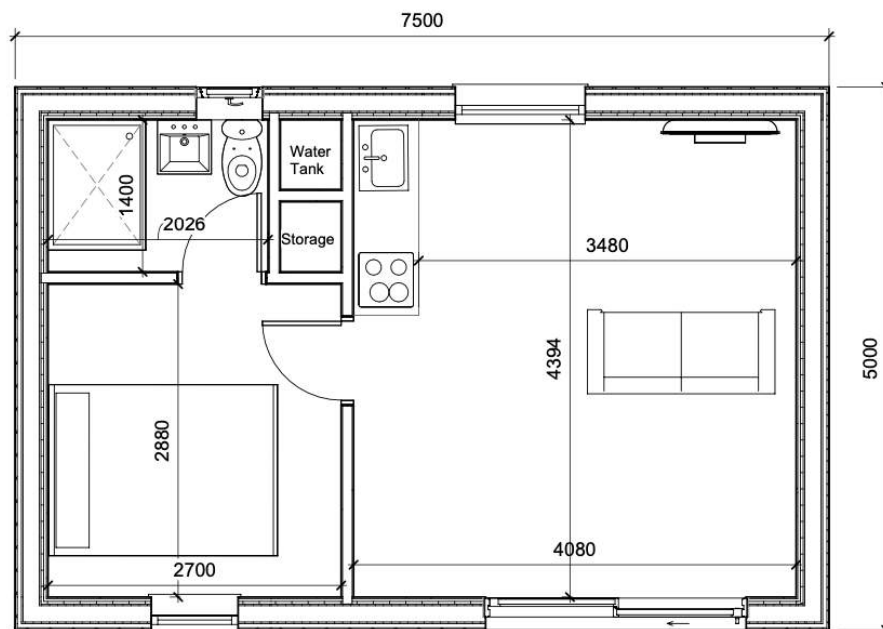


## One Bedroom Annexe Kit Range

---

### The Hanley One Bedroom Annexe Kit (7.5m x 5m)

from £37,120.80 (inc. VAT @ 20%)



*Image and floor plan shown for illustration purposes.*

#### Annexe By Future Rooms Limited

T: 01452 840284 E: [info@annexebyfuturerooms.co.uk](mailto:info@annexebyfuturerooms.co.uk) W: [www.annexebyfuturerooms.co.uk](http://www.annexebyfuturerooms.co.uk)  
VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Hanley One Bedroom Annexe Kit Specification

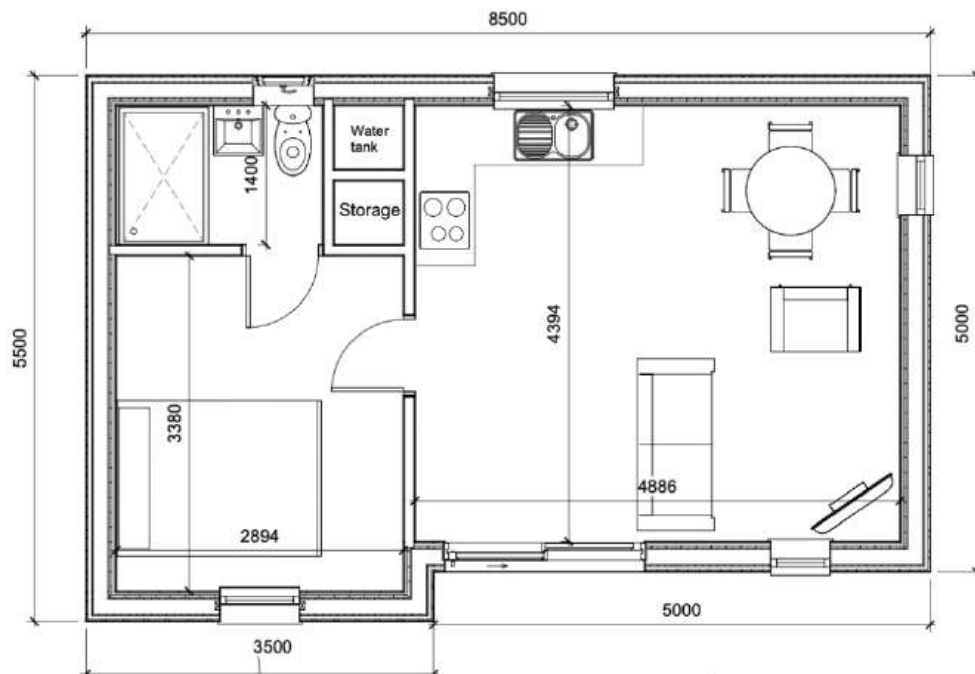
Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

