

SKYEHOMES



PRICE GUIDE 2011

ISLAND COLLECTION

COUNTRY COLLECTION

COASTAL COLLECTION

SKYEHOMES

Timber Frame System Price Guide

Our Timber Frame package includes all planning and building warrant drawings.

ISLAND COLLECTION

The Island Collection draws on the traditional houses found throughout the Highlands and Islands of Scotland. Design features include slate roofs, dormer windows and vaulted ceilings with authentic proportions.

DESIGN	STYLE	BEDROOMS	FLOOR AREA	TIMBER KIT PACKAGE
Fiscavaig	single storey	1	57m ²	From £16,970
Braes	single storey	2	72m ²	From £18,970
Talisker	single storey	2	73m ²	From £21,420
Corry	single storey	2	82m ²	From £24,140
Dalavil	1 ½ storey	2	93m ²	From £27,720
Eyre	1 ¾ storey	3	116m ²	From £35,590
Treaslane	single storey	3	119m ²	From £34,900
Kilmarie	1 ½ storey	3	122m ²	From £35,900
Linicro	1 ½ storey	3	122m ²	From £36,700
Milovaig	1 ½ storey	3/4	127m ²	From £37,240
Flodigarry	1 ½ storey	3/4	138m ²	From £40,100
Shulista	1 ¾ storey	3/4	164m ²	From £47,140
Orbost	1 ¾ storey	4	184m ²	From £50,940
Skeabost	1 ¾ storey	4	190m ²	From £51,100
Isle Ornsay	1 ¾ storey	4	200m ²	From £54,580
Kinloch	1 ¾ storey	5	242m ²	From £63,680

All prices are based on our standard specification with single sash timber windows

COUNTRY COLLECTION

The Country Collection is designed to reflect the traditional Victorian architecture of the Highland estates. Design features include over hanging eaves, timber cladding and split level floors. In a rural setting these houses come into their own, each aspect providing a different view.

DESIGN	STYLE	BEDROOMS	FLOOR AREA	TIMBER KIT PACKAGE
Glen Connon With Master Bedroom With Kitchen With Sun Room	1.5 storey	4/5	165m ² -260m ²	From £47,150 Add £6,900 Add £6,300 Add £6,420
Glen Brittle With Garage	1 ¾ storey	3	203m ² -256m ²	From £57,800 Add £8,272
Glen Mhor (not incl conservatory)	1 ¾ storey	4	230m ²	From £66,500
Glen Affric With Garage/Studio	1 ¾ storey	4	259m ² -350m ²	From £72,500 Add £8,100

All prices are based on our standard specification with single sash timber windows

COASTAL COLLECTION

The Coastal Collection is designed to make the most of Coastal living. French windows predominate, as do decks, balconies and verandas. The choice of open plan rooms creates bright, sociable living spaces, an ideal seaside home for a relaxed informal lifestyle.

DESIGN	STYLE	BEDROOMS	FLOOR AREA	TIMBER KIT PACKAGE
Lovaig	1.5 storey	2	120m ²	From £45,350
Sanna	1.5 storey	2	136m ²	From £47,100
Balnakeil	1 ¾ storey	3	200m ²	From £61,100
Caroy	1 ¾ storey	4/5	206m ²	From £62,900

All prices are based on our standard specification with single sash timber windows and exclude balconies, verandas, terraces and cladding.

SERVICE & QUALITY

Our philosophy on service and quality is based on our core values which are

- Balance. We help you balance your budget to your aspirations.
- Innovation. We help bring your ideas to life through innovative designs and a flexible approach.
- Approachable. We offer a professional but friendly and individual service.
- Style. Our care and attention to architectural detail will make your new home stand out from the crowd.
- Energy. Your enthusiasm will be matched by our wish to assist you and our desire to create your dream home.
- Durability. Our designs and timber frame systems are designed and manufactured to withstand extreme climates.

DESIGN FLEXIBILITY

Our designs are designed to be flexible in both interior layout and external appearance; to suit your living requirements and local vernacular. The brochure contains only a selection of each collection, but if you provide us with a summary of your requirements we can select alternative designs that would be most appropriate to you. All our homes are tailored to your requirements free of charge but major changes may incur a nominal fee. Designs in one collection can be transferred to the style of another.

BESPOKE DESIGN

If you like the look of our houses but prefer a one-off design, we offer a very economical bespoke design service.

QUOTATIONS

The timber frame system prices above are for guidance only. Prices are subject to change pending confirmation of the final design layout & specification and also, final Structural Engineering & C.E.P. requirements; which are site specific. A written quotation will be provided prior to initial deposit, after building warrant completion and prior to ordering.

DRAWINGS AND DOCUMENTATION INCLUDED IN THE TIMBER FRAME PACK:

- Planning drawings of the house.
- Building warrant drawings of the house.
- Technical construction drawings, construction details, for erection of the timber frame system

ADDITIONAL SERVICE:

- Site plans
- Percolation tests
- Site Investigation report, SER certificate and Timber Frame Engineering
- Energy Performance Certificate
- Planning and Building Warrant Agent Services.
- Kit Erection and Full Build Service

PAYMENTS excluding VAT

- **Bespoke Design** fee if applicable
- **Deposit** of £1500+ VAT on order of planning drawings
- **Building Warrant Payment** of £2000 to £4000, pending size of house

- **Kit Order**- 20% of contract on order of structural Kit (**minus the Deposit**)
- **1st Stage payment** - 60% of contract, 4 weeks prior to delivery of structural kit (**minus Building Warrant payment**)
- **2nd and final stage payment** - 20% of contract, on order of plasterboard, insulation and finishing's

Detailed terms and conditions provided with quotation.

The information given in this brochure package is for guidance only and is not intended to form any part of any contract and can be subject to change without notice. The illustrations indicate general style only and precise appearances will vary depending on your choice of windows, doors, exterior finish and local planning requirements.

SKYEHOMES

...traditional homes designed for modern living

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