

# Custom Homes Ltd

## UK Price List October 2007

- The designs are not fixed and all designs can be altered free of charge to suit a clients site, budget or family requirements
- We also offer a one off design service using our internal design team at no extra cost to you
- These guide build prices are for a complete construction including items such as:
  - ◆ All labour
  - ◆ Materials
  - ◆ Standard Foundations
  - ◆ Our energy efficient frame construction, with **SIPS** being offered to all our clients at no extra cost
  - ◆ Supply and fit kitchen & sanitary ware
  - ◆ Supply and lay bricks
  - ◆ Supply and fit roof tiles
  - ◆ All electrics & plumbing
  - ◆ Tiling to kitchen & bathrooms
  - ◆ Plans and support of planning application

They do not include such items as:

- ◆ Land
- ◆ Connection to utility services
- ◆ Carpets and furnishings
- ◆ Landscaping

They are based on you self managing the project by acting as the project manager and securing your own tradesmen, roofer's brickies, electricians, plumbers etc...

- Should you elect for an independent project manager to manage the build for you, you should allow about £10,000 for a part project managed service, which would take you to a dry waterproof shell. This is by far the most cost effective way to build your project allowing you to manage the easier finishing off process using qualified and skilled tradesmen, electricians, plumbers, second fix carpenters and plasterers
- Should you want to have no involvement at all, you should add about 10 -15% on top of the guide build prices for an independent project manager or about 50% for a builder
- Conservatories, detached or attached garages and swimming pools shown are not included in the guide build price
- Please remember, these are guide build prices not fixed prices and are based on our experience of helping clients build thousands of dream homes. Your project manager would aim to improve on these build prices once the specification has been finalised