### Annexe By Future Rooms Limited

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 VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
 Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

**The Ledbury One Bedroom Annexe Kit (8.5m x 5.5m)**  
**from £38,437.20 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

**Annexe By Future Rooms Limited**

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Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Ledbury One Bedroom Annexe Kit Specification

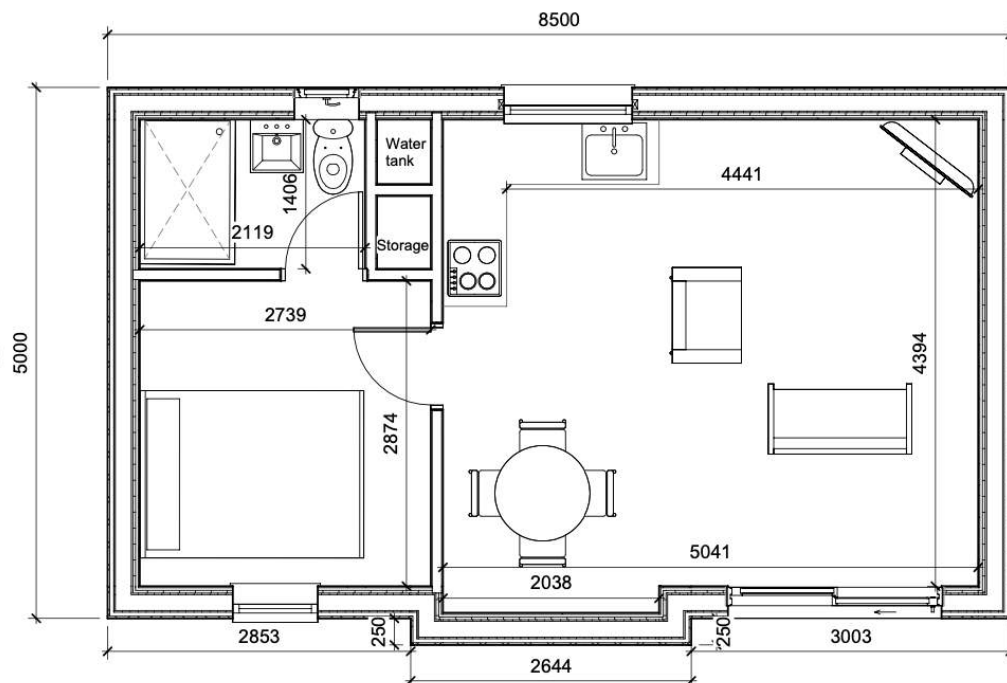
Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

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**The Malvern One Bedroom Annexe Kit (8.5m x 5m)**  
**from £38,437.20 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

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Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Malvern One Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

