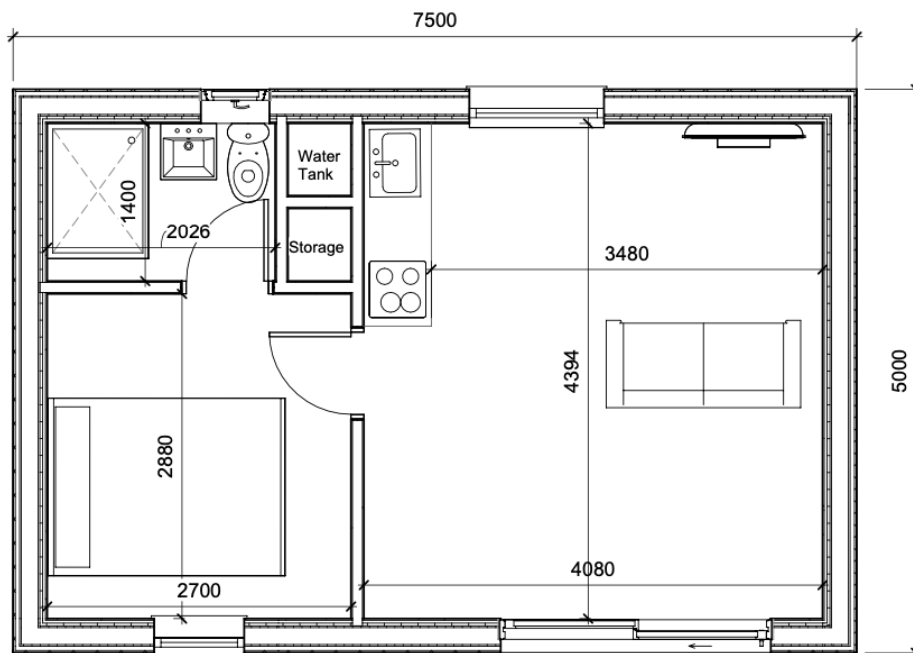


One Bedroom Annexe Range

The Hanley One Bedroom Annexe from £106,840 (inc. VAT)



Image 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: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

The Hanley One Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2400mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 1 Num UPVC Opening Window @ 1200mm x 900mm 1 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Bedroom 3 Num Downlights in Shower Room 4 Num Double Sockets in Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

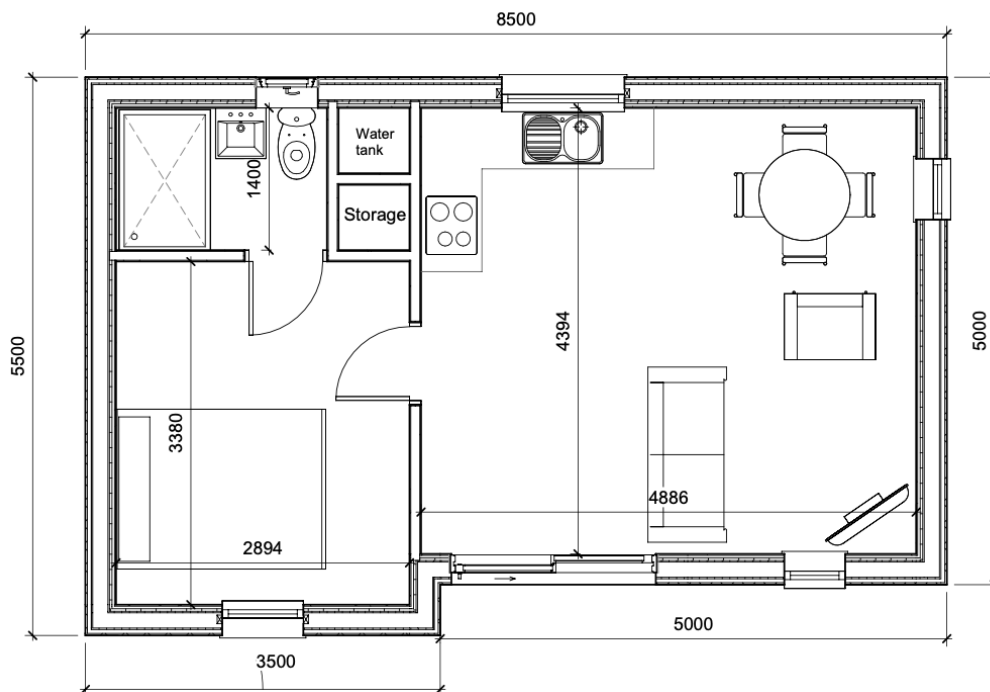
Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

The Ledbury One Bedroom Annexe
from £106,840 (inc. VAT)



Image shown for illustration purposes.



