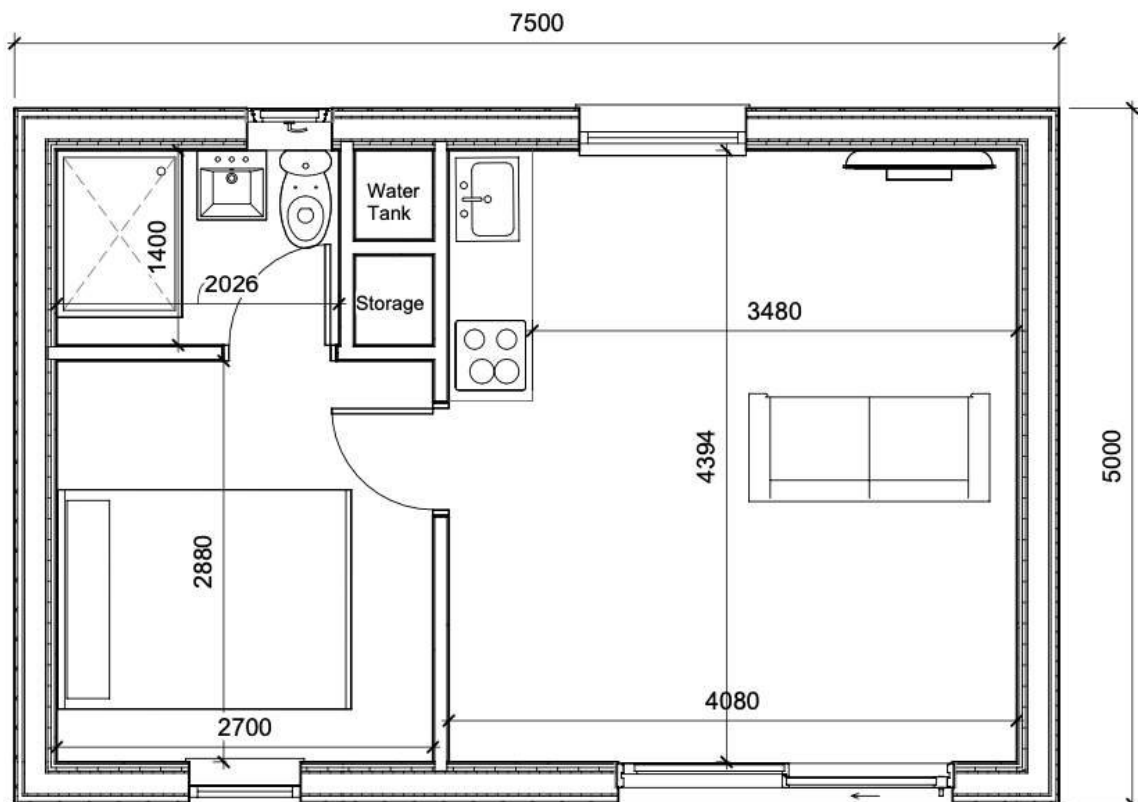


## One Bedroom Annexe Range

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

from £98,840 (inc. VAT)



*Image shown for illustration purposes.*

## The Hanley One Bedroom Annexe Specification

Specification	Detail
<b>Foundations</b>	Ground Screws or Pad & Pier Foundation
<b>Services</b>	Installed up to 10m from Edge of Room (additional distance priced separately)
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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