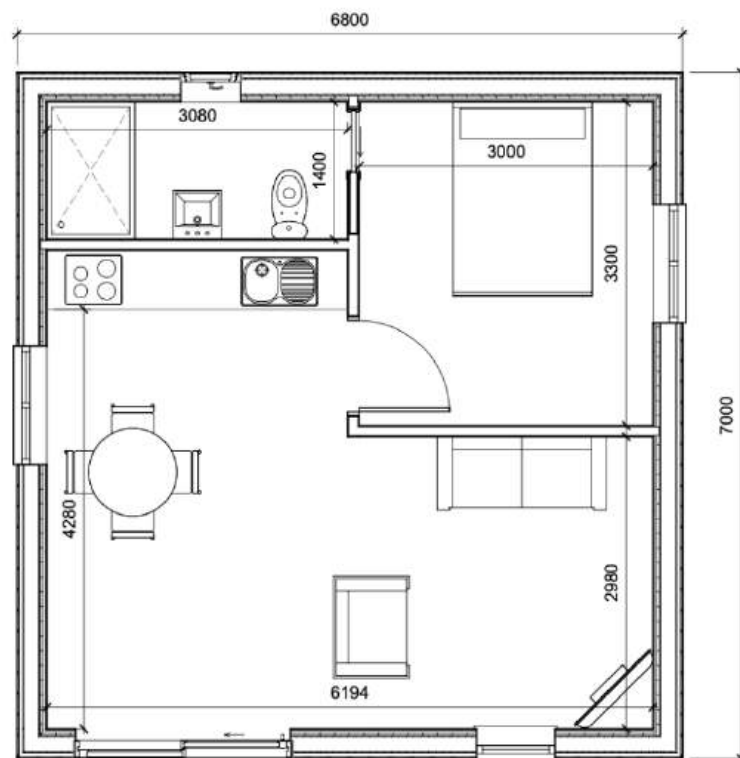
Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

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**The Welland One Bedroom Annexe Kit (6.8m x 7m)**  
**from £42,445.20 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

**Annexe By Future Rooms Limited**

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Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Welland One Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

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## Two Bedroom Annexe Kit Range

### The Hanley Two Bedroom Annexe Kit (11m x 6.8m)

from £47,673.60 (inc. VAT @ 20%)



*Image and floor plan shown for illustration purposes.*

#### Annexe By Future Rooms Limited

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VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Hanley Two Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

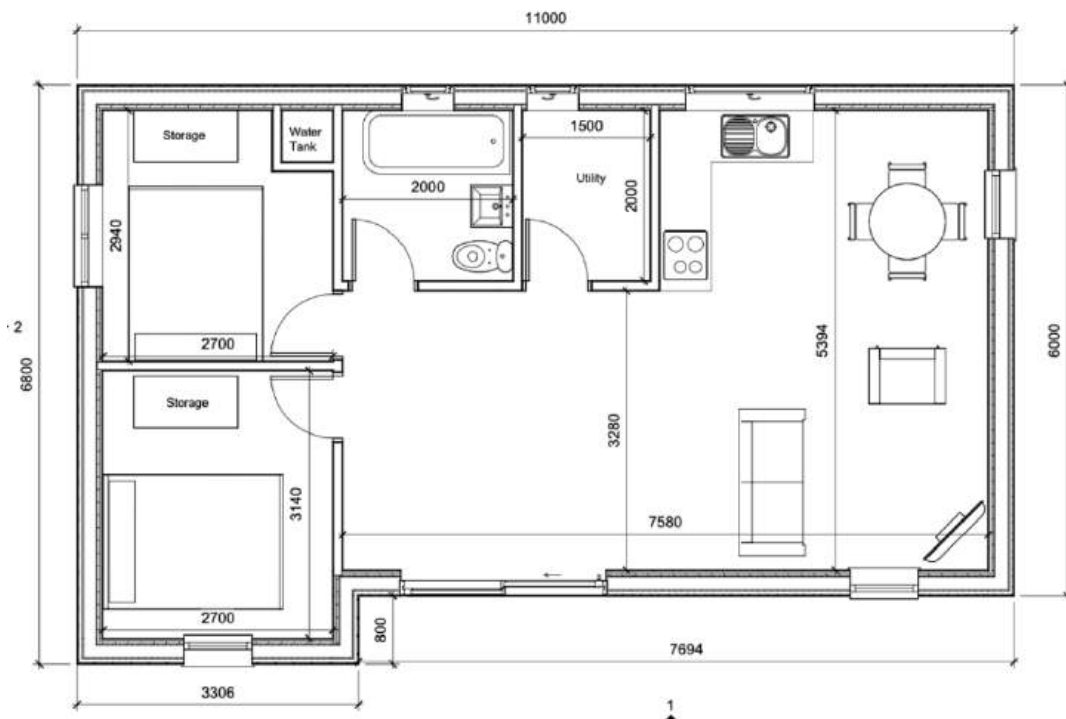
Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

