



SITKA TIMER LODGES PRICES & SPECIFICATIONS

April 2018

Sitka Timber Lodges feature the following items as standard:

Cladding	Cedar
Roof	Natural Slate
External doors & windows	Accoya
Internal doors	Dordogne Oak (choice of other doors available)
Ironmongery	Stainless Steel – choice of 4 styles
Skirting boards & architraves	Choice of 6 styles
Kitchens	Choice of 8 styles
Appliances	Cooker pack, fridge, freezer, dishwasher – all integrated Choice of Neff or Bosch
Bathrooms	Choice of 4 styles
Tiling	Full height in shower area, dado height around the rest of the bathroom – choice of 6 styles
Flooring	Wood, Karndean or carpet – mix & match from selected choice
Heating	Condensing combi boiler with radiators
Insulation	Equivalent to 200mm of Rockwool giving a U value of 0.23 (as an extra we can provide an insulation package giving you U value of 0.14)
Standard	All done well beyond the requirements of BS3632 – residential mobile home standard
RICS certificate	Will be provided if required

Size	Design	Prices ex works from
33' x 14'	1 Bedroom / 1 Bathroom	£ 78,342
40' x 14'	2 Bedrooms / 2 Bathrooms	£ 92,144
29' x 20'	1 Bedroom / 1 Bathroom	£ 86,965
40' x 20'	2 Bedrooms / 2 Bathrooms	£ 112,043
45' x 20'	3 Bedrooms / 2 Bathrooms / Utility	£ 130,152
50' x 20'	4 Bedrooms / 2 Bathrooms / Utility	£ 147,250
40' x 22'	2 Bedrooms / 2 Bathrooms / Utility	£ 117,363
45' x 22'	3 Bedrooms / 2 Bathrooms / Utility / Walk in wardrobes	£ 138,848
50' x 22'	4 Bedrooms / 2 Bathrooms / Utility / Walk in wardrobes	£ 158,119

We can manufacture any size up to 22' x 65' and provide a large choice of specification outside our standard range including solar photovoltaic panels, solar collector panels, air source heat pumps, wood burning stove and under floor heating.