I have read, understand and accept all of the above

| Page no. | House type by name | sq ft | Green area | Orange area | Yellow area | Blue area | Red area |
|----------|--------------------|-------|------------|-------------|-------------|-----------|----------|
| 23       | Friar              | 704   | £56,320    | £59,840     | £63,360     | £66,880   | € 76,032 |
| 23       | Hampton            | 957   | £76,560    | £81,345     | £86,130     | £90,915   | €103,356 |
| 24       | Lymington          | 973   | £77,840    | £82,705     | £87,570     | £92,435   | €105,084 |
| 24       | Penzance           | 990   | £79,200    | £84,150     | £89,100     | £94,050   | €106,920 |
| 25       | Helston            | 997   | £79,760    | £84,745     | £89,730     | £94,715   | €107,676 |
| 25       | Timsbury           | 1034  | £82,720    | £87,890     | £93,060     | £98,230   | €111,672 |
| 26       | Rhone              | 1111  | £88,880    | £94,435     | £99,990     | £105,545  | €119,988 |
| 26       | Stourbridge        | 1188  | £95,040    | £100,980    | £106,920    | £112,860  | €128,304 |
| 27       | Dartmoor           | 1210  | £96,800    | £102,850    | £108,900    | £114,950  | €130,680 |
| 27       | Clovelly           | 1210  | £96,800    | £102,850    | £108,900    | £114,950  | €130,680 |
| 28       | Brixham            | 1276  | £102,080   | £108,460    | £114,840    | £121,220  | €137,808 |
| 28       | Newport            | 1281  | £102,480   | £108,885    | £115,290    | £121,695  | €138,348 |
| 29       | Talbot             | 1320  | £105,600   | £112,200    | £118,800    | £125,400  | €142,560 |
| 29       | Salisbury          | 1320  | £105,600   | £112,200    | £118,800    | £125,400  | €142,560 |
| 30       | Taunton            | 1325  | £106,000   | £112,625    | £119,250    | £125,875  | €143,100 |
| 30       | Harrogate          | 1402  | £112,160   | £119,170    | £126,180    | £133,190  | €151,416 |
| 31       | Glendower          | 1425  | £114,000   | £121,125    | £128,250    | £135,375  | €153,900 |
| 31       | Tibberton          | 1440  | £115,200   | £122,400    | £129,600    | £136,800  | €155,520 |
| 32       | Kingston           | 1502  | £112,650   | £120,160    | £127,670    | £135,180  | €152,078 |
| 32       | Bleaklow           | 1516  | £113,700   | £121,280    | £128,860    | £136,440  | €153,495 |
| 33       | Inverness          | 1523  | £114,225   | £121,840    | £129,455    | £137,070  | €154,204 |
| 33       | Diplomat           | 1540  | £115,500   | £123,200    | £130,900    | £138,600  | €155,925 |
| 34       | Petworth           | 1540  | £115,500   | £123,200    | £130,900    | £138,600  | €155,925 |
| 34       | Butley             | 1595  | £119,625   | £127,600    | £135,575    | £143,550  | €161,494 |
| 35       | Rectory            | 1600  | £120,000   | £128,000    | £136,000    | £144,000  | €162,000 |
| 35       | Harringworth       | 1641  | £123,075   | £131,280    | £139,485    | £147,690  | €166,151 |
| 36       | Stamford           | 1650  | £123,750   | £132,000    | £140,250    | £148,500  | €167,063 |
| 36       | Wilmington         | 1650  | £123,750   | £132,000    | £140,250    | £148,500  | €167,063 |
| 37       | Ambassador         | 1672  | £125,400   | £133,760    | £142,120    | £150,480  | €169,290 |
| 37       | Lincoln            | 1718  | £128,850   | £137,440    | £146,030    | £154,620  | €173,948 |
| 38       | Dallas             | 1727  | £129,525   | £138,160    | £146,795    | £155,430  | €174,859 |
| 38       | Cambridge          | 1738  | £130,350   | £139,040    | £147,730    | £156,420  | €175,973 |
| 39       | Newbury            | 1738  | £130,350   | £139,040    | £147,730    | £156,420  | €175,973 |
| 39       | Chartwell          | 1760  | £132,000   | £140,800    | £149,600    | £158,400  | €178,200 |
| 40       | Southampton        | 1760  | £132,000   | £140,800    | £149,600    | £158,400  | €178,200 |
| 40       | Wetherby           | 1776  | £133,200   | £142,080    | £150,960    | £159,840  | €179,820 |
| 41       | Marlborough        | 1782  | £133,650   | £142,560    | £151,470    | £160,380  | €180,428 |
| 41       | Halsham            | 1782  | £133,650   | £142,560    | £151,470    | £160,380  | €180,428 |
| 42       | Saxthorpe          | 1782  | £133,650   | £142,560    | £151,470    | £160,380  | €180,428 |
| 42       | Chippenham         | 1793  | £134,475   | £143,440    | £152,405    | £161,370  | €181,541 |
| 43       | Knutsford          | 1793  | £134,475   | £143,440    | £152,405    | £161,370  | €181,541 |
| 43       | Utah               | 1815  | £127,050   | £136,125    | £145,200    | £154,275  | €171,518 |
| 44       | Colchester         | 1820  | £127,400   | £136,500    | £145,600    | £154,700  | €171,990 |
| 44       | Premier            | 1826  | £127,820   | £136,950    | £146,080    | £155,210  | €172,557 |
| 45       | Shropshire         | 1826  | £127,820   | £136,950    | £146,080    | £155,210  | €172,557 |
| 45       | Ludlow             | 1842  | £128,940   | £138,150    | £147,360    | £156,570  | €174,069 |
| 46       | Portsmouth         | 1842  | £128,940   | £138,150    | £147,360    | £156,570  | €174,069 |
| 46       | Rye                | 1870  | £130,900   | £140,250    | £149,600    | £158,950  | €176,715 |
| 47       | Reigate            | 1870  | £130,900   | £140,250    | £149,600    | £158,950  | €176,715 |
| 47       | Appleby            | 1886  | £132,020   | £141,450    | £150,880    | £160,310  | €178,227 |
| 48       | Westerham          | 1894  | £132,580   | £142,050    | £151,520    | £160,990  | €178,983 |
| 48       | Dover              | 1936  | £135,520   | £145,200    | £154,880    | £164,560  | €182,952 |
| 49       | Peacehaven         | 1936  | £135,520   | £145,200    | £154,880    | £164,560  | €182,952 |
| 49       | Sussex             | 1980  | £138,600   | £148,500    | £158,400    | £168,300  | €187,110 |
| 50       | Ambleside          | 2005  | £140,350   | £150,375    | £160,400    | £170,425  | €189,473 |
| 50       | Ledbury            | 2005  | £140,350   | £150,375    | £160,400    | £170,425  | €189,473 |
| 51       | Monmouth           | 2035  | £142,450   | £152,625    | £162,800    | £172,975  | €192,308 |
| 51       | Sevenoaks          | 2035  | £142,450   | £152,625    | £162,800    | £172,975  | €192,308 |
| 52       | Hereford           | 2046  | £143,220   | £153,450    | £163,680    | £173,910  | €193,347 |
| 52       | Rippon             | 2046  | £143,220   | £153,450    | £163,680    | £173,910  | €193,347 |
| 53       | Craig              | 2062  | £144,340   | £154,650    | £164,960    | £175,270  | €194,859 |
| 53       | Ashford            | 2062  | £144,340   | £154,650    | £164,960    | £175,270  | €194,859 |
| 54       | Shetland           | 2079  | £145,530   | £155,925    | £166,320    | £176,715  | €196,466 |
| 54       | Wadhurst           | 2085  | £145,950   | £156,375    | £166,800    | £177,225  | €197,033 |
| 55       | Evesham            | 2090  | £146,300   | £156,750    | £167,200    | £177,650  | €197,505 |
| 55       | Regency            | 2112  | £147,840   | £158,400    | £168,960    | £179,520  | €199,584 |
| 56       | Romsey             | 2123  | £148,610   | £159,225    | £169,840    | £180,455  | €200,624 |
| 56       | Chesham            | 2123  | £148,610   | £159,225    | £169,840    | £180,455  | €200,624 |

