

1.0 Your Quotation

	QTY.	PRICE
Foundations		
<ul style="list-style-type: none"> Pressure-treated timber bearers on concrete pad foundations (if localised conditions dictate an upgraded foundation is required to comply with building control additional costs will be incurred) 		
Roof Construction		
<ul style="list-style-type: none"> Flat roof with EPDM rubber membrane roofing system with black plastic rainwater guttering with 3.3m wide canopy with 2 x support posts 		
Glazing Aluminium – Anthracite Grey		
<ul style="list-style-type: none"> 2.4m wide x 2.03m high 3 sash bi-fold door 	1	
<ul style="list-style-type: none"> 0.8m wide x 2.03m high fixed frame panel 	6	
<ul style="list-style-type: none"> 1.2m wide x 0.48m high top hung opening window 	2	
External Cladding		
<ul style="list-style-type: none"> Clad in Western Red Cedar T&G timber cladding to three sides and light stone colour render to rear 		
Internal Construction		
<ul style="list-style-type: none"> Ceiling 100mm and walls 100mm insulation Fully plastered and decorated with matt white emulsion 		
Fixtures & Fittings		
<ul style="list-style-type: none"> Double power sockets (polished chrome flat plate) 	5	
<ul style="list-style-type: none"> Internal recessed down lighters 	23	
<ul style="list-style-type: none"> 180mm Engineered oak flooring 		
<ul style="list-style-type: none"> Supply and install consumer unit to studio 	1	
<ul style="list-style-type: none"> Supply and install electric ceramic radiator 990W 	1	
BASE PRICE OF STUDIO		
Extras Included		
<ul style="list-style-type: none"> Supply and install cedar decking (as per floor plan) 	15 sq m	£3,216.50
External Services & Groundworks		
<ul style="list-style-type: none"> Supply skips for the removal of ground works and materials related to the construction of the building 	2	£500.00
Standard Cost Inc Vat		£46,511
SAVING 15%		£6,976
OFFER PRICE Inc Vat		£39,535

Name:
Address:

Ref No:



Head office, Registered Office and Production Facility:

Unit C12 Sandy Business Park, Gosforth Close, Sandy, Bedfordshire SG19 1RB.
Telephone 0800 043 4821.

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Quote based on client removing existing structures, hard landscaping, foliage and roots prior to installation.

Quote excludes the installation of the armoured cable which will need to be installed from the main consumer unit to the garden building – price will depend on the distance and route.

Should planning permission be required, we charge £1,042.00 inc VAT for the drawings, submission and the council's fee for planning

Any building regulation inspection fees are excluded from above costs.

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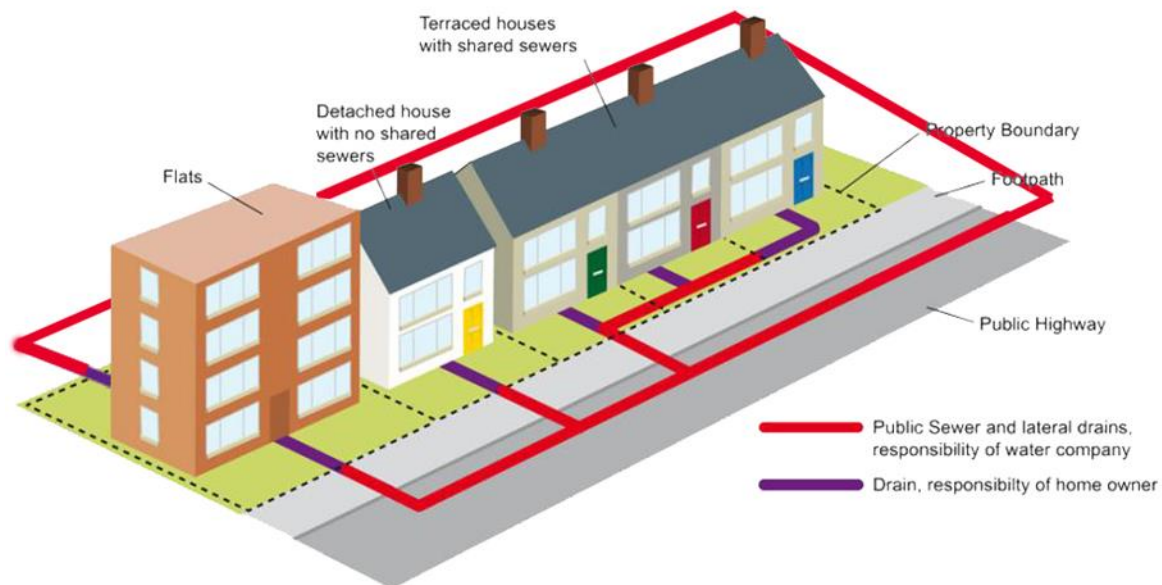
2.0 Build Over Agreement

It is important in the initial stages of your project to find out if your proposed building is to be located over the top of or within 3 metres of an existing drain.

On occasions where this drain is found to be a public sewer a build over agreement will need to be obtained from your local water supplier before any work can be carried out.

Although the responsibility for the control of building over public sewers rests with the Local Authorities through building regulations, it is a legal requirement that your local water supplier is consulted.

We have outlined below the next steps you need to take in order to clarify if the drain in question is a public drain.



Please contact your local water supplier and ask for the Property Insight team (Residential Enquiries) who will be able to confirm if the sewer in your garden is registered as a public sewer. Alternatively you can visit the relevant Local Authority offices to inspect a copy of the sewers maps.

If the drain is not a public sewer we will be able to relocate the drain without obtaining permission (cost implications of such work should be indicated on your quotation). You will receive confirmation in writing once they are happy with the work to be carried out.

It is imperative, as the client you obtain this approval if required prior to any construction work being carried out onsite. Failure to do so will result in delays in your build schedule until such approval is gained.

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3.0 How to Proceed with Your Order

It is imperative the above details and our Terms and Conditions are read and understood prior to the signing of this quotation. Any changes made after this signature may not be technically possible or incur additional costs.

Tick the box to confirm you have read and understood our Terms & Conditions, supplied with this quotation

Signature: _____ Printed Name: _____ Date: _____

To place your order please sign and date above and return along with completing a bank transfer for your initial deposit payable to:

4.0 Account Details

Company Name	A P Investments Ltd t/a Garden Lodges
Bank	Clydesdale Bank
Sort Code	82-20-00
Account Number	00307741
Reference	YOUR SURNAME, YOUR GIVEN NAME

5.0 Payment Breakdown

Garden Lodge with Planning

Planning fee and 10% deposit on commencement of planning, 15% payable to proceed to build, on commencement of works 25% stage payment, on installation of plasterboard 45% stage payment and on completion the final 5% payment.

Your 10% deposit is refundable if planning is refused.

Garden Lodge Non-Planning

25% payable to proceed to build, on commencement of works 25% stage payment, on installation of plasterboard 45% stage payment and on completion the final 5% payment.

Our standard Terms and Conditions apply. Quote valid for 90 days

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