



border oak

PLANS & COSTS

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 ²	ST MICHAEL'S COTTAGE 193m ²	GRAVEN HILL BARN 225m ²	CHESHIRE FARMHOUSE 271m ²	FOREST VIEW 320m ²	LEASON GRANGE 467m ²
Baseworks Foundations, masonry up to DPC (100mm), concrete floor slab with membranes – assuming a clear level site & good ground conditions	£21,485	£24,607	£30,601	£33,820	£45,301	£69,887
Oak frame/SIPs encapsulation/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	£66,882	£102,971	£119,610	£151,010	£195,859	£317,533
Secondary roof structure Treated softwood rafters, trusses, eaves, verge, gable detailing, dormers and valleys.	£12,369	£19,655	£16,934	£22,519	£38,546	£59,389
Roof coverings Supply and fix handcrafted clay tiles, (Meadowmead blend) including breather membrane, eaves, verge, gable and abutment detailing, ridge tiles and lead flashings.	£23,709	£33,361	£33,010	£42,750	£79,684	£127,682 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.	£33,950	£40,687	£41,603	£70,252	£63,394	£112,957
Inglenook fireplace A feature brick/stonework inglenook with flagstone hearths, oak lintel and decorative chimney stack.	–	£13,286	£5,000	£19,841 2 No	£24,717 2 No	£59,928 4 No
External rendering/cladding Lime-rich render/Parex Render System on backing/grounds/weatherboarding/handcrafted facing bricks/raised plinths/stone (Leason Grange)	£13,064	£32,523	£23,651	£48,184	£44,901	£163,738
Internal plastering/dry lining systems Including insulation/sheathing and Hardie Backer boards to shower areas.	£15,755	£18,008	£19,936	£26,446	£33,364	£53,834
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.	£38,561	£41,695	£52,632	£59,938	£88,942	£113,352
TOTAL	£225,775	£326,793	£342,977	£474,760	£614,708	£1,078,300
Porch/Pergola Oak framed feature entrance porch/pergola including baseworks and roof coverings as appropriate.	Porch	£5,908	£5,173	£5,173	–	–
	Pergola			£7,337		

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.

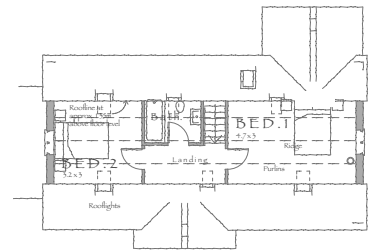
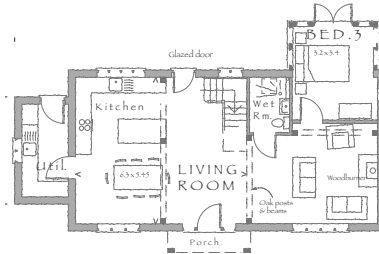
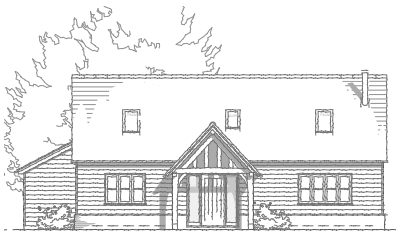
EXAMPLE DESIGNS

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 m²

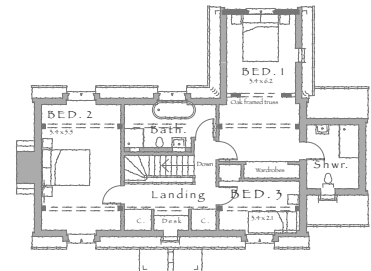
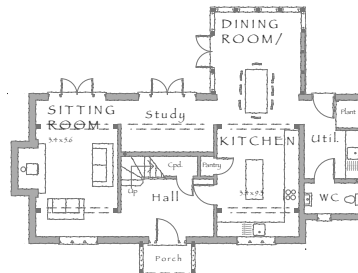
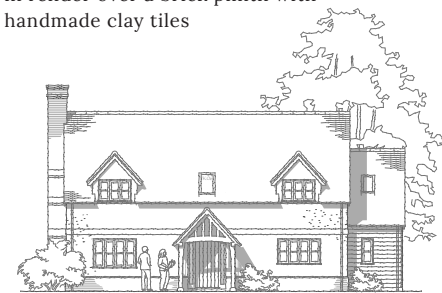
A weatherboarded 2 bedroom barn with open plan interior, glazed gable end and oak porch



ST MICHAEL'S COTTAGE

193m²

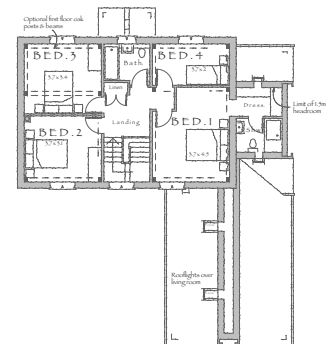
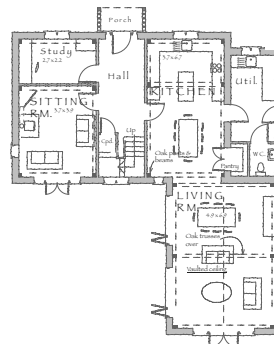
A generous 3 bedroom cottage finished in render over a brick plinth with handmade clay tiles



GRAVEN HILL

225 m²

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



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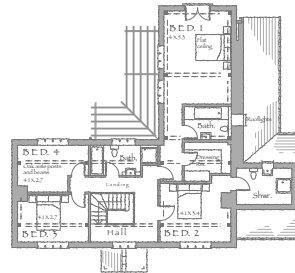
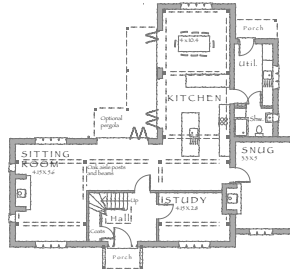
E: enquiries@borderoak.com

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CHESHIRE FARMHOUSE

271 m²

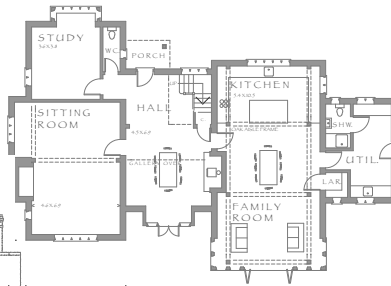
Spacious 4 bedroom home with internal oak frame and brick external finish which forms a rear courtyard



FOREST VIEW

320 m²

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



LEASON GRANGE

467 m²

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

