

BORDER OAK

St Michaels Cottage
193m2 2000sq ft Herefordshire

Actual Costs:	£
Foundations	£39,081
Spoil removal	£2,500
Main structure - oak frame & SIPS panels	£99,834
1st Floor Structure	£12,852
Roof Carpentry	£24,799
Roof Coverings	£36,843
External Joinery	£43,791
Inglenook Chimney & Fireplace	£15,326
Plastering/Drylining	£23,321
External render & cladding	£37,515
Internal 1st & 2nd Fix	£51,636
Preliminaries	£39,647
Porch	£6,497
Guttering	£4,776
Screed	£3,657
Flooring	£18,000
Kitchen, Utility & Pantry Units	£22,500*
Bathrooms	£12,000
Decoration	£15,000*
Electrics	£14,500
Plumbing (inc. UFH)	£39,000
Drainage	£15,000

BALANCE DUE

£578,075



SPECIAL OFFER - FIXED PRICE CONTRACT INC MANAGEMENT

Every site is different but these costs relate to the construction of an actual project - updated to reflect costs in Jan 2024.

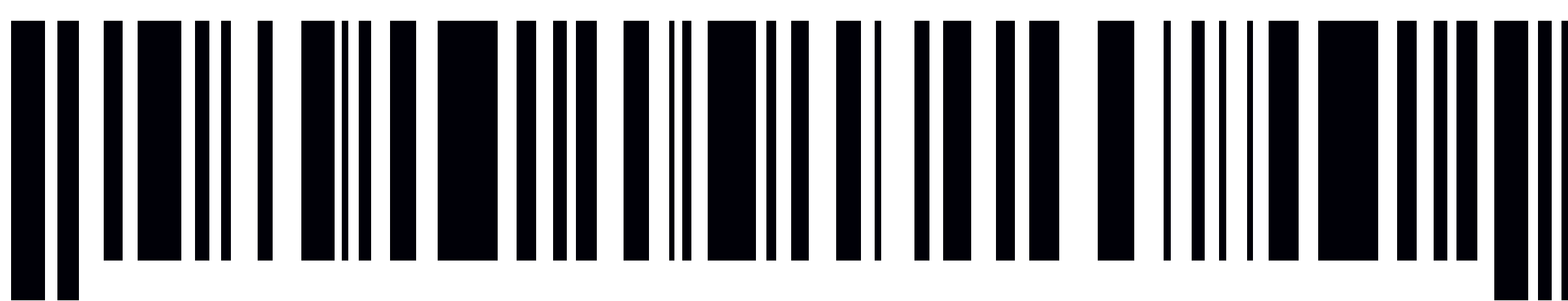
*potential to reduce costs

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ALL BORDER OAK HOUSES ARE DESIGNED TO YOUR BUDGET -
ENQUIRE FOR DETAILS

Highly sustainable, 3 or 4 Bedroom - Oak frame with SIPS encapsulation; exceptionally thermal, virtually airtight, minimal thermal bridging, handmade brick, high performance render, handmade clay tile, weatherboard, green oak, glass, galvanised guttering, oak porch

SERVICE COSTS EXCLUDED



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www.borderoak.com