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The Ledbury One Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2000mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 1 Num UPVC Opening Window @ 600mm x 1000mm 1 Num UPVC Opening Window @ 1200mm x 900mm 1 Num UPVC Opening Window @ 600mm x 600mm 1 Num UPVC Opening Window @ 600mm x 2100mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Bedroom 3 Num Downlights in Shower Room 4 Num Double Sockets in Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

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Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment
Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

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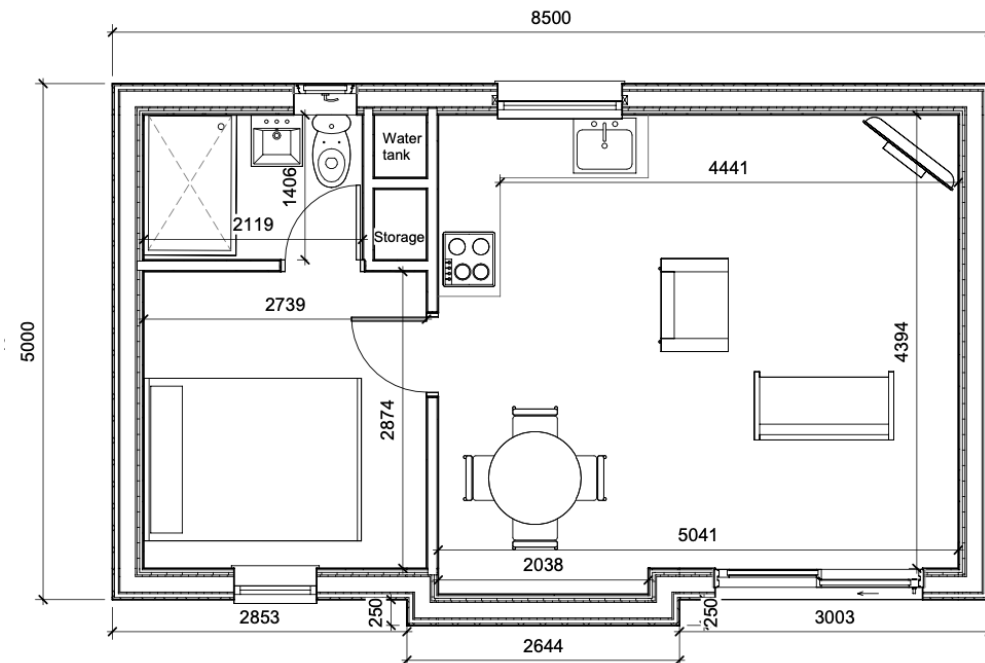
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Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

The Malvern One Bedroom Annexe
from £107,840 (inc. VAT)



Image shown for illustration purposes.



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The Malvern One Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2000mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 1 Num UPVC Opening Window @ 1200mm x 900mm 1 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Bedroom 3 Num Downlights in Shower Room 4 Num Double Sockets in Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

