



# BORDER OAK

EXAMPLE COSTINGS

# COST ANALYSIS

All Border Oak houses are bespoke - this guide is to provide example costings for a small selection of our portfolio.

	WHITE GOOSE BARN  120m <sup>2</sup>	ST MICHAEL'S COTTAGE  193m <sup>2</sup>	GRAVEN HILL BARN  225m <sup>2</sup>	CHESHIRE FARMHOUSE  271m <sup>2</sup>	FOREST VIEW  320m <sup>2</sup>	LEASON GRANGE  467m <sup>2</sup>
BASEWORKS Foundations, masonry up to DPC (100mm), concrete floor slab with membranes - assuming a clear level site & good ground conditions	£25,043	£29,626	£36,751	£40,648	£51,244	£79,047
OAK FRAME/SIPS/SECONDARY FLOOR JOISTS Design and erection of oak frame, unique infill panel and weather-stripping system, stressed skin softwood framing/SIPs Panel Systems as appropriate/engineered secondary joist systems	£74,212	£111,569	£123,483	£155,186	£213,005	£352,374
SECONDARY ROOF STRUCTURE Treated softwood rafters, trusses, eaves, verge, gable detailing, dormers and valleys.	£14,842	£23,375	£18,990	£26,026	£43,778	£66,392
ROOF COVERINGS Supply and fix handcrafted clay tiles, (Meadowmead blend) including breather membrane, eaves, verge, gable and abutment detailing, ridge tiles and lead flashings.	£25,276	£35,487	£34,520	£43,905	£84,074	£134,005 slate
EXTERNAL JOINERY Purpose-made feature entrance door with blacksmith made fittings, treated softwood personnel doors, French doors and casement windows including blacksmith-made fittings, friction hinges etc, pre applied 'silk' finish paint systems, conservation rooflights etc. 24mm sealed double glazing.	£39,776	£43,983	£45,379	£82,469	£75,668	£118,248
INGLENOOK FIREPLACE A feature brick/stonework inglenook with flagstone hearths, oak lintel and decorative chimney stack.	-	£14,356	£5,000	£25,745 2 No	£27,306 2 No	£61,673 4 No
EXTERNAL RENDERING/CLADDING Lime-rich render/Parex Render System on backing/grounds/weatherboarding/handcrafted facing bricks/raised plinths/stone (Leason Grange)	£13,805	£32,337	£23,839	£48,297	£49,842	£210,922
INTERNAL PLASTERING/DRY LINING SYSTEMS Including insulation/sheathing and Hardie Backer boards to shower areas.	£16,388	£19,045	£21,086	£27,571	£35,392	£56,781
FIRST AND SECOND FIX CARPENTRY 125mm slab insulation, Proclima Intello air tightness membrane, secondary studding/joists, thermal insulation and sound deadening systems, softwood stairs, balustrades, internal doors with fittings, skirtings, architraves.	£40,951	£45,155	£57,461	£66,709	£93,368	£119,539
TOTAL	£250,293	£354,933	£366,509	£516,556	£673,677	£1,198,981
PORCH Oak framed feature entrance porch/ pergola including baseworks and roof coverings as appropriate.	£6,187	£5,469	£5,469	£5,469	-	-

These costs include the services of a Project Manager and a dedicated & experienced Design Team for projects within 40 miles from our head office. Costs are indicative only & subject to change. Prelims - Project costs above have been itemised to enable direct comparison with local contractors costs. There are however costs that relate to the overall project including site establishment, toilet, storage, lodging, subsistence & transport, scaffolding & insurances. These costs will be assessed on an individual project basis.

Omissions - Including, but not limited to, site access & landscaping, drainage, M&E services, kitchen & bathrooms, decoration, utility connections.

