

Custom Homes

UK Current Price List

- 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 panning 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	□03,356
24	Lymington	973	£77,840	£82,705	£87,570	£92,435	□05,084
24	Penzance	990	£79,200	£84,150	£89,100	£94,050	□06,920
25	Helston	997	£79,760	£84,745	£89,730	£94,715	□07,676
25	Timsbury	1034	£82,720	£87,890	£93,060	£98,230	□11,672
26	Rhone	1111	£88,880	£94,435	£99,990	£105,545	□19,988
26	Stourbridge	1188	£95,040	£100,980	£106,920	£112,860	□28,304
27	Dartmoor	1210	£96,800	£102,850	£108,900	£114,950	□30,680
27	Clovelly	1210	£96,800	£102,850	£108,900	£114,950	□30,680
28	Brixham	1276	£102,080	£108,460	£114,840	£121,220	□37,808
28	Newport	1281	£102,480	£108,885	£115,290	£121,695	□38,348
29	Talbot	1320	£105,600	£112,200	£118,800	£125,400	□42,560
29	Salisbury	1320	£105,600	£112,200	£118,800	£125,400	□42,560
30	Taunton	1325	£106,000	£112,625	£119,250	£125,875	□43,100
30	Harrogate	1402	£112,160	£119,170	£126,180	£133,190	□51,416
31	Glendower	1425	£114,000	£121,125	£128,250	£135,375	□53,900
31	Tibberton	1440	£115,200	£122,400	£129,600	£136,800	□55,520
32	Kingston	1502	£112,650	£120,160	£127,670	£135,180	□52,078
32	Bleaklow	1516	£113,700	£121,280	£128,860	£136,440	□53,495
33	Inverness	1523	£114,225	£121,840	£129,455	£137,070	□54,204
33	Diplomat	1540	£115,500	£123,200	£130,900	£138,600	□55,925
34	Petworth	1540	£115,500	£123,200	£130,900	£138,600	□55,925
34	Butley	1595	£119,625	£127,600	£135,575	£143,550	□61,494
35	Rectory	1600	£120,000	£128,000	£136,000	£144,000	□62,000
35	Harringworth	1641	£123,075	£131,280	£139,485	£147,690	□66,151
36	Stamford	1650	£123,750	£132,000	£140,250	£148,500	□67,063
36	Wilmington	1650	£123,750	£132,000	£140,250	£148,500	□67,063
37	Ambassador	1672	£125,400	£133,760	£142,120	£150,480	□69,290
37	Lincoln	1718	£128,850	£137,440	£146,030	£154,620	□73,948
38	Dallas	1727	£129,525	£138,160	£146,795	£155,430	□74,859
38	Cambridge	1738	£130,350	£139,040	£147,730	£156,420	□75,973
39	Newbury	1738	£130,350	£139,040	£147,730	£156,420	□75,973
39	Chartwell	1760	£132,000	£140,800	£149,600	£158,400	□78,200
40	Southampton	1760	£132,000	£140,800	£149,600	£158,400	□78,200
40	Wetherby	1776	£133,200	£142,080	£150,960	£159,840	□79,820
41	Marlborough	1782	£133,650	£142,560	£151,470	£160,380	□80,428
41	Halsham	1782	£133,650	£142,560	£151,470	£160,380	□80,428
42	Saxthorpe	1782	£133,650	£142,560	£151,470	£160,380	□80,428
42	Chippenham	1793	£134,475	£143,440	£152,405	£161,370	□81,541
43	Knutsford	1793	£134,475	£143,440	£152,405	£161,370	□81,541
43	Utah	1815	£127,050	£136,125	£145,200	£154,275	□71,518
44	Colchester	1820	£127,400	£136,500	£145,600	£154,700	□71,990
44	Premier	1826	£127,820	£136,950	£146,080	£155,210	□72,557
45	Shropshire	1826	£127,820	£136,950	£146,080	£155,210	□72,557
45	Ludlow	1842	£128,940	£138,150	£147,360	£156,570	□74,069
46	Portsmouth	1842	£128,940	£138,150	£147,360	£156,570	□74,069
46	Rye	1870	£130,900	£140,250	£149,600	£158,950	□76,715
47	Reigate	1870	£130,900	£140,250	£149,600	£158,950	□76,715
47	Appleby	1886	£132,020	£141,450	£150,880	£160,310	□78,227
48	Westerham	1894	£132,580	£142,050	£151,520	£160,990	□78,983
48	Dover	1936	£135,520	£145,200	£154,880	£164,560	□82,952
49	Peacehaven	1936	£135,520	£145,200	£154,880	£164,560	□82,952
49	Sussex	1980	£138,600	£148,500	£158,400	£168,300	□87,110
50	Ambleside	2005	£140,350	£150,375	£160,400	£170,425	□89,473
50	Ledbury	2005	£140,350	£150,375	£160,400	£170,425	□89,473
51	Monmouth	2035	£142,450	£152,625	£162,800	£172,975	□92,308
51	Sevenoaks	2035	£142,450	£152,625	£162,800	£172,975	□92,308
52	Hereford	2046	£143,220	£153,450	£163,680	£173,910	□93,347
52	Rippon	2046	£143,220	£153,450	£163,680	£173,910	□93,347
53	Craig	2062	£144,340	£154,650	£164,960	£175,270	□94,859
53	Ashford	2062	£144,340	£154,650	£164,960	£175,270	□94,859
54	Shetland	2079	£145,530	£155,925	£166,320	£176,715	□96,466
54	Wadhurst	2085	£145,950	£156,375	£166,800	£177,225	□97,033
55	Evesham	2090	£146,300	£156,750	£167,200	£177,650	□97,505
55	Regency	2112	£147,840	£158,400	£168,960	£179,520	□99,584
56	Romsey	2123	£148,610	£159,225	£169,840	£180,455	□100,624
56	Chesham	2123	£148,610	£159,225	£169,840	£180,455	□100,624

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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