

DETAILED COSTING OF HOUSE BUILD PROJECT FOR SITUATED AT

NB Not all the items listed below will necessarily pertain to your individual project. Write 'NIL' against items which do not apply.

SITE / PRELIMINARY COSTS	£	Notes
Building plot / right of way for access		
Solicitors fees in purchasing building plot		
Site investigation e.g. trial bores, percolation test		
Surveyor's fee in preparing site plan, supervising work, etc.		
Planning application / advertising fees		
Building warrant application / percolation test fees		
Mortgage lender valuation fee(s) / bridging loan costs		
Access road to plot including surfacing and drainage		
TOTAL Site/Preliminary Costs (to summary overleaf)		

SERVICES - MAINS CONNECTION FEES / SUPPLY COSTS	£	Notes
<i>NB includes cost of all works up to outside wall of house</i>		
Water (including building water for the works)		
Electricity		
Gas (Mains / LPG)		
Drainage (Mains / Septic Tank / Reed Bed / Private Treatment Plant)		
Telephone		
TOTAL Services Cost (to summary overleaf)		

EXTERNAL WORKS COSTS	£	Notes
Driveway / turning space including surfacing		
Boundary / screen walls and / or fencing		
Steps, platts, paths and patio paving		
Gas/oil storage tank base / support / bund, etc.		
Dustbin enclosure / clothes drying poles / drier		
Landscaping/trees & planting (if planning condition)		
Other (state):		
TOTAL of External Works Costs (to summary overleaf)		

HOUSE BUILDING COSTS	£	Notes
Foundations and underbuilding to dpc level		
Timber frame kit package (including delivery)		
Timber frame kit erection service (wind & watertight)		
Full build service (By Others)		
Separate trades:		
External wall around kit		
External rendering / cladding		
Roof tiling / slating. <i>Type -</i>		
Internal joiner work in fitting out and finishing		
Kitchen / Utility units and appliances including sink(s)		
Plumbing including rainwater goods and lead work		
Bathroom / Shower Room / Cloakroom sanitaryware		
Central heating. <i>Type -</i>		
Fireplace, chimney and fire / stove		
Electrical work including smoke alarm(s) and external lighting		
Taping, filling and decoration		
Wall / floor tiling		
Other (state)		
TOTAL House Building Costs (to summary below)		

SUMMMARY OF COSTS	£	Notes
Site / Preliminary Costs		
Services Costs		
External Works Costs		
House Building Costs		
Sub-Total		
5 / 10% Contingency		
TOTAL COST OF PROJECT		