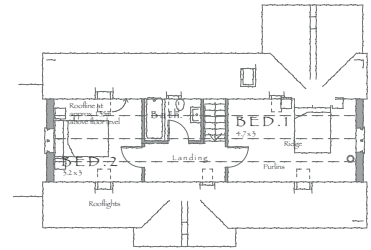
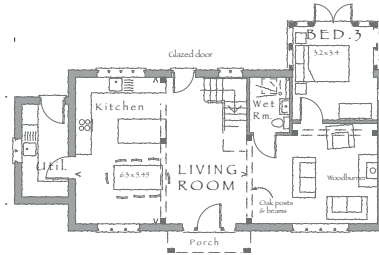
# EXAMPLE DESIGNS

*All of our houses are bespoke. We have an extensive portfolio and would be delighted to work with you to design your home.*

## WHITE GOOSE BARN

120 m<sup>2</sup>

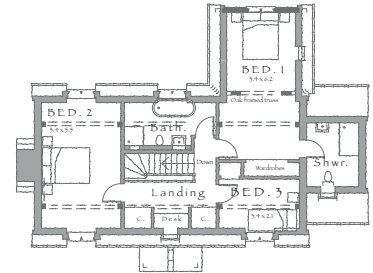
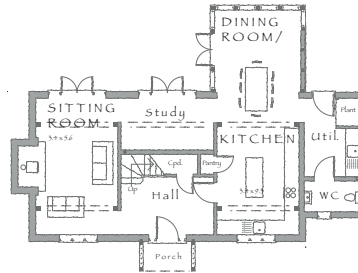
A weatherboarded 3 bedroom barn with open plan interior, glazed gable end and oak porch



## ST MICHAEL'S COTTAGE

193m<sup>2</sup>

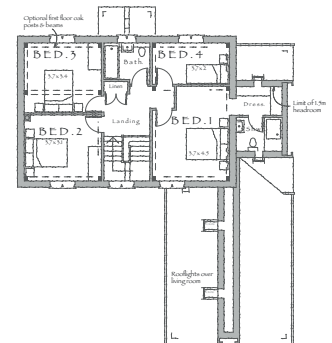
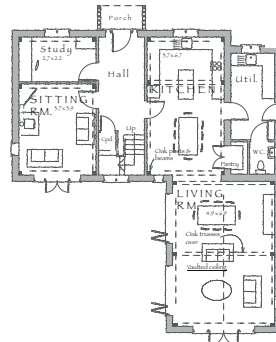
A generous 3 bedroom cottage finished in render over a brick plinth with handmade clay tiles



## GRAVEN HILL HOUSE

225 m<sup>2</sup>

Two storey, 4 bedroom weatherboarded house with vaulted family room to the rear





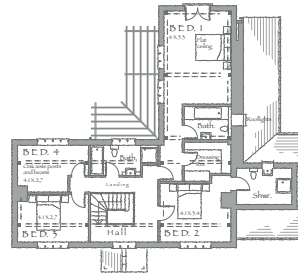
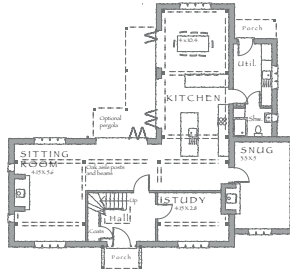


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## CHESHIRE FARMHOUSE

271 m<sup>2</sup>

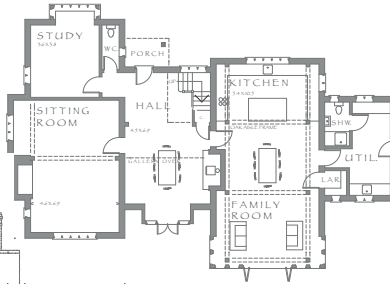
Spacious 4 bedroom home with internal oak frame and brick external finish which forms a rear courtyard



## FOREST VIEW

320 m<sup>2</sup>

A spacious 4 bedroom farmhouse with a mix of external materials and an organic layout



## LEASON GRANGE

467 m<sup>2</sup>

A generous 5 bedroom home finished in local stone with a wealth of vernacular detailing