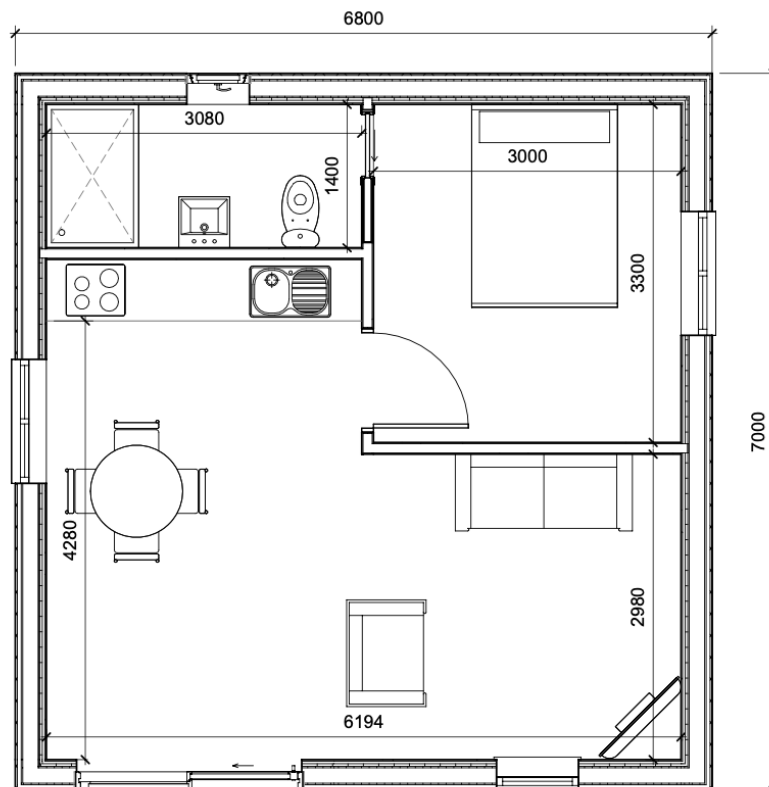
Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

The Welland One Bedroom Annexe
from £115,840 (inc. VAT)



Image shown for illustration purposes.



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The Welland One Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2200mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 2 Num UPVC Opening Window @ 1200mm x 1000mm 1 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Bedroom 3 Num Downlights in Shower Room 4 Num Double Sockets in Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

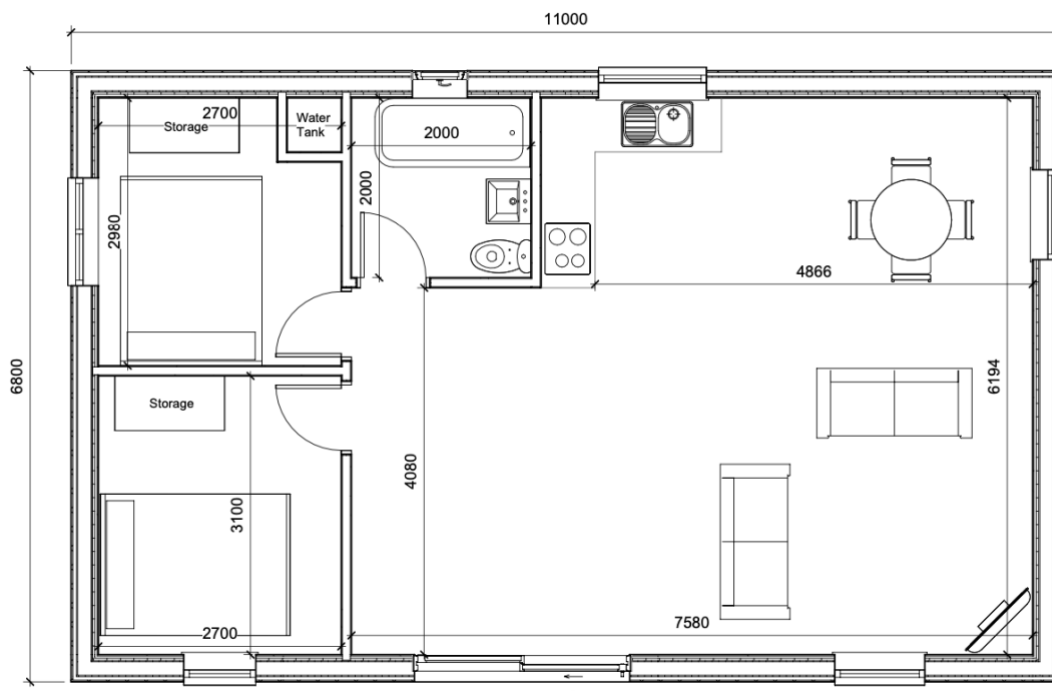
*Expenses related to overnight stays for installation team

Two Bedroom Annexe Range

The Hanley Two Bedroom Annexe from £131,400 (inc. VAT)



Image shown for illustration purposes.



