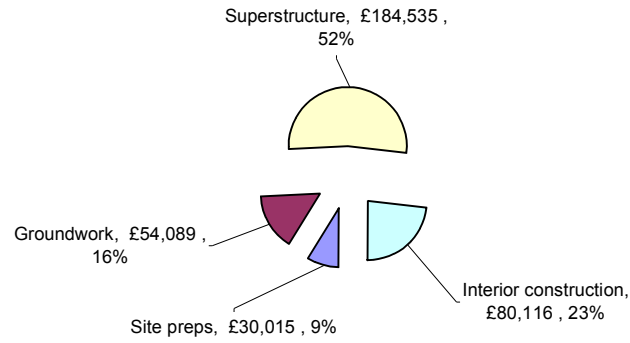
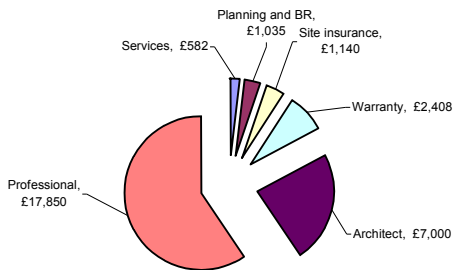


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*Construction Project Management*

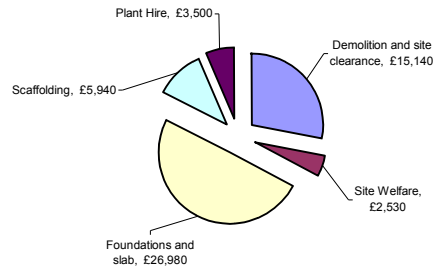
*Typical Build Cost for Timber Frame*  
*House of 3750 sq ft (344 m2)*  
*£348755 (93 per sq ft / 1012 per sq m)*