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 VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
 Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

**The Ledbury Two Bedroom Annexe Kit (11m x 6.8m)**

**from £47,673.60 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

**Annexe By Future Rooms Limited**

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## The Ledbury Two Bedroom Annexe Kit Specification

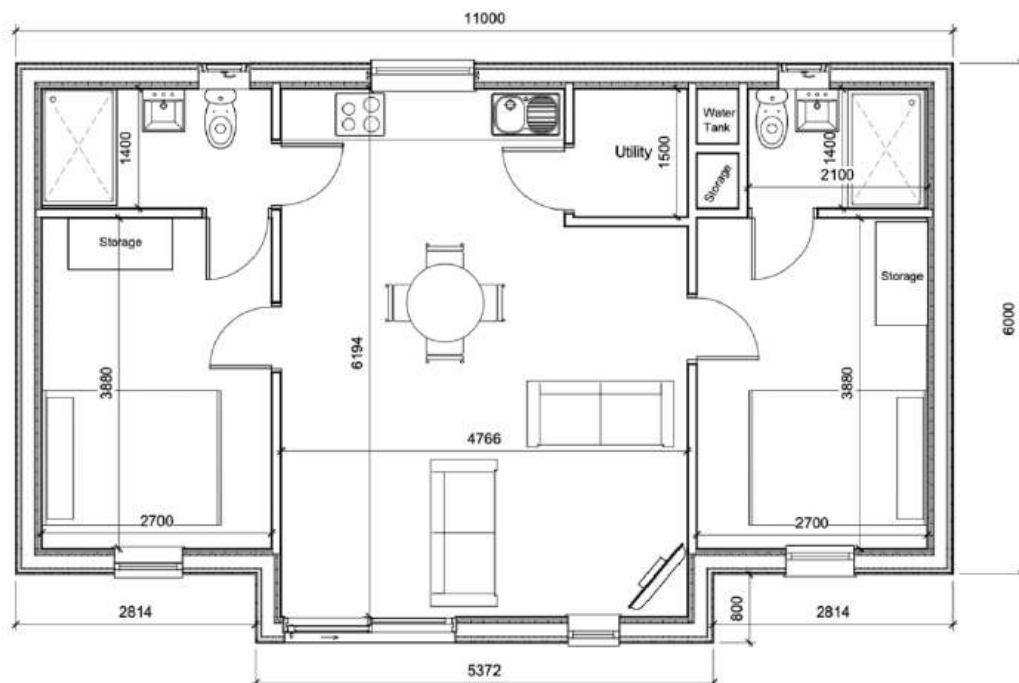
Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

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 VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
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**The Malvern Two Bedroom Annexe Kit (11m x 6.8m)**  
**from £47,673.60 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

**Annexe By Future Rooms Limited**

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VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Malvern Two Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

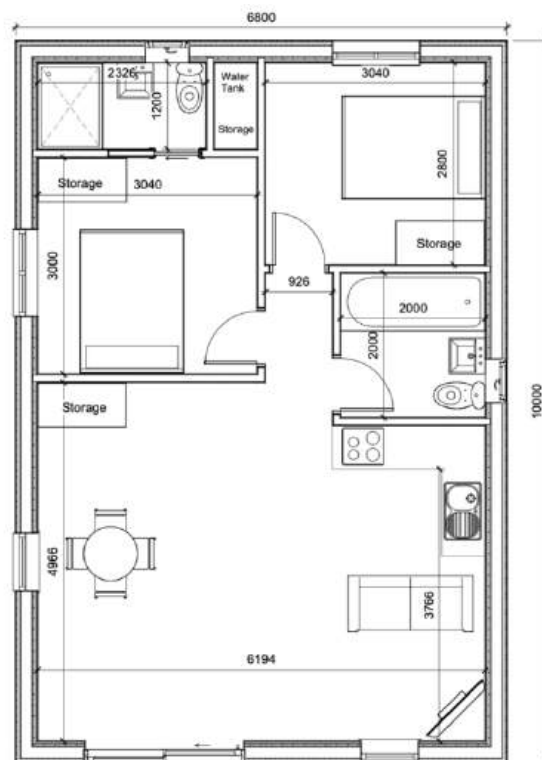
Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