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The Hanley Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2400mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 2 Num UPVC Opening Window @ 1000mm x 2100mm 1 Num UPVC Opening Window @ 1200mm x 900mm 1 Num UPVC Opening Window @ 1000mm x 1000mm 1 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Shower Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

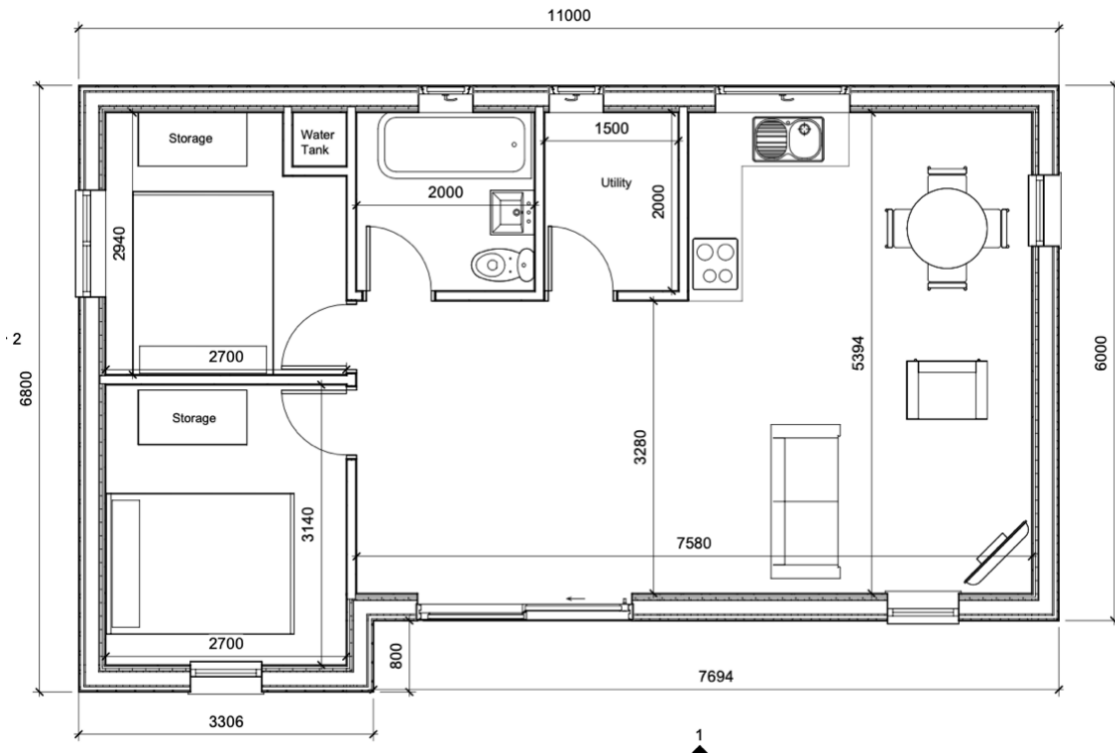
Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

The Ledbury Two Bedroom Annexe
from £131,400 (inc. VAT)



Image shown for illustration purposes.



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The Ledbury Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2400mm x 2100mm 2 Num UPVC Opening Window @ 800mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 1000mm 1 Num UPVC Opening Window @ 1500mm x 600mm 1 Num UPVC Opening Window @ 1200mm x 1000mm 2 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Shower Room 2 Num Downlights in Utility Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

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Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment
Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

