



shetland

CONSTRUCTION & DEVELOPMENTS LTD

Unit 1, Broonies Taing, Sandwick, Shetland ZE2 9HH
Tel [01950] 431513

Also at
Fjakari, Ocraquoy, Cunningsburgh, Shetland ZE2 9HA

e-mail: enquiries@scd-limited.co.uk
www.scd-limited.co.uk

Price List – June 2015

Standard Houses

House Type	G.F. Floor Area	Timber Clad Roof	EO Block Clad	EO U/Floor Heating in In-situ Concrete G.F. Slab	EO Roof Option Complete
A	70m ²	£100,935	£ 9,800	£3,450	
A+		£106,200	£14,210	£3,450	£36,680
B	91m ²	£116,560	£11,160	£4,600	
B+		£122,300	£12,610	£4,600	£38,130
C	102m ²	£124,950	£10,920	£5,180	
D	103m ²	£127,250	£11,880	£5,180	
D+		£133,050	£13,330	£5,180	£33,180
E	117m ²	£139,950	£13,650	£6,100	
F	130m ²	£143,150	£10,920	£6,600	
G	133m ²	£151,500	£14,210	£6,900	

Croft Style Houses

House Type	Floor Areas G.F. & F.F.	Timber Framed, Block & Harl Clad	E.O. U/Floor Heating in In-situ Concrete G.F. Slab
Croft Type 1	96 or 112m ²	£159,500	£3,410
Croft Type 2	171m ²	£213,480	£5,990
Croft Type 3	182m ² + Gar.	£240,100	£4,560

We have included what we consider to be, appropriate allowances for Kitchen & Utility Units as well as Sanitary Ware, within the aforementioned figures. Those PC Sums can be amended, as necessary, up or down, or, indeed, deleted without penalty.

We have allowed for the substructure works, including excavation, concrete in foundations, block-work [average 1000mm high], house drainage within the house footprint, solum fill, concrete screed and DPM within solum.



shetland
CONSTRUCTION & DEVELOPMENTS LTD

Full house-build including Plumber work, Electrical work, Heating work [Air Source Heat Pump, Heat Recovery System & Under-floor in suspended timber floor “biscuit” system] and Decoration works complete.

We have allowed for perimeter chip paths, ramps and entrance plats as required.

Internal layouts can be amended to suit client specific requirements.

+ This price is for a 1.1/2 Storey Roof Option, which incorporates attic trusses, [2] No. gable end windows and [2] No. roof windows to provide option for Future Development.

“Roof Option Complete” allows for the supply and installation of a staircase and the upper floor completed, incorporating Plumbing, Heating, Electrical and Decoration works.

All prices assume house project/s to be erected on Shetland mainland only.

No allowance has been made for Site Access Road and Turning Area [excavations or infill], which will vary on a site by site basis.

No allowance has been made for Services Connections. [Hydro, Water, SIC, SEPA etc.]

No allowance has been made for Fencing & Landscaping works.

Variable options and bespoke patterns, will be quoted, on application.

Shetland Construction & Developments Limited has produced a Components Specification which takes full account of the Shetland environment and climatic conditions – Please see “Component Specification” for details.

Optional Additional Services -

Planning Applications, Building Warrant Submission [including Structural Engineer’s Certificate, SAP Calculations, Energy Performance Certificates], Independent Professional Supervision and De-crofting Applications etc.