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**The Welland Two Bedroom Annexe Kit (6.8m x 10m)**  
**from £53,193.60 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

**Annexe By Future Rooms Limited**

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VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655  
Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## The Welland Two Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

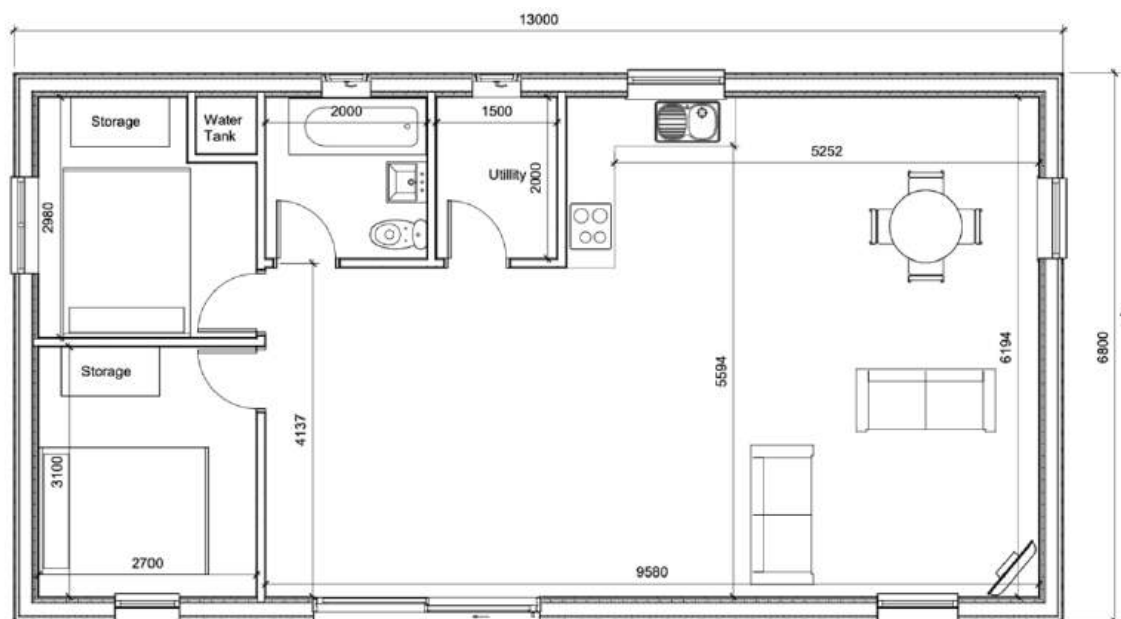
### Annexe By Future Rooms Limited

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 Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## Large Two Bedroom Annexe Kit Range

**The Hanley Large Two Bedroom Annexe Kit (13m x 6.8m)**

**from £55,353.60 (inc. VAT @ 20%)**



*Image and floor plan shown for illustration purposes.*

**Annexe By Future Rooms Limited**

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## The Hanley Large Two Bedroom Annexe Kit Specification