### Optional Upgrades

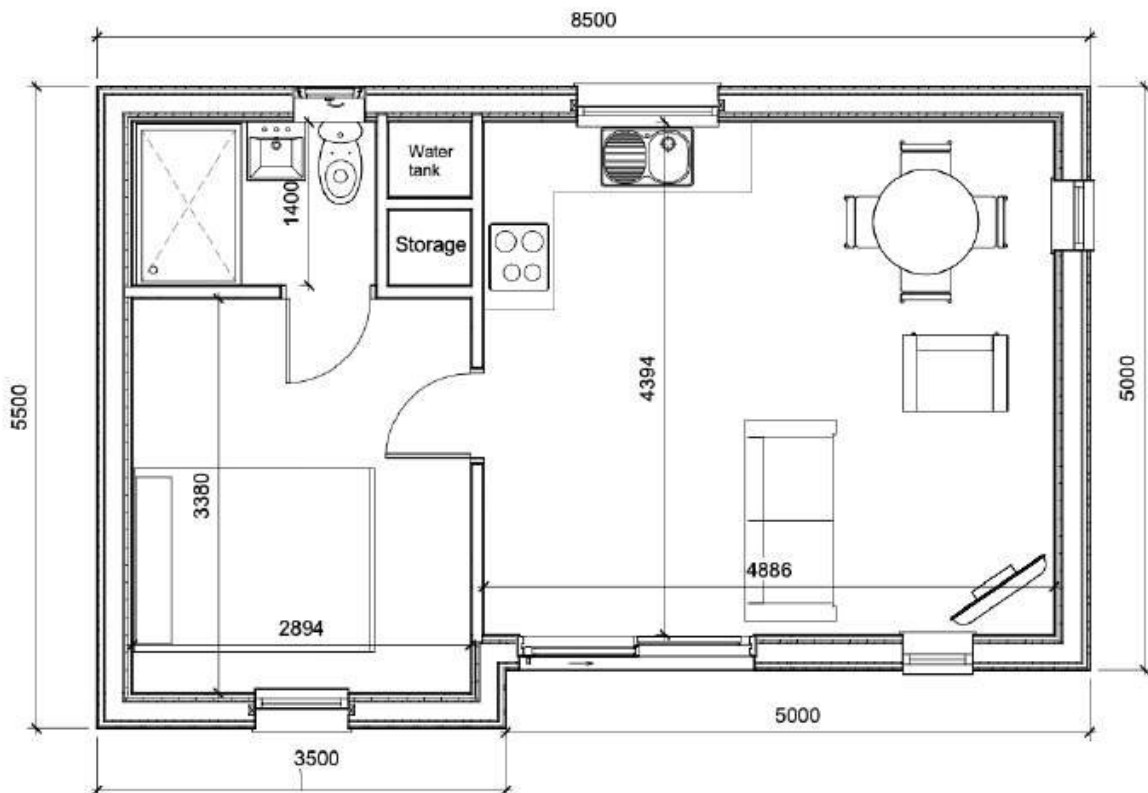
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 (8.5m x 5.5m)**  
from £106,840 (inc. VAT)



*Image shown for illustration purposes.*

## The Ledbury One Bedroom Annexe Specification

Specification	Detail
<b>Foundations</b>	Ground Screws or Pad & Pier Foundation
<b>Services</b>	Installed up to 10m from Edge of Room (additional distance priced separately)
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door

