



Every building we make is unique. We offer comprehensive and highly individualised design and build services that are tailored to each specific project. The buildings we offer are developed collaboratively with our clients to meet their requirements and to suit their sites. There are a huge number of variables that will determine the final cost and without first determining these project-specific criteria it is impossible to give a realistic indicative price.

What we do know is, that once all the real costs of a building have been accounted for, we deliver our buildings at prices that are competitive with other bespoke, high quality & environmentally conscientious companies who offer buildings of a similar specification & standard.

We recognise that it is very important to understand the total costs of a project before embarking on it. This document gives some indicative costs for the various stages and elements that your project is likely to involve. This helps give an idea of the total development budget and not just the selective construction costs that many off-the-shelf prices actually comprise of.

Prices in the construction industry are increasing rapidly and the Building Cost Information Survey by the RICS forecasts that average national tender prices will increase by 27% and the cost of building 20% between 2020 and 2025.

ITEM	DESCRIPTION	INDICATIVE BUDGET	EXAMPLE
			<i>Spacious 90 m2 2 bedroom home.</i>
Site Access & Preparation	Main site excavations. Formation of access & parking. Varies significantly depending on site.	£10,000 - £40,000	£15,000
Services & Drainage	Installation of services onto house site. Ground works for drainage and sewage.	£10,000 - £20,000	£15,000
Foundations & substructure	Foundations and other concrete, steel or wooden substructure. Varies significantly depending on site terrain.	£160 - £450 per m2 internal floor area	£17,100
Structure to Wind & Watertight	Construction and assembly of main structure and shell of building including, external door & windows, roofing, insulation and external cladding.	From £1100 per m2	£99,000
Covered decking spaces	Porches, entrance ways and other external uninsulated deck areas.	From £800 per m2	£9,600
Finishing from Wind & Watertight	Internal finishing works including domestic plumbing, wiring & electrics, lighting, heating ventilation, fitting & finishing joinery, and decoration.	From £700 per m2 internal floor area.	£63,000
Wood burning stove	Supply and installation of stove, flue, hearth and fireproofing to building standards.	From £3000	£3,000
Kitchen	Budget for supply of kitchen.	From £12000	£13,000
Bathroom	Budget to outfit bathroom.	From £3000 per bathroom.	£3,000
Landscaping	Varies significantly depending on site and can include supply of surfacing materials and topsoil.	From £2000	£2,000
Transport & Subsistence	Varies significantly depending location & scope of project.	From £1000	£2,500
Statutory Consent fees	Standard fees associated with securing planning & warrant for a house.	Budget £3,600	£3,700
Professional fees	Architectural design, engineering, consultancy & management. Includes fulfilment of statutory rolls for Principal Designer and Principal Contractor.	Normally 10% of the construction costs.	£26,240
Extras & Upgrades			
Air Source Heat Pump	Supply and install ASHP for wet heating and domestic hot water.	From £7500	£7,900
Underfloor heating	Supply and install water underfloor heating system, pipes and suitable screed system	From £100 per m2 of underfloor heating.	£8,600

EXAMPLE PROJECT	EXAMPLE SPECIFICATIONS	EXAMPLE: TOTAL PROJECT COST	£288,640
	<i>True Turnkey cost of bespoke development from bare site. Spacious 2 bedroom single story home of 90 square meters. With Air Source Heat Pump, underfloor heating & wood burning stove. Fitted kitchen and bathroom. Complete electricals, lighting & decoration.</i>	EXAMPLE: PRICE PER m2	£3,207
Site	<i>Reasonably level, with good ground conditions and proximity to road access. Within 30 minutes drive of Ullapool.</i>		
Services & Drainage	<i>Good proximity and access to services & utilities.</i>		
Foundations & substructure	<i>Concrete substructure on relatively level site.</i>		
Structure to Wind & Watertight	<i>Engineered timber structure with visual internal natural or laminated timber elements. Well insulated breathing wall system with high level of air tightness. Profiled steel roof and timber and/or steel cladding. High specification external doors and windows.</i>		
Covered decking spaces	<i>Covered entrance deck area and partially covered front deck.</i>		
Finishing from Wind & Watertight	<i>Complete interior joinery. All real solid timber joinery.</i>		
Kitchen	<i>High quality fitted kitchen.</i>		
Bathroom	<i>High quality fitted bathroom.</i>		
Landscaping	<i>Site & access fully surfaced and tidied ready for seeding and planting.</i>		
Statutory Consent fees	<i>All costs fully included.</i>		
Professional fees	<i>All costs fully included - planning, warrant, architectural design, engineering, specialist consultancy & project management etc.</i>		

(All prices shown are exclusive of VAT. We do not need to charge VAT on New Build Houses when the project is covered by a Design & Build Contract.)