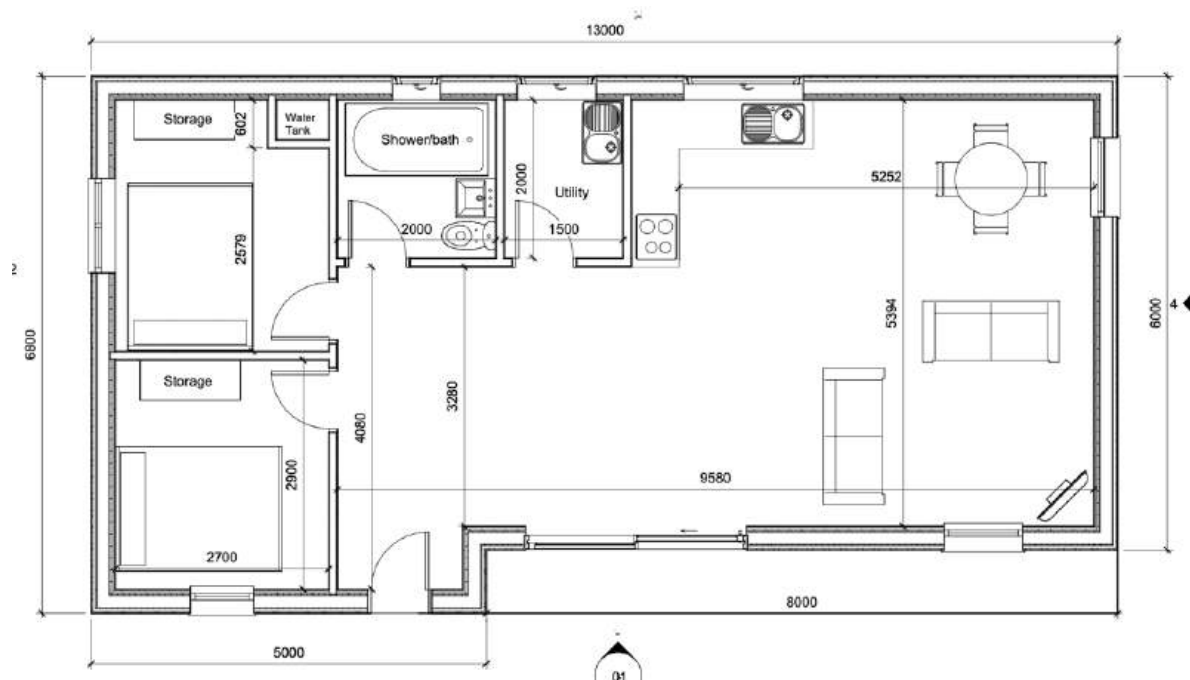
Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

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**The Ledbury Large Two Bedroom Annexe (13m x 6.8m)**  
**from £55,353.60 (inc. VAT @ 20%)**



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## The Ledbury Large Two Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

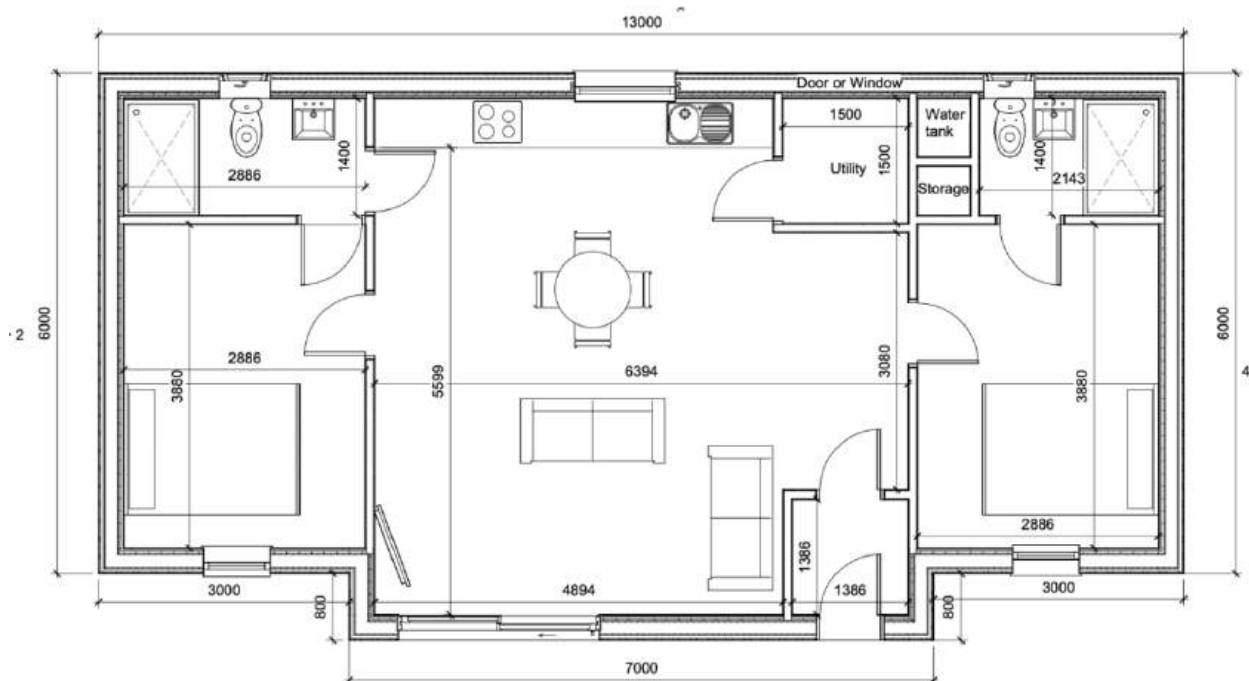
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**The Malvern Large Two Bedroom Annexe Kit (13m x 6.8m)**  
**from £55,353.60 (inc. VAT @ 20%)**



