

## **TIMBER FRAME HOUSES - PRICE GUIDE 2009**

The following prices are intended as a guide to a budget cost of a timber frame package.

The rates have been established by monitoring the average square metre rates of projects quoted in the past. The complexity of the timber frame structure will ultimately determine the true cost. For example a simple rectangular house with a straight roof could be 20% less than the prices indicated below, a more complex house with rooms in the roof space and dormers etc could be 20% more than the prices quoted below.

However we would not expect any building to be outside of the +/-20%.

### **Timber Frame Kit £80.00/M2 (£7.43/ft2)**

Inc. 140mm External Walls (Open panel)  
90mm Internal Walls  
Softwood Joists & 22mm Weyroc Protect Flooring  
Roof Structure  
Fascia and Soffits  
Brickwork Lintels / Ties & First Fix Ancillaries.

### **Timber Frame Erection £28.00/M2 (£2.60/ft2)**

Inc. Craneage  
Fixings  
Accommodation where required.

All timber frame kits weather supply only or supply and erect include working drawings and structural calculations for building control. NHBC certificates are also supplied if requested.

To calculate a budget cost for your timber frame building you need to multiply the floor area of your building by the figures given above. The floor area should include ground floor, first floor and any other floors etc. and any other living area.

### **Example 150m2 Timber Frame House**

Timber frame kit = 150M2 X £80.00 = £12,000.00

Erection = 150M2 X £28.00 = £4,200.00

Total = £16,200.00

We are always happy to supply a free quotation for any project and discuss any questions you may have, please do not hesitate to contact us.

To supply a quotation we will require the following

- Your contact details
- A site address
- Floor plans and Elevations

Nb: If you have any other drawings available such as sections etc. this would also be useful.

Depending on the complexity of the building quotations are usually issued within 7 days.