

PRICE GUIDE – APRIL 2008 (FOR CONSTRUCTION SUMMER 2008-**SPRING 2009**)

For the supply only of a construction package based on standard layout and generally in accordance with our **MARCH 2007** specification of component materials inclusive of freight throughout mainland U.K.

House Concept	Bed rooms	Gross External Area		Gross Internal Area		Swedish Construction Package	Structural Shell Erection	Estimate of Other Costs to complete building	Estimate of Approximate Total Cost of build	Notes:
		Sq.metre	Sq.feet	Sq.metre	Sq.feet					
LABAN	3	117	1257	103	1109	£ 95,250	INCLUDED	£ 85,000	£ 180,000	1748
SILJAN	3	158	1697	121	1302	£ 111,360	INCLUDED	£ 100,000	£ 212,000	1752
LEKSAND	3	160	1725	140	1506	£ 117,900	INCLUDED	£ 105,000	£ 220,000	1571
HOFORS	4/5	235	2532	210	2260	£ 160,450	INCLUDED	£ 144,000	£ 305,000	1452
FURUDAL	4/5	209	2253	156	1674	£ 123,900	INCLUDED	£ 114,000	£ 238,000	1526
DALARNA	5/6	267	2882	206	2217	£ 160,000	INCLUDED	£ 151,000	£ 311,000	1510
DALFORS	4/5	220	2370	190	2045	£ 151,700	INCLUDED	£ 143,000	£ 295,000	1553
NORSJON	5/6	312	3358	260	2799	£ 189,000	INCLUDED	£ 175,000	£ 364,000	1400
OSTERSUND	6/7	357	3848	300	3229	£ 211,250	INCLUDED	£ 195,000	£ 406,000	1354
OSTANVIK	4/5	251	2704	225	2422	£ 167,800	INCLUDED	£ 150,000	£ 318,000	1412
LINSELL	2	95	1022	83	891	£ 79,900	INCLUDED	£ 80,000	£ 160,000	1926
ENVIKEN	3	148	1593	118	1270	£ 104,600	INCLUDED	£ 91,000	£ 196,000	1658
EDSBYEN	4	202	2173	173	1860	£ 140,850	INCLUDED	£ 133,000	£ 274,000	1583
DALSTUGA	4/5	254	2730	222	2390	£ 149,000	INCLUDED	£ 136,000	£ 285,000	1284
SALEN	5/6	277	2980	250	2691	£ 219,500	INCLUDED	£ 196,000	£ 415,000	1662
SANDVIK/STELL	4/7	363	3907	331	3563	£ 231,900	INCLUDED	£ 210,000	£ 442,000	1335
SWHS5	4	350	3767	332	3574	£ 282,700	INCLUDED	£ 278,000	£ 561,000	1689

The design concepts listed above and enclosed with our brochure are typical examples of our houses selected from countless design ideas previously created. We hope that you will find these examples helpful, however in the event that none of these come close to your personal requirements please contact us and we will be pleased to provide you with suitable alternative layouts and costs.

Above all **please remember that our houses are normally individually designed from scratch to suit your personal requirements.**

The Swedish Construction Package:

Please refer to our Detailed Standard Specification sheet for a complete list of materials we supply.

We include all our design costs, the cost of a Detailed Planning submission and Building regulations/Warrant submission but excluding L.A. Fees.

The cost of erection of the timber frame structure on your prepared foundations is also now included but does not include scaffolding, crane and plant hire.

Other Costs to complete building:

All other costs associated with construction of the dwelling itself: **Foundations, Masonry Cladding, Roof Tiling, Carpentry** including the construction of non-loadbearing partitions, Flooring, ceiling battening, skirting boards, Architraves, Window sills and reveals, External soffits etc. **Dry lining** installation and finishing and installing **Insulation** loose supplied, Installing **Ventilation system, Drainage, Service Connections, Scaffolding** and **Plant Hire, Plumbing** and **Electrical** installation, **Rainwater** System, **Central Heating, Bathroom** and **Kitchen** installations, **Tiling, Decorating**, (Please note that this is indicative but not a complete listing)

Site surveying, Local Authority fees, Architect supervision or /NHBC Inspection fees, Pressure testing where required by Local Authority.

Approx. Total Cost of Dwelling:

The total cost of a house constructed to our standards averages at around £120 - £140 per square foot for a two storey house or £140 - £160 per square foot for most bungalows based upon the gross internal floor area (if you calculate the same design with gross external areas the cost per square foot reduces by c.10%)

Approximate Building Costs are estimated based on nation-wide building costs and assume that the building site is level and accessible with normal ground conditions and adjacent services.

These costs assume that you are not personally involved in the building process - by taking on the role of main contractor many people have made **substantial savings** on construction costs. (please call us on 01892 509230 for further details)

NOT INCLUDED: Land, Landscaping, Garage and any extraordinary site development costs.

The above prices do not include VAT, however in most new build cases VAT is zero-rated or can be reclaimed. Your local VAT office can provide a booklet detailing this.

As most of our supply originates in Sweden our prices are subject to the fluctuations of currency exchange. Therefore our prices are subject to contract at which point the cost is fixed in Sterling.

Standard payment terms for supply only of construction package:

- £ 3,150.00 non-refundable deposit payment upon instruction to proceed with Detailed Planning submission
- 5% of construction package cost upon instruction to proceed with Building Regulations/Warrant submission.
- 10% of construction package cost upon instruction to proceed with purchasing of materials and manufacturing.
- The balance of the Building Set cost would normally be placed on deposit with solicitors as stakeholders to be transferred to The Swedish House Company on delivery

If you would like further clarification on the cost of building one of our houses we would be pleased to hear from you on **01892 509230** fax:01892 618263

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