### Optional Upgrades

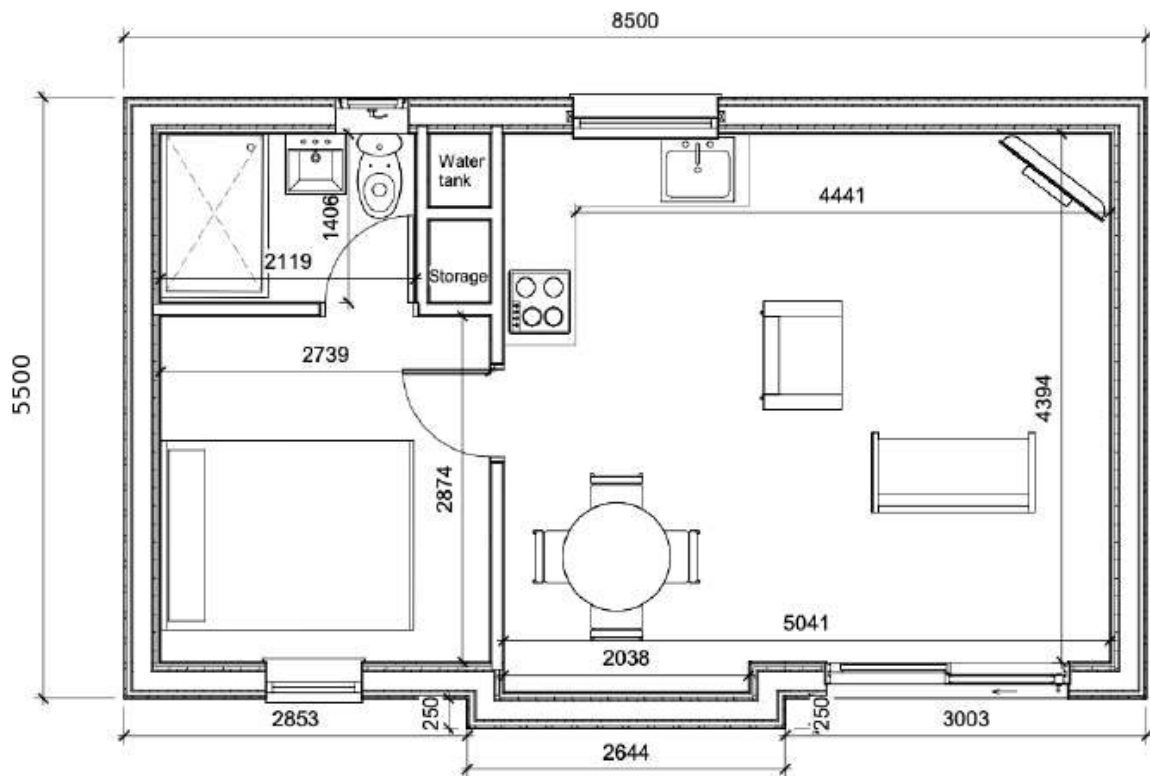
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 One Bedroom Annexe (8.5m x 5.5m)**  
from £107,840 (inc. VAT)



*Image shown for illustration purposes.*

## The Malvern One Bedroom Annexe Specification

Specification	Detail
<b>Foundations</b>	Ground Screws or Pad & Pier Foundation
<b>Services</b>	Installed up to 10m from Edge of Room (additional distance priced separately)
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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

### Optional Upgrades

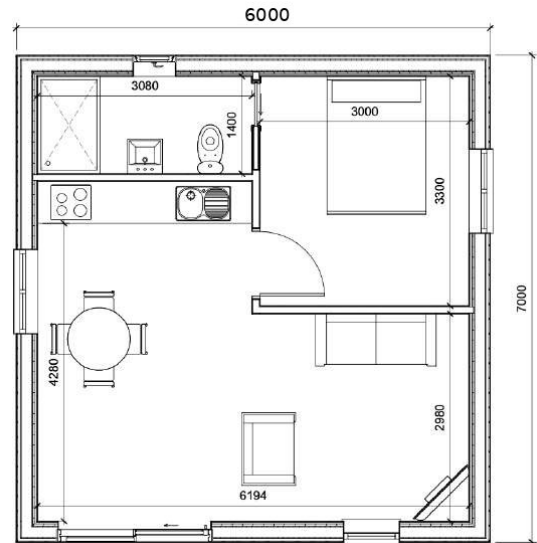
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 (6m x 7m)**  
from £115,840 (inc. VAT)



*Image shown for illustration purposes.*

## The Welland One Bedroom Annexe Specification

Specification	Detail
<b>Foundations</b>	Ground Screws or Pad & Pier Foundation
<b>Services</b>	Installed up to 10m from Edge of Room (additional distance priced separately)
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door
<b>Planning</b>	Application for Certificate of Lawfulness
<b>Certification</b>	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

