar	3 bed	154m ²	£62,476
Callanish	5 bed	236m ² (inc. garage)	£82,350
Cairnfauld	2 bed	122.5m ²	£53,668
Moraig	3 bed	140.5m ²	£57,952
Glassel	3 bed	140m ²	£59,262
2 Bedroom Lodge	2 bed	85m ²	£34,031
3 Bedroom Lodge	3 bed	106m ²	£42,266

Order Process

Stage 1

Initial deposit of £750 to be paid at time of agreeing house design and signing contract.

2nd payment of £2,750 to be paid prior to planning application submission.

Stage 2

3rd payment of £1250 upon instruction to proceed with warrant & engineering

4th payment (dependant on house type) to be paid prior to building warrant application submission.

Stage 3

Staged Payment 1	10% on instruction to commence manufacture
Staged Payment 2	45% 10 days prior to structural kit delivery
Staged Payment 3	25% 10 days prior to delivery of roughing kit
Staged Payment 4	20% 10 days prior to delivery of finishes

Stage 1 fee includes:

Level site digital survey to a maximum of 2000m sq.
Coloured plans, elevations and sections of house type in context with site.
Site plan with design and appropriate access and details included suitable for planning application.
Ordnance Survey map for location purposes.
All planning application administration including neighbour notification.
Planning application fee to local authority.

Stage 1 fee exclusions and additional costs:

Interior and exterior changes outwith standard house types.
Amendments to suit local authority planning requirements. Additional costs include basic design changes at an agreed hourly per hour.

Stage 2 fee includes:

Detailed working drawings including foundation and drainage plans, floor plans, construction sections, elevations and site plans. We also provide large-scale construction details.

Structural Engineers detailed drawings and SER certificate to accompany application. This includes non-timber items such as foundations and external lintols. Site investigation by Engineer. SAP calculations and Section 6 Design Certificate to accompany warrant application. Building warrant application to local authority including administration and warrant fee.

Stage 2 exclusions and additional costs:

Due to the nature of drainage connections and local authority, Scottish Water and Scottish Ecological Protection Agency regulations, it is difficult to give you fixed costs for drainage designs. In most cases it will be straight forward and we can give you the additional fee as a fixed cost, but this can't be done until we have carried out some investigation and this will be site specific. An example of a standard septic tank and soakaway design solution would be in the region of £750 to carry out percolation tests and designs to satisfy the authorities and around £500 for a sewer connection.

All sites have different ground conditions and as such the cost allowed for foundation design is based on a flat site, with normal load bearing ground at a level of 600mm below existing ground level. Sloping sites and difficult ground may incur additional design costs, but this would be given to you in writing at the site investigation stage to avoid any surprises.

Please see our website for details of what is included and excluded from each section. Full terms and conditions will be made available at time of contract.

All stages are subject to VAT at the current rate. You may be able to claim the VAT element of the timber kit supply at the end of the project from HMRC.

All prices and stages are subject to change without notice.

Delivery is included to the mainland of Scotland only and additional charges may apply out with this area.

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