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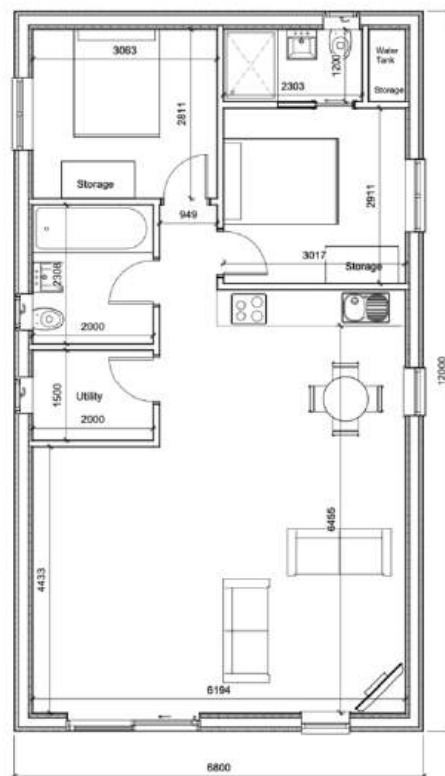
Specification
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**The Welland Large Two Bedroom Annexe Kit (6.8m x 12m)**  
**from £54,273.60 (inc. VAT @ 20%)**



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**Annexe By Future Rooms Limited**

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## The Welland Large Two Bedroom Annexe Kit Specification

Specification
<ul style="list-style-type: none"> <li>• SIPs/Timber Floor (150mm Insulation)</li> <li>• 18mm Caber Deck Flooring Sheets (Overboarding)</li> <li>• SIP Panels for Walls (150mm Insulation)</li> <li>• SIP Panels for Roof (150mm Insulation)</li> <li>• Breather Membrane</li> <li>• Cavity Batons</li> <li>• Insect Mesh</li> <li>• External Cladding (2 Sides British Cedar, 2 Sides Thermowood)*</li> <li>• EPDM Rubber Roof Full Kit</li> <li>• Guttering and Downpipes</li> <li>• All SIP Joining Splines</li> <li>• Stainless Steel Brad Nails</li> <li>• UPVC Glazing Per Model**</li> <li>• Vapour Barrier</li> <li>• Metal Fascias</li> <li>• Full Technical Drawings and Instructions for Installation</li> <li>• Full Fixing Kit (Foam, Screws, Timber Locks, Glues)</li> </ul>

Optional Upgrades
Alternative Cladding
Upgrades to Windows and Doors

### Annexe By Future Rooms Limited

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