

2018/19 Price Guide

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Handcrafted log home price guide

Plan name	Est. Area (m ²)	# Beds	Log-work only	Sealed shell
Chalet 3 (post and beam)	51 + 46	3	£48,793	£99,998 ^S
Forest Lodge 3	54 + 48	3	£88,713	£141,992 ^{CS}
Bawley Vale	98	3	£69,288	£130,249 ^C
Kareela	117	4	£83,998	£137,499 ^P
Llangedwyn	95 + 40	3	£105,442	£190,589 ^S
Mollymook	91	2	£65,697	£111,318 ^C
Woodland Retreat	48	1.5	£56,187	£85,886 ^P
Forest Lodge 4	80 + 48	4	£107,509	£189,455 ^S
Simple 4m x 3m cabin	10	n/a	£23,969	£38,619 ^P

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

^C Cedar shingles, ^{CS} Composite slate, ^S Slate, ^P Profiled steel

Handcrafted log-work 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)

Pressure washed log finish

Post and purlin log roof structure with log rafters, visible internally

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)

Insulated sealed shell example specification (Log-work only plus...)

All windows and doors finished in softwood with double glazed units (u - 1.3 or better) with WRC surrounds

Insulated roof finished with natural slate, WRC shingle or profiled, coated steel (as marked) with WRC fascias, pvc guttering. Douglas Fir sarking boards form the soffit and internal ceiling finish.

Insulated gable ends with vertical waney edge WRC cladding and lead flashing to the logwork.

Please contact us for estimates on turn-key projects.

Professional services

Service	Price
Design brief and log home plans	£840
Site plans	£460
Building regulations drawings (quoted)	from £1600
3d rendering (per view) min. 2 views	£260
Planning assessment	£450
Structural engineering (per hr)	£50
Woodland application	£390
SAP calculations + specification design	£420
Predictive EPC (per plot)	£90

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 customisable. 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>