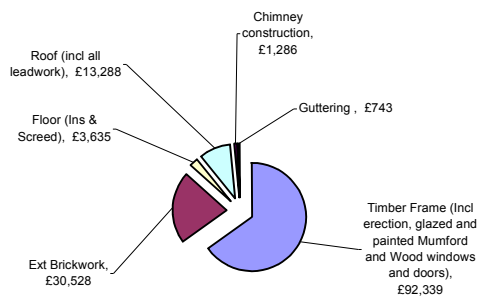
**Services and professional**



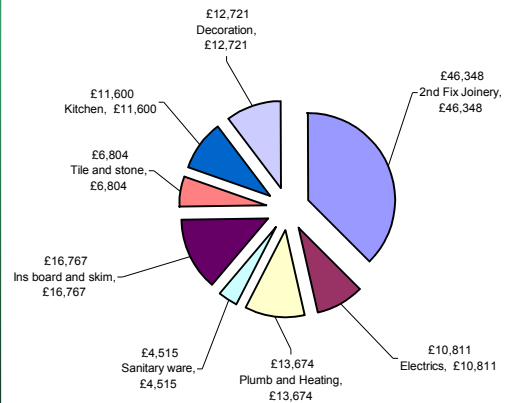
**Groundworks**



**Superstructure**



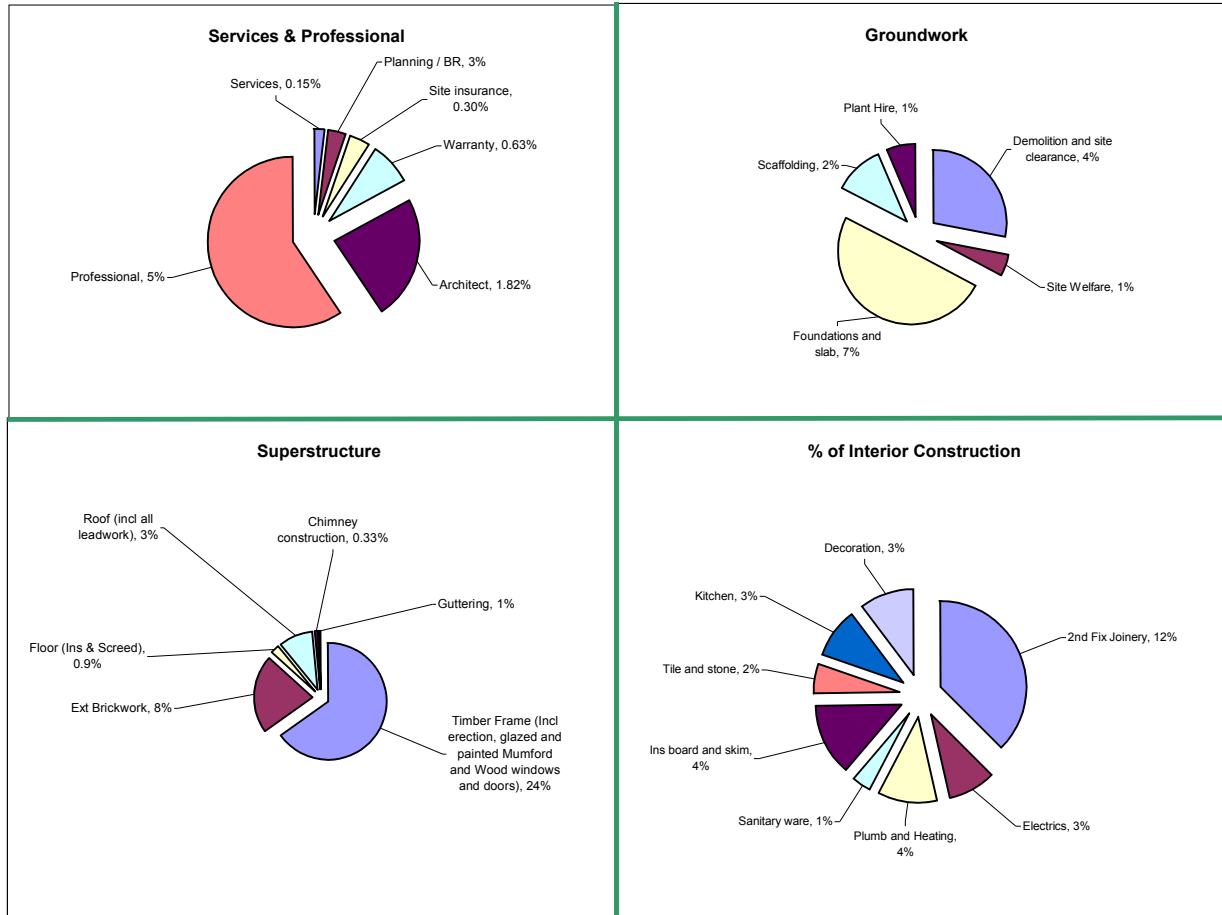
**Internal construction**



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*Construction Project Management*

*Typical Build Cost for Timber Frame*  
*House of 3750 sq ft (344 m<sup>2</sup>)*  
*£348755 (93 per sq ft / 1012 per sq m)*

**% of Total Build Cost For Each Element**



**Notes**

The break down of costs for the above project are typical for most of the timber frame houses we have built.

This information is provided as guidance only on typical costs.

There are numerous variables to consider when assessing the full cost of a build, the most significant unknown cost will be groundworks. The above costs assume that the foundations will be a standard 600mm wide exterior trench fill, 450mm internal with beam and block slab. You should undertake a geotechnical survey and engage a structural engineer to assess the foundation design suitable for your project.

There are many ways in which people quote unit cost rates for house builds, we use the gross floor area and include all of the aspects itemised above.

As independent project managers we are without commercial ties or obligations to any other organisation and as such we can offer honest 'open book' pricing advice.

For a typical 2500 sq ft 2 storey house we can offer an estimation service from £350. For this you would need to provide all elevations and plan drawings, planning permission conditions, a site plan, drainage plan, foundation plan and sections. If you have not got to the building regs stage then you may not have some of the detail drawings, however, please call to discuss your own requirements.