

## 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.*

<b>SITE / PRELIMINARY COSTS</b>	<b>£</b>	<b>Notes</b>
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		
<b>TOTAL Site/Preliminary Costs</b> (to summary overleaf)		

<b>SERVICES - MAINS CONNECTION FEES / SUPPLY COSTS</b>	<b>£</b>	<b>Notes</b>
<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		
<b>TOTAL Services Cost</b> (to summary overleaf)		

<b>EXTERNAL WORKS COSTS</b>	<b>£</b>	<b>Notes</b>
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):		
<b>TOTAL of External Works Costs</b> (to summary overleaf)		

<b>HOUSE BUILDING COSTS</b>	<b>£</b>	<b>Notes</b>
Foundations and underbuilding to dpc level		
Norscot kit package (including delivery)		
Norscot 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)		
<b>TOTAL House Building Costs</b> (to summary below)		

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