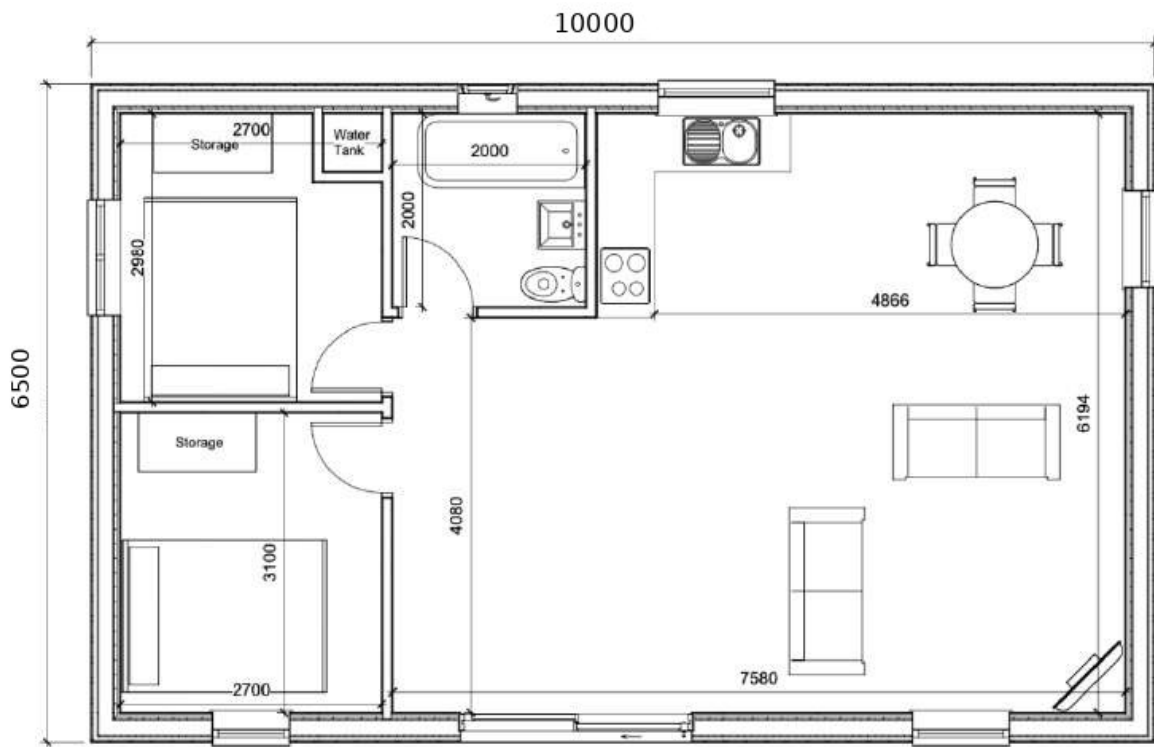
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*\*Expenses related to overnight stays for installation team*

## Two Bedroom Annexe Range

### The Hanley Two Bedroom Annexe (10m x 6.5m)

from £133,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Hanley Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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

### Optional Upgrades

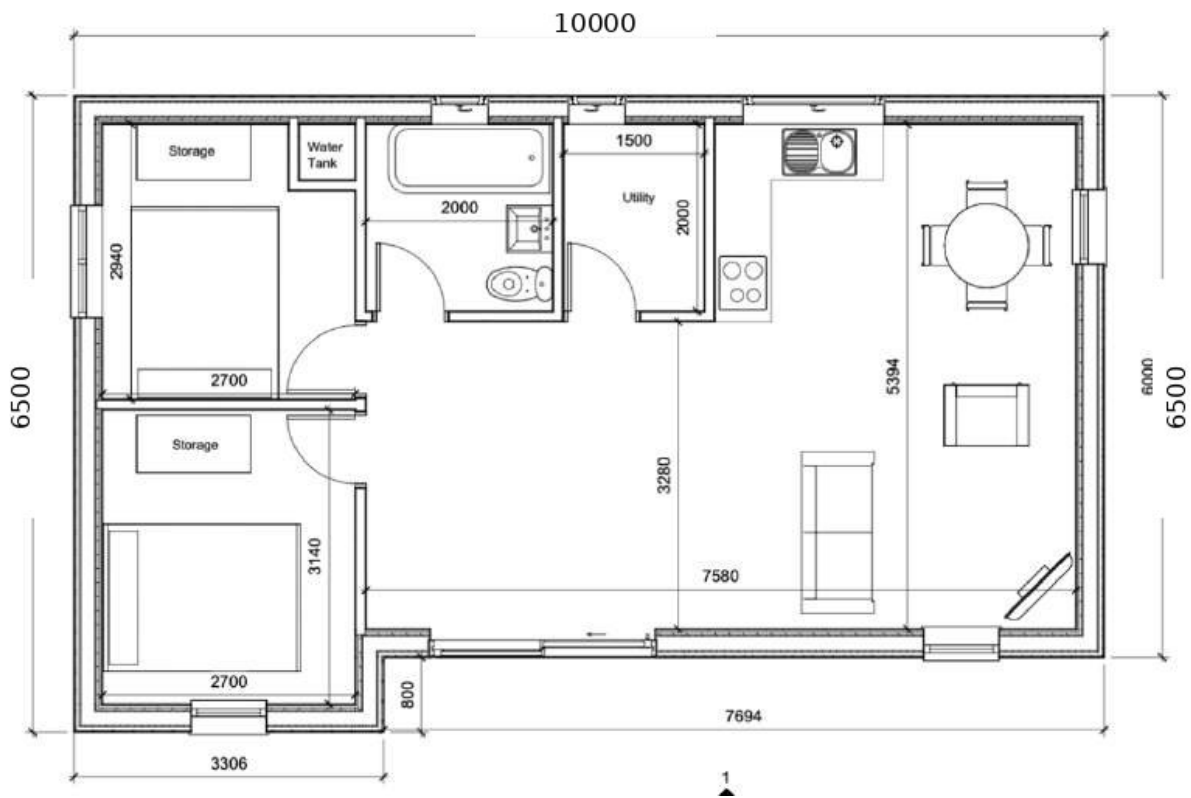
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 (10m x 6.5m)**
  