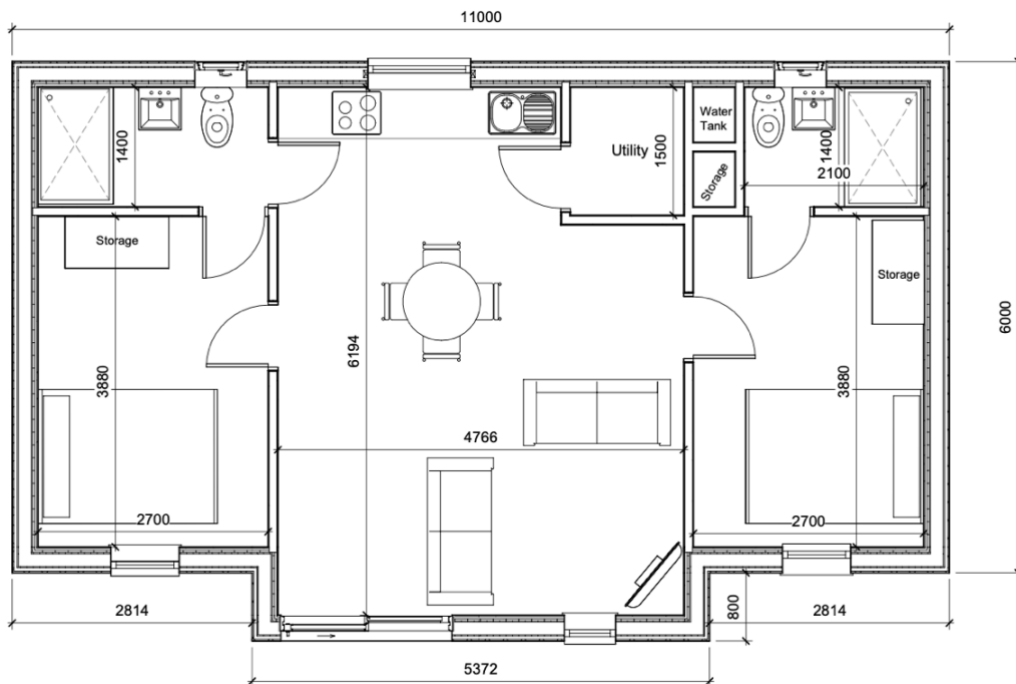
Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

The Malvern Two Bedroom Annexe
from £133,650 (inc. VAT)



Image shown for illustration purposes.



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The Malvern Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2400mm x 2100mm 2 Num UPVC Opening Window @ 800mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 1000mm 1 Num UPVC Opening Window @ 1500mm x 600mm 1 Num UPVC Opening Window @ 1200mm x 1000mm 2 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Shower Room 2 Num Downlights in Utility Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

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VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655

Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment
Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

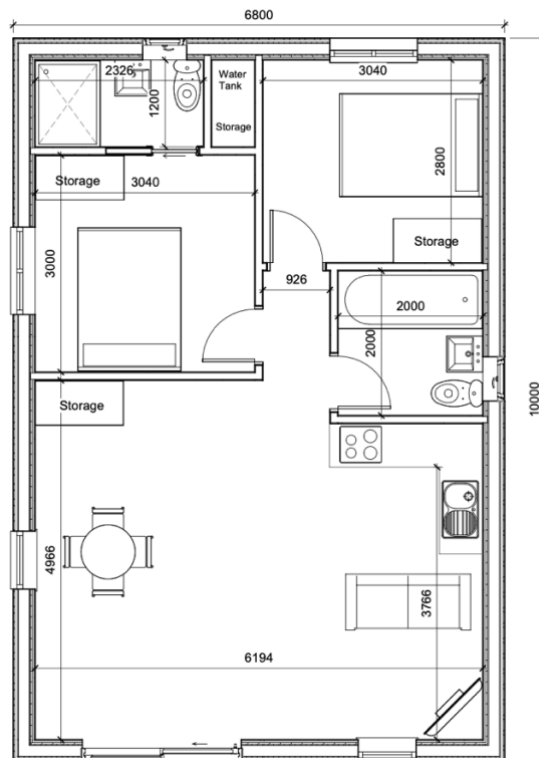
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The Welland Two Bedroom Annexe
from £141,650 (inc. VAT)



Image shown for illustration purposes.



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The Welland Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2200mm x 2100mm 2 Num UPVC Opening Window @ 800mm x 2100mm 2 Num UPVC Opening Window @ 1200mm x 1000mm 2 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Shower Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