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|----------|--------------------|-------|------------|-------------|-------------|-----------|----------|
| 57       | Lacock             | 2145  | £150,150   | £160,875    | £171,600    | £182,325  | €202,703 |
| 57       | Colorado           | 2145  | £150,150   | £160,875    | £171,600    | £182,325  | €202,703 |
| 58       | Minnesota          | 2178  | £152,460   | £163,350    | £174,240    | £185,130  | €205,821 |
| 58       | Peterhead          | 2178  | £152,460   | £163,350    | £174,240    | £185,130  | €205,821 |
| 59       | Brecon             | 2189  | £153,230   | £164,175    | £175,120    | £186,065  | €206,861 |
| 59       | Huntingdon         | 2192  | £153,440   | £164,400    | £175,360    | £186,320  | €207,144 |
| 60       | Cromer             | 2202  | £154,140   | £165,150    | £176,160    | £187,170  | €208,089 |
| 60       | Renfrew            | 2244  | £157,080   | £168,300    | £179,520    | £190,740  | €212,058 |
| 61       | Finchampstead      | 2255  | £157,850   | £169,125    | £180,400    | £191,675  | €213,098 |
| 61       | Penrith            | 2255  | £157,850   | £169,125    | £180,400    | £191,675  | €213,098 |
| 62       | Hassocks           | 2255  | £157,850   | £169,125    | £180,400    | £191,675  | €213,098 |
| 62       | Detroit            | 2266  | £158,620   | £169,950    | £181,280    | £192,610  | €214,137 |
| 63       | Windermere         | 2266  | £158,620   | £169,950    | £181,280    | £192,610  | €214,137 |
| 63       | Maryland           | 2292  | £160,440   | £171,900    | £183,360    | £194,820  | €216,594 |
| 64       | Penine             | 2310  | £161,700   | £173,250    | £184,800    | £196,350  | €218,295 |
| 64       | Gomshall           | 2310  | £161,700   | £173,250    | £184,800    | £196,350  | €218,295 |
| 65       | Troutbeck          | 2310  | £161,700   | £173,250    | £184,800    | £196,350  | €218,295 |
| 65       | Mendip             | 2343  | £164,010   | £175,725    | £187,440    | £199,155  | €221,414 |
| 66       | Stratford          | 2348  | £164,360   | £176,100    | £187,840    | £199,580  | €221,886 |
| 66       | Woodbridge         | 2348  | £164,360   | £176,100    | £187,840    | £199,580  | €221,886 |
| 67       | Woodstock          | 2377  | £166,390   | £178,275    | £190,160    | £202,045  | €224,627 |
| 67       | Buckland           | 2420  | £169,400   | £181,500    | £193,600    | £205,700  | €228,690 |
| 68       | Priory             | 2420  | £169,400   | £181,500    | £193,600    | £205,700  | €228,690 |
| 68       | Sovereign          | 2420  | £169,400   | £181,500    | £193,600    | £205,700  | €228,690 |
| 69       | Balmoral           | 2420  | £169,400   | £181,500    | £193,600    | £205,700  | €228,690 |
| 70       | Richmond           | 2420  | £169,400   | £181,500    | £193,600    | £205,700  | €228,690 |
| 70       | Chichester         | 2420  | £169,400   | £181,500    | £193,600    | £205,700  | €228,690 |
| 71       | Arizona            | 2431  | £170,170   | £182,325    | £194,480    | £206,635  | €229,730 |
| 71       | Edenbridge         | 2440  | £170,800   | £183,000    | £195,200    | £207,400  | €230,580 |
| 72       | Bletchley          | 2530  | £177,100   | £189,750    | £202,400    | £215,050  | €239,085 |
| 72       | Billingshurst      | 2572  | £180,040   | £192,900    | £205,760    | £218,620  | €243,054 |
| 73       | Limpsfield         | 2585  | £180,950   | £193,875    | £206,800    | £219,725  | €244,283 |
| 73       | Cheltenham         | 2640  | £184,800   | £198,000    | £211,200    | £224,400  | €249,480 |
| 74       | Buxton             | 2640  | £184,800   | £198,000    | £211,200    | £224,400  | €249,480 |