 from £133,950 (inc. VAT)



*Image shown for illustration purposes.*

## The Ledbury Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door

### Optional Upgrades

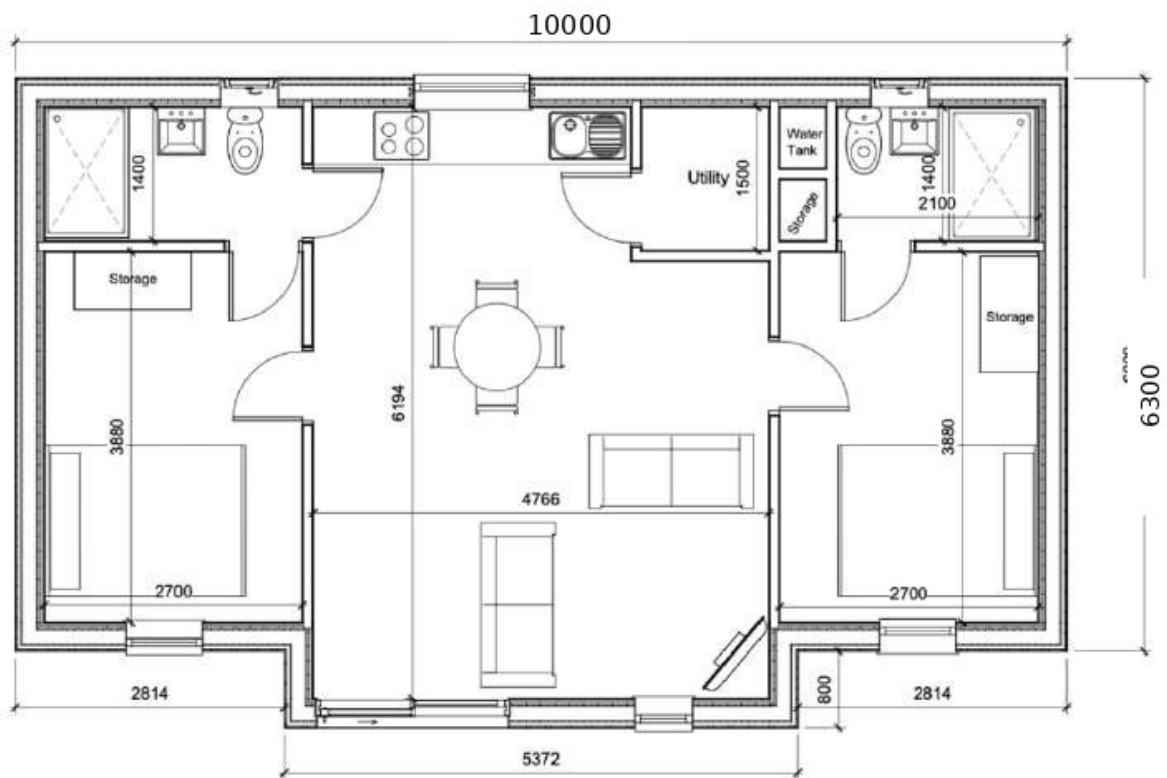
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 (10m x 6.3m)**  
from £135,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Malvern Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door

