

The Leaf - General Package Specification**

Item	Ash (10m ²)	Beech (15m ²)	Bespoke
Basic Package Cost*	£27,999	£39,999	£POA
External Works			
Ground works/concrete slab	x	x	x
Landscaping	x	x	x
Decking or flooring to outside space	x	x	x
Internal decoration	x	x	x
Services			
Electrical connections	x	x	x
Statutory Permissions			
Planning Application	extra cost option if applicable	extra cost option if applicable	extra cost option if applicable
Planning Fees	extra cost option if applicable	extra cost option if applicable	extra cost option if applicable
Building Regulation Application	extra cost option if applicable	extra cost option if applicable	extra cost option if applicable
Building Regulation Fees	extra cost option if applicable	extra cost option if applicable	extra cost option if applicable
Structure			
External wall panels, breather paper	✓	✓	✓
Roof panels, substrate, eaves overhang	✓	✓	✓
Roof covering	✓	✓	✓
NorDan alu-clad timber windows and doors (double glazed), fixings , air tight tapes and sealants	✓	✓	✓
NorDan alu-clad timber windows and doors (triple glazed), fixings, air tight tapes and sealants	✓	✓	✓
Rooflight	£1,000	✓	✓
Floor dpm, insulation and decking	✓	✓	✓
Nails & Fixings	✓	✓	✓
Installation	✓	✓	extra cost option
External Items			
Cedar shingles (inc treated battens)	✓	✓	extra cost option
Rainwater guttering/downpipes	✓	✓	extra cost option
Eaves fascia (PPC aluminium)	✓	✓	extra cost option
Kitchen			
White Goods (Fridge + LPG Cooker)	extra cost option	✓	extra cost option
Cupboard units	extra cost option	✓	extra cost option
Floor Covering	extra cost option	✓	extra cost option
Internal Fit Out Items			
OSB Lining for stain/paint finish	✓	✓	✓
Plasterboard linings	£1,180	£1,657	extra cost option
MDF window cill boards	✓	✓	extra cost option
MDF skirtings and architraves	✓	✓	extra cost option
Internal door, frame and ironmongery	✓	✓	extra cost option
Access ladder (to sleeping deck)	x	✓	extra cost option
Floor finishes (Shower/Kitchen Area Only)	✓	✓	extra cost option
Mechanical & Electrical			
Composting toilet by EcoToilets®	x