| 74       | Faversham          | 2750  | £192,500   | £206,250    | £220,000    | £233,750  | €259,875 |
| 75       | Broadway           | 2750  | £192,500   | £206,250    | £220,000    | £233,750  | €259,875 |
| 75       | Rochester          | 2750  | £192,500   | £206,250    | £220,000    | £233,750  | €259,875 |
| 76       | Elmswell           | 2755  | £192,850   | £206,625    | £220,400    | £234,175  | €260,348 |
| 76       | Littlehurst        | 2805  | £196,350   | £210,375    | £224,400    | £238,425  | €265,073 |
| 77       | Dartmouth          | 2858  | £200,060   | £214,350    | £228,640    | £242,930  | €270,081 |
| 77       | Grandcroft         | 2860  | £200,200   | £214,500    | £228,800    | £243,100  | €270,270 |
| 78       | Huntley            | 2886  | £202,020   | £216,450    | £230,880    | £245,310  | €272,727 |
| 78       | Hever              | 2915  | £204,050   | £218,625    | £233,200    | £247,775  | €275,468 |
| 79       | Canterbury         | 2915  | £204,050   | £218,625    | £233,200    | £247,775  | €275,468 |
| 79       | Sissinghurst       | 2937  | £205,590   | £220,275    | £234,960    | £249,645  | €277,547 |
| 80       | Hungerford         | 2970  | £207,900   | £222,750    | £237,600    | £252,450  | €280,665 |
| 80       | Charing            | 2970  | £207,900   | £222,750    | £237,600    | £252,450  | €280,665 |
| 81       | Withybrook         | 2970  | £207,900   | £222,750    | £237,600    | £252,450  | €280,665 |
| 81       | Chelmsford         | 2970  | £207,900   | £222,750    | £237,600    | £252,450  | €280,665 |
| 82       | Letchworth         | 3025  | £211,750   | £226,875    | £242,000    | £257,125  | €285,863 |
| 82       | Hinckley           | 3090  | £216,300   | £231,750    | £247,200    | £262,650  | €292,005 |
| 83       | Grantham           | 3158  | £221,060   | £236,850    | £252,640    | £268,430  | €298,431 |
| 83       | Carlisle           | 3168  | £221,760   | £237,600    | £253,440    | £269,280  | €299,376 |
| 84       | Chester            | 3286  | £230,020   | £246,450    | £262,880    | £279,310  | €310,527 |
| 84       | Malvern            | 3300  | £231,000   | £247,500    | £264,000    | £280,500  | €311,850 |
| 85       | Cirencester        | 3300  | £231,000   | £247,500    | £264,000    | £280,500  | €311,850 |
| 85       | Mildenhall         | 3300  | £231,000   | £247,500    | £264,000    | £280,500  | €311,850 |
| 86       | Tenterden          | 3410  | £238,700   | £255,750    | £272,800    | £289,850  | €322,245 |
| 86       | Paisley            | 3432  | £240,240   | £257,400    | £274,560    | £291,720  | €324,324 |
| 87       | Grange             | 3465  | £242,550   | £259,875    | £277,200    | £294,525  | €327,443 |
| 87       | Tewkesbury         | 3476  | £243,320   | £260,700    | £278,080    | £295,460  | €328,482 |
| 88       | Dorchester         | 3564  | £249,480   | £267,300    | £285,120    | £302,940  | €336,798 |
| 88       | Midhurst           | 3564  | £249,480   | £267,300    | £285,120    | £302,940  | €336,798 |
| 89       | Charlwood          | 3587  | £251,090   | £269,025    | £286,960    | £304,895  | €338,972 |
| 89       | Weybridge          | 3965  | £277,550   | £297,375    | £317,200    | £337,025  | €374,693 |
| 90       | Southminster       | 4092  | £286,440   | £306,900    | £327,360    | £347,820  | €386,694 |
| 90       | Lancaster          | 4103  | £287,210   | £307,725    | £328,240    | £348,755  | €387,734 |
| 91       | Eton               | 4136  | £289,520   | £310,200    | £330,880    | £351,560  | €390,852 |
| 92       | Blenheim           | 6500  | £455,000   | £487,500    | £520,000    | £552,500  | €614,250 |
| 93       | Sandringham        | 7700  | £539,000   | £577,500    | £616,000    | £654,500  | €727,650 |