### 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 Two Bedroom Annexe (6.8m x 10m)**  
from £145,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Welland Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door
<b>Planning</b>	Application for Certificate of Lawfulness
<b>Certification</b>	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

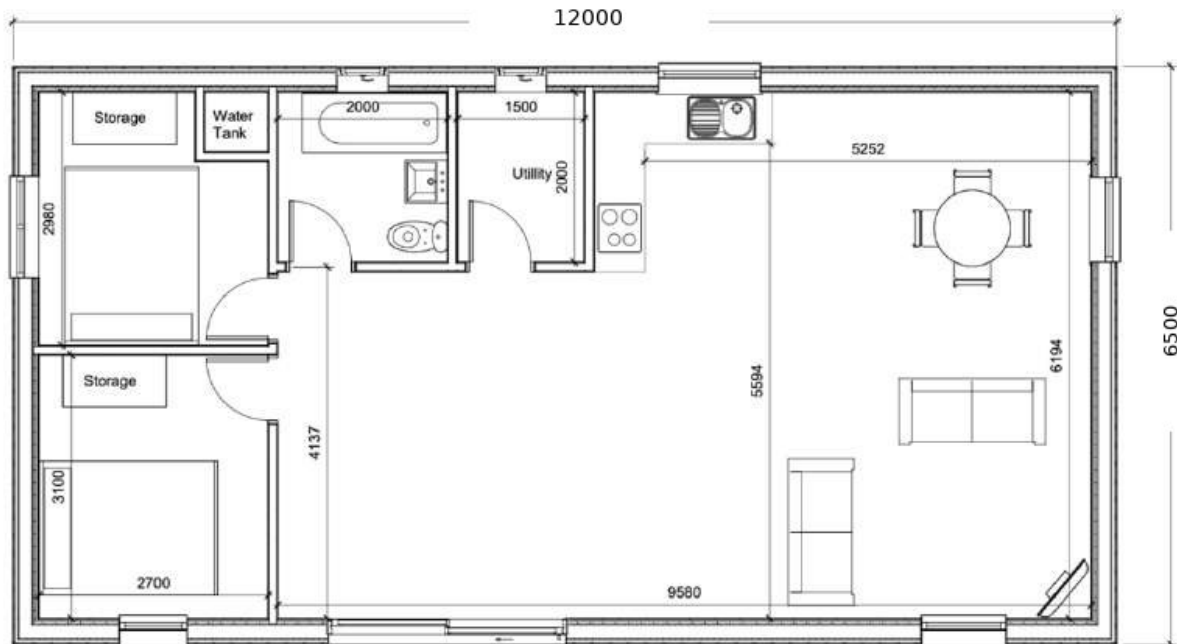
Planning Surveys
Additional Planning Reports
Groundworks Beyond 10m from Building Edge
Travel Costs
Optional Extras

*\*Expenses related to overnight stays for installation team*

## Large Two Bedroom Annexe Range

### The Hanley Large Two Bedroom Annexe (12m x 6.5m)

from £146,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Hanley Large Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door