ITEM	DESCRIPTION	INDICATIVE BUDGET	EXAMPLE
			25 m2 Cabin Single bedroom
Site Access & Preparation	Low impact site excavations. Formation site of access. Varies significantly depending on site.	From £1000	£1,500
Services & Drainage	Ground works for drainage and sewage. Connection of services into building.	From £1000	£1,500
Foundations & substructure	Foundations and other concrete, steel or wooden substructure. Varies significantly depending on site.	£90 - £200 per m2 internal floor area	£2,500
Haulage & Logistics	Transport & assembly of pod, elements or kit on site including heavy transport, crane or other plant equipment. Varies significantly depending on site.	From £2000	£2,500
Structure to Wind & Watertight	Manufacture and assembly on site of main structure and shell of building including, external door, windows, roofing, insulation, cladding.	From £800 per m2	£22,500
Covered decking spaces	Porches, entrance ways and other external uninsulated deck areas.	From £700 per m2	£5,250
Finishing from Wind & Watertight	Internal finishing works including domestic plumbing, wiring & electrics, lighting, ventilation, heating, fitting & finishing joinery, and decoration.	From £600 per m2 internal floor area, dependent on specifications chosen.	£15,000
Kitchen	Budget for supply of kitchen.	From £3000	£4,000
Bathroom	Budget for supply whiteware, fixtures & fittings per bathroom.	From £3000 per bathroom.	£3,200
Landscaping	Varies significantly depending on site and can include supply of surfacing materials and topsoil.	From £500	£600
Transport & Subsistence	Varies significantly depending location & scope of project.	From £500	£750
Statutory Consent fees	Standard fees associated with securing planning & warrant for a house.	Budget £1,000	£1,000
Professional fees	Architectural design, consultancy & management. Includes fulfilment of statutory rolls for Principal Designer and Principal Contractor.	Normally 5% of the construction costs.	£3,015
Extras & Upgrades			
Wood burning stove	Supply and installation of stove, flue, hearth and fireproofing to building standards.	From £3000	
Air Source Heat Pump	Supply and install ASHP for wet heating and domestic hot water.	From £7500	
Underfloor heating	Supply and install water underfloor heating system, pipes and suitable screed system	From £100 per m2 of underfloor heating.	

EXAMPLE PROJECT	EXAMPLE SPECIFICATIONS	EXAMPLE: TOTAL PROJECT COST	£63,315
	True Turnkey cost of bespoke development from bare site. 25 square meter bespoke cabin build to Eco-Home specifications. Handbuilt compact kitchen. Fully equipped bathroom with wet room shower. 100% real timber internal joinery. Complete electricals, lighting & decoration.	EXAMPLE: PRICE PER m2	£2,533
Site	Reasonably level, with good ground conditions and proximity to road access. Within 30 minutes drive of Ullapool.		
Services & Drainage	Good proximity and access to services & utilities.		
Foundations & substructure	Concrete, timber & steel substructure that can accommodate reasonable level of variation in site terrain.		
Structure to Wind & Watertight	Engineered timber frame structure with visual post & beam or laminated timber elements.		
Covered decking spaces	Covered entrance deck area and partially covered front deck.		
Finishing from Wind & Watertight	Complete interior joinery.		
Kitchen	Fitted custom compact kitchen.		
Bathroom	High quality fitted bathroom.		
Landscaping	Site cleared & tidied ready for seeding and planting.		
Statutory Consent fees	All costs fully included.		
Professional fees	All costs fully included - planning, architectural design, specialist consultancy & project management.		

(All prices shown are exclusive of VAT. These types of small dwellings are liable for different rates of VAT depending on the individual project criteria. We can offer small buildings built to BS3632 that are eligible for a reduced VAT rate, currently at 5%.)