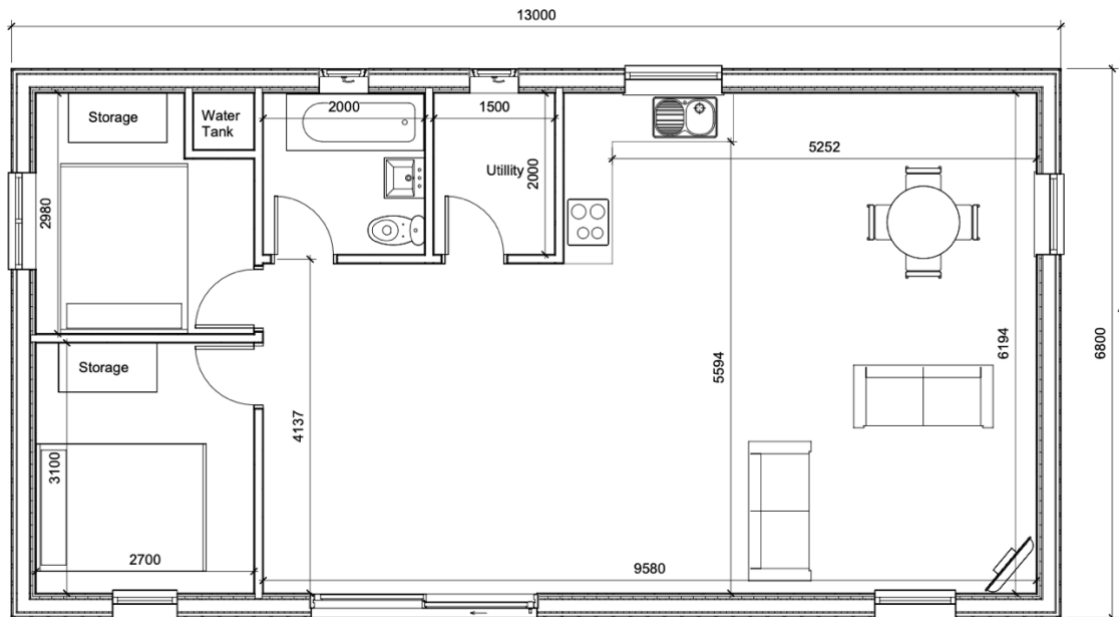
*Expenses related to overnight stays for installation team

Large Two Bedroom Annexe Range

The Hanley Large Two Bedroom Annexe from £142,400 (inc. VAT)



Image shown for illustration purposes.



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The Hanley Large Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2800mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 2 Num UPVC Opening Window @ 1000mm x 2100mm 1 Num UPVC Opening Window @ 1200mm x 900mm 1 Num UPVC Opening Window @ 1200mm x 1000mm 2 Num UPVC Opening Window @ 600mm x 600mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Shower Room 2 Num Downlights in Utility Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

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Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment
Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team

Annexe By Future Rooms Limited

T: 01452 840284 E: info@annexebyfuturerooms.co.uk W: www.annexebyfuturerooms.co.uk

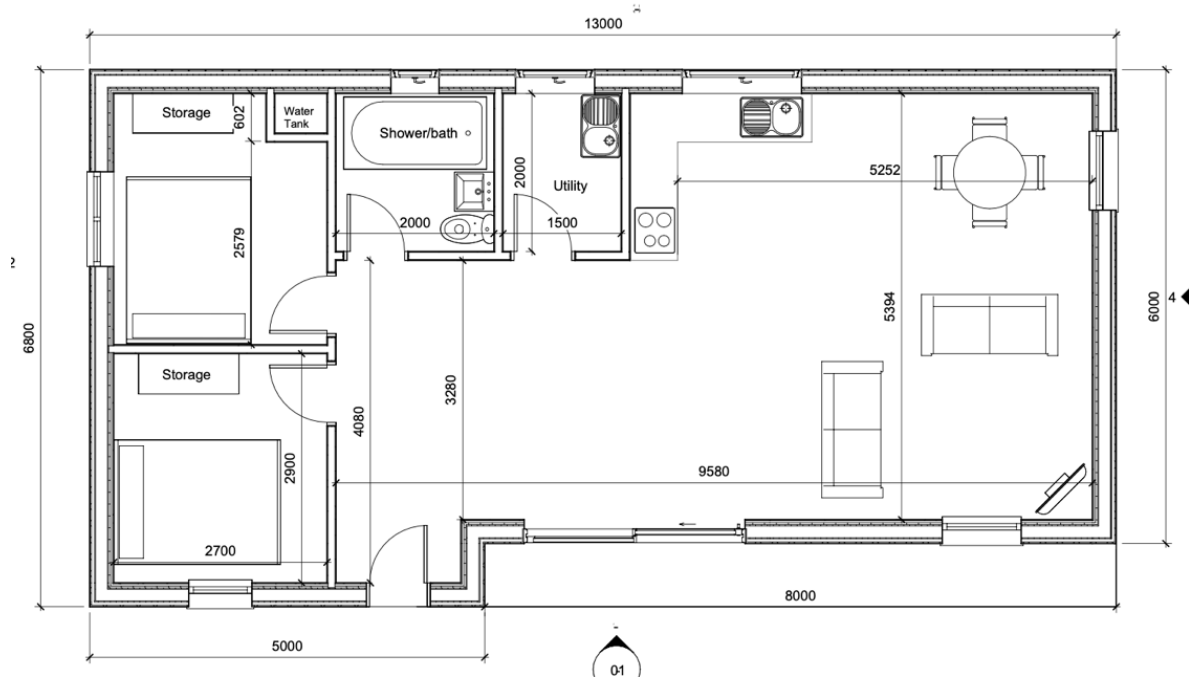
VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655

Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

The Ledbury Large Two Bedroom Annexe
from £142,400 (inc. VAT)



Image shown for illustration purposes.



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The Ledbury Large Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2800mm x 2100mm 1 Num UPVC Glazed Single Door @ 880mm x 2100mm 1 Num UPVC Opening Window @ 800mm x 2100mm 2 Num UPVC Opening Window @ 1000mm x 1000mm 1 Num UPVC Opening Window @ 1500mm x 600mm 1 Num UPVC Opening Window @ 1000mm x 600mm 1 Num UPVC Opening Window @ 600mm x 600mm 1 Num UPVC Opening Window @ 1200mm x 1000mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Shower Room 2 Num Downlights in Utility Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

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Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment
Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
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Travel Costs
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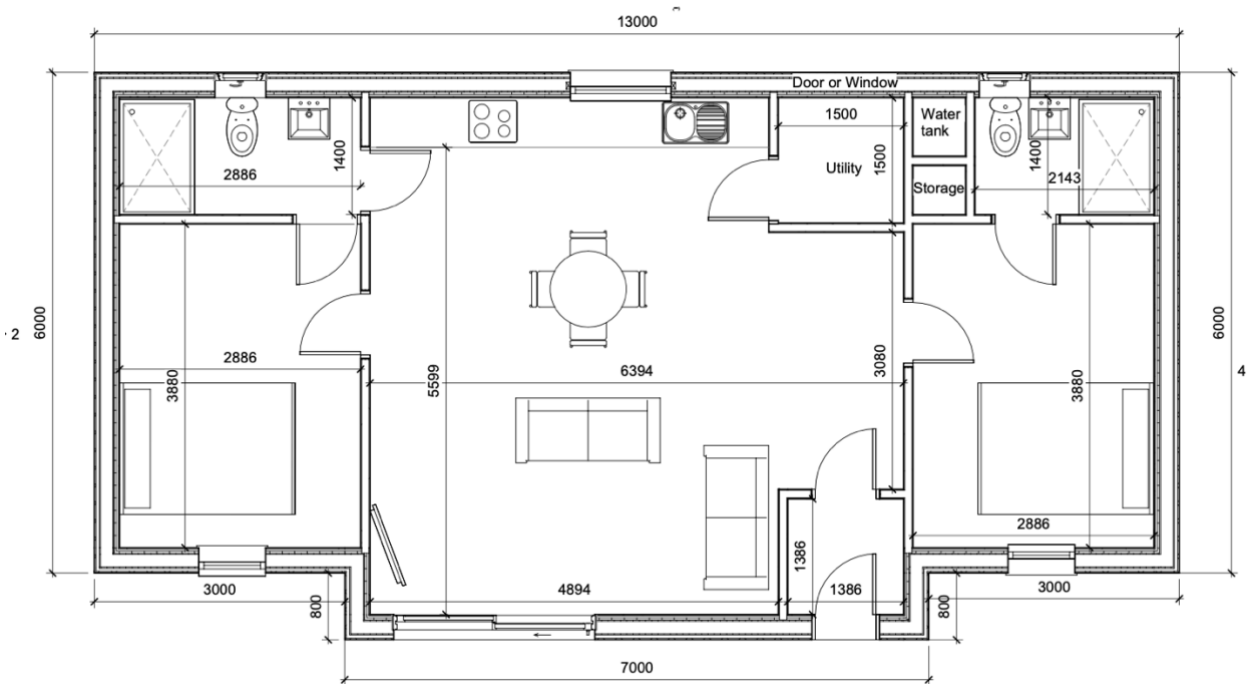
VAT Registration Number 426 5264 95 Registered in England and Wales: 13539655

Registered Office: Unit 27, Staunton Court Business Park, Ledbury Road, Staunton, Gloucestershire GL19 3QS

The Malvern Large Two Bedroom Annexe
from £143,717 (inc. VAT)



Image shown for illustration purposes.



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The Malvern Large Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2400mm x 2100mm 1 Num UPVC Glazed Single Door @ 880mm x 2100mm 2 Num UPVC Opening Window @ 800mm x 2100mm 2 Num UPVC Opening Window @ 600mm x 600mm 1 Num UPVC Opening Window @ 1200mm x 900mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Each Shower Room 2 Num Downlights in Utility Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

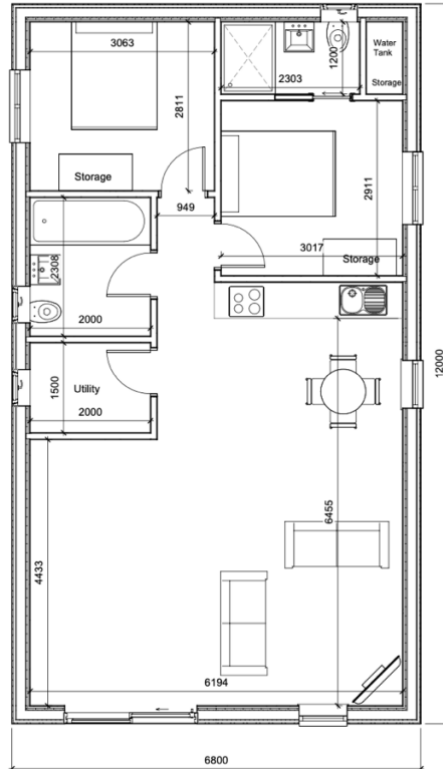
Additional Site Related Costs
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

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**The Welland Large Two Bedroom Annexe
from £151,717 (inc. VAT)**



Image shown for illustration purposes.



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The Welland Large Two Bedroom Annexe Specification

Specification	Detail
Foundations	Ground Screws or Pad & Pier Foundation
Services	Installed up to 10m from Edge of Room (additional distance priced separately)
Main Structure	150mm Insulated SIP Wall Panels (FS150 BC Wall) 175mm Insulated SIP Roof Panels (FS 175 BC Roof) Glulam Beams Insulated Suspended Timber Floor Caberdeck Flooring Sheets EPDM Rubber Roof Membrane
Windows & Doors	1 Num UPVC Sliding Doors @ 2200mm x 2100mm 2 Num UPVC Opening Window @ 800mm x 2100mm 3 Num UPVC Opening Window @ 600mm x 600mm 2 Num UPVC Opening Window @ 1200mm x 100mm
Cladding	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
Flooring	Vinyl Plank Flooring
Interior Finish	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
Electrical Accessories	Fully Wired including Lighting: Consumer Unit 8 Num Downlights in Kitchen/Living/Dining Room 6 Num Downlights in Each Bedroom 3 Num Downlights in Each Shower Room 2 Num Downlights in Utility Room 4 Num Double Sockets in Each Bedroom 4 Num Soffit Lights 1 Num Smoke Detector
Kitchen	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
Kitchen Appliances	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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Shower Room	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
Heating & Water	Electric Underfloor Heating & 120 Litre Water Tank
Storage	Storage Cupboard
Exterior	Decked Step to Entrance Door
Planning	Application for Certificate of Lawfulness
Certification	BS3632 Structural Calculations U Values Calculation

Optional Upgrades
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

Additional Site Related Costs
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Travel Costs
Optional Extras

*Expenses related to overnight stays for installation team