### Optional Upgrades

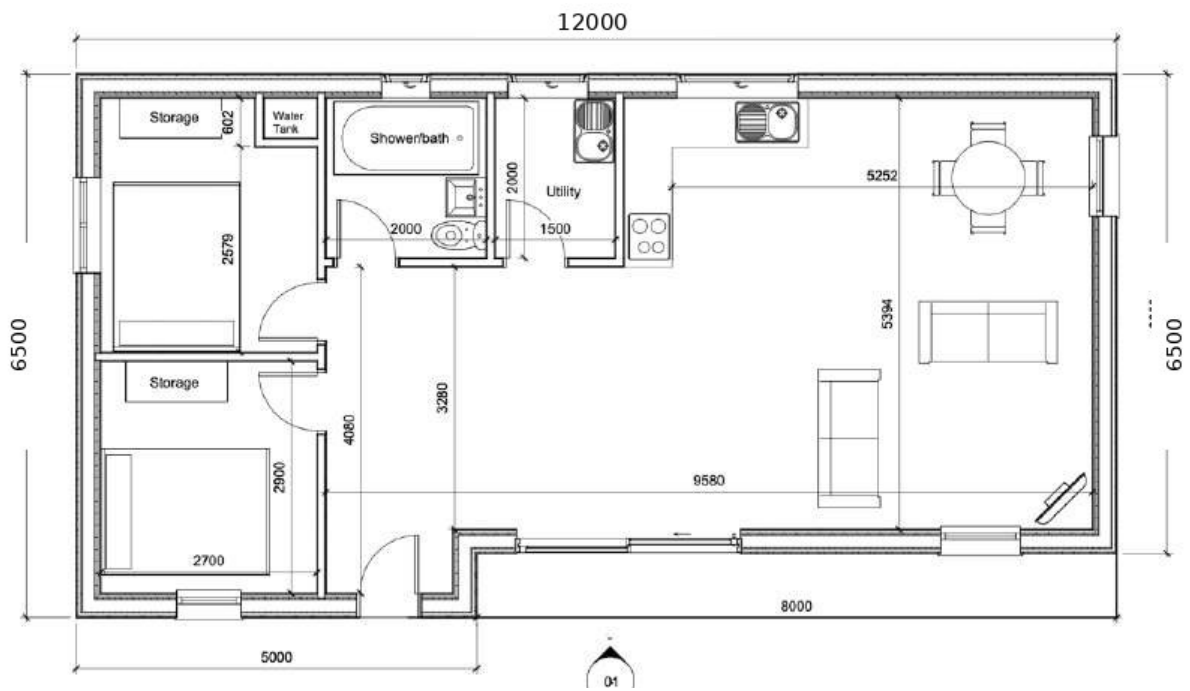
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 Large Two Bedroom Annexe (12m x 6.5m)**  
from £146,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Ledbury Large Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
<b>Storage</b>	Storage Cupboard
<b>Exterior</b>	Decked Step to Entrance Door

### Optional Upgrades

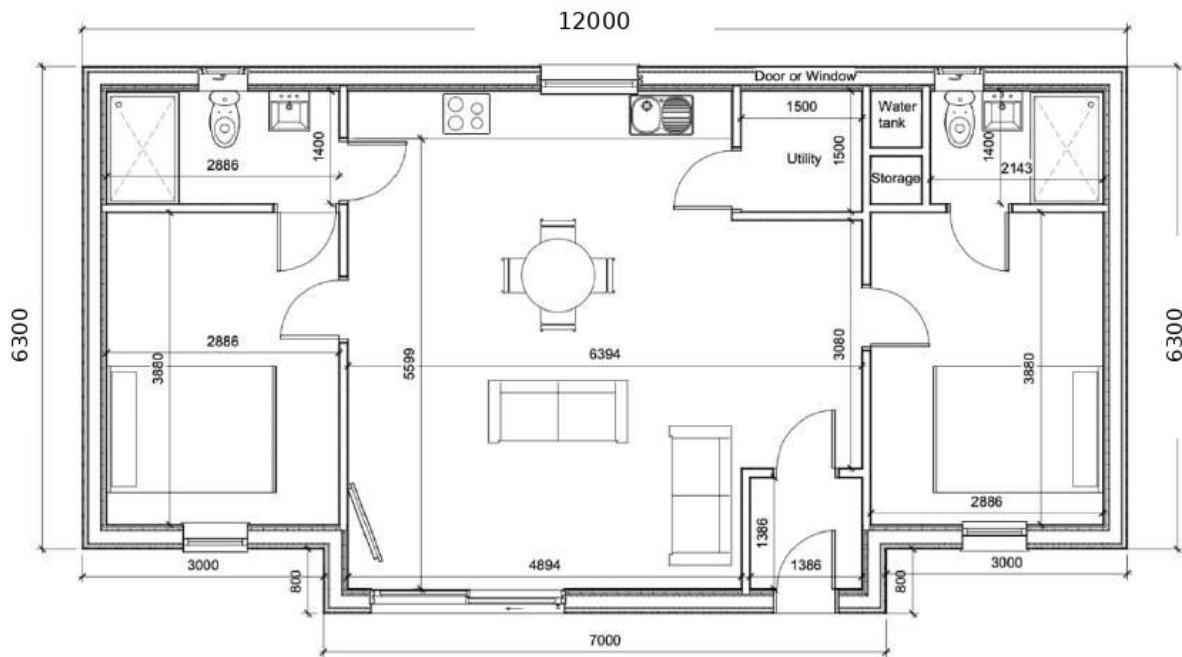
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 Large Two Bedroom Annexe (12m x 6.3m)**
  
