

# 2015 Price Guide



## Example plan price guide

Plan name	Area (m <sup>2</sup> )	# Beds	Log-work only	Sealed shell	Turn-key
Forest Lodge 3	54 + 48	3	£68,645	£110,562 <sup>S</sup>	£161,483 <sup>C</sup>
Bawley Vale	98	3	£76,723	£119,453 <sup>C</sup>	£174,586 <sup>C</sup>
Kareela	117	4	£71,610	£117,904 <sup>P</sup>	£194,645 <sup>P</sup>
Llangedwyn	95 + 40	3	£75,621	£153,715 <sup>S</sup>	£245,191 <sup>S</sup>
Mollymook	91	2	£53,366	£98,880 <sup>C</sup>	£148,749 <sup>C</sup>
Simplicity	29	1	£17,094	£34,289 <sup>C</sup>	£52,957 <sup>C</sup>
Woodland Retreat	48	1.5	£53,907	£84,250 <sup>C</sup>	£118,943 <sup>C</sup>
Prairie	37	n/a	£20,692	£55,064 <sup>C</sup>	n/a
Forest Lodge 4	80 + 48	4	£86,123	£148,170 <sup>S</sup>	£238,520 <sup>S</sup>
Simple 4x3	10	n/a	£15,960	£25,761 <sup>P</sup>	n/a

Please see below for specifications and assumptions used in these estimates.

\*\*WRC = Western Red Cedar

<sup>C</sup> Cedar shingles, <sup>S</sup> Slate, <sup>P</sup> Profiled steel

### Log-work only example specification

- Western Red Cedar (WRC) handcrafted log-work.
- Full scribe, Scandinavian saddle notch style (built to ILBA log building standards).
- Log spec (diameter) - minimum 250mm tops, maximum 600mm butts.
- Internal log walls as shown.
- 1st floor beams built in log to accept joists (where applicable).
- Perma-Chink Energy Seal to joints (conforming to pressure testing requirements).
- Pressure washed log finish.
- Post and purlin roof structure.
- Timber treated for wet rot, dry rot and wood boring insects and fungus prior to delivery.
- Openings and recesses cut for doors and windows.
- Voids created for electric cables and plumbing where required.
- Logs prepared to accept switches and sockets (planed curve to flat section).
- Sheep's wool insulation laid between each log in the lateral groove.
- Cabin built in our yard and re-erected on site (UK mainland).

### Sealed shell example specification (Log-work only plus...)

- All windows and doors finished in softwood with double glazed units (u - 1.2 or better) with WRC\*\* surrounds.
- Warm deck insulated roof based on either natural slate or WRC shingle finish or profiled, plastisol coated steel (as marked) with WRC fascias, soffits and bargeboards and extruded aluminium guttering.
- Insulated gable ends with vertical waney edge WRC cladding.
- First floor joists fitted into log beams (where applicable).
- Insulated floor construction with Douglas Fir floor and ceiling boards (non-residential cabins only).

### Turn-key example specification (Sealed shell plus...)

- Insulation throughout ground floor, underfloor heating set in screed. Engineered timber or slate tile floor finish.
- First floor: chipboard flooring, Rockwool sound insulation. Carpet throughout with tiled bathroom floors.
- Internal stud walls (where shown): sound insulation and plaster/paint finish with WRC skirting.
- Plaster/paint finish to all ceilings (option for timber boarding).
- Oak brace internal doors with antique black fittings, softwood lining and WRC architrave.
- Where stairs are shown a budget for a bespoke handcrafted log staircase is included.
- Balconies are decked in Douglas Fir boards and have toughened glass balustrades capped in WRC log-work.
- Standard white bathroom suites as shown including all internal plumbing and connection to waste at footings.
- Full kitchen to dimensions shown with laminate worktop, solid timber door fronts, ceramic sink, hob and cooker.
- Electrical installation to include low energy lighting throughout, external lighting, t.v and phone internal cabling, hard wired smoke detectors, extractors and appliances, consumer unit and connection to mains at footings.

#### Note

Guide prices do not include provision for footings, ground works, boilers, landscaping or ground floor decking. All prices are estimates only and are based on construction of the building on a flat site with water/gas/electrical services available. Site specific prelims such as site fencing, scaffolding, storage and toilet facilities are not included. Estimates are based on projects within 60 miles of SY4 1HD. National and international estimates available on request. All designs and material specifications are custom. Please be in touch for specific project quotations. All prices are exclusive of VAT. The current rate of VAT charged on new build residential dwellings in the UK is 0%. VAT on all other products is charged at 20%. ILBA - International Log Building Association - <http://www.logassociation.org>

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## Professional services

## Log and other products

Service	Price	Product	Price
Log home plans*	£680	Handcrafted log marquee (also for hire. POA)	£18,680
Site plans	£330	Picnic table (L2000mm)	£1,100
Building regulations drawings	£580	Log 'A' frame canopy (L3000mm)	£2,400
Building warrant drawings (Scotland)	£620	Carved log seat	£550
Planning assessment	£260	Flat log bench	£110
Woodland or Garden cabin drawings*	£190	Cedar/hazel handcrafted bed (queen)	£1,640
Woodland surveyr	£480	Wine rack	£105
Woodland application	£190	Log shelter	£15,177
Cabin condition surveyr	£310	Rounded and milled timber	£POA
Cabin restoration / maintenance	£POA	Corten profiled roofing sheets	£POA

\*fee refunded upon order of cabin.

rprice for service within 60 miles of SY4 1HD - please ask for pricing in your location

## Courses

Course	Price
2 week log building course	£1,480

**Next Course date:  
30th May - 10th June 2016**

## OPEN DAYS

We hold open days at some of our previous projects. Our next open days will be held early in 2016.

Please be in touch with us to express an interest and we will keep you informed of our open day events.

**For custom pricing on your log home, log cabin or other timber project please be in touch. We offer a free estimation service. Let us know as much about your proposed project as possible and we will fill in the gaps.**

## Hot Tubs, Saunas, Shepherd huts

Product	Price
Hot tub - 1518mm x 1000mm (2-3 person)	£3,195
Hot tub - 1829mm x 1200mm (3-5 person)	£3,895
Hot tub - 2150mm x 1200mm (4-6 person)	£4,395
Oblong 1960mm x 820mm (2 person)	£2,295
Sauna - 1828mm x 1200mm incl. heater	£3,595
Sauna - 1828mm x 1800mm incl. heater	£4,295
Sauna - 1828mm x 2400mm incl. heater	£4,995
Spa Tub - 2150mm x 1000mm (5-7 person)	£3,595
Basic Shepherd Hut 2325mm x 5010mm	£15,495
Luxury Shepherd hut (Utility hut)	£33,450

For further information on our products and services and to keep up to date with our events and ongoing projects please visit our website:

[www.britishlogcabins.com](http://www.britishlogcabins.com)

BLC Limited are the exclusive UK distributor of **Perma-Chink®** timber repair, treatment and sealant products. We also offer a log cabin restoration service. Please be in touch for more details.

BLC Limited is proud to be a member of the International Log Builders Association  
[www.logassociation.org](http://www.logassociation.org)



### Note

All prices are exclusive of VAT. Saunas and Tubs are supplied flat packed. Assembly service - price on application. Other models/products are available, see our website for more details. Delivery charges apply to all products. Custom Shepherd Hut design available. BLC Limited is the exclusive UK distribution agent for all Perma-Chink Systems Inc. (USA) Products.