 from £146,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Malvern Large Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

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

### Optional Upgrades

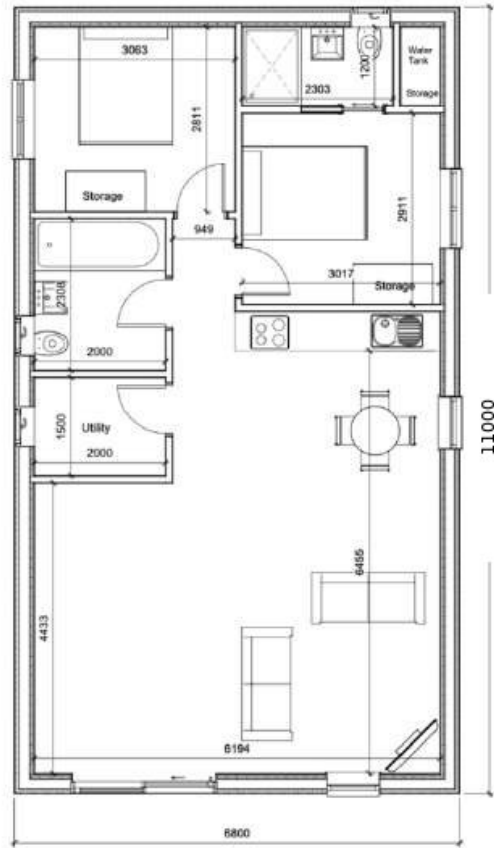
Wheelchair Access
Premium Glazing
Alternative Cladding or Render
Upgrades to Standard Specifications
Bifold Doors

### 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 Large Two Bedroom Annexe (6.8m x 11m)**  
 from £154,400 (inc. VAT)



*Image shown for illustration purposes.*

## The Welland Large Two Bedroom Annexe Specification

Specification	Detail
<b>Main Structure</b>	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
<b>Windows &amp; Doors</b>	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
<b>Cladding</b>	Cedar Cladding / Render to External Front & Rear Walls Box Profile Metal Sheeting in Anthracite to External Side Walls
<b>Flooring</b>	Vinyl Plank Flooring
<b>Interior Finish</b>	Plaster Boarded & Skim Finish Fully Decorated in White Throughout
<b>Electrical Accessories</b>	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
<b>Kitchen</b>	Howdens Greenwich Base & Wall Units with Handles Laminate Worktop Single Sink & Drainer
<b>Kitchen Appliances</b>	Single Electric Fan Oven Electric Four Ring Hob Extractor Hood Fridge with Freezer Compartment

Specification	Detail
<b>Shower Room</b>	Vanity Unit with Wash Basin & Toilet Chrome Flush Handles Stone Resin Shower Tray with Sliding Glass Shower Screen Heated Towel Rail Extractor Fan
<b>Heating &amp; Water</b>	Electric Underfloor Heating & 120 Litre Water Tank
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### Optional Upgrades

Wheelchair Access
Premium Glazing
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### Additional Site Related Costs

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Travel Costs
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*\*Expenses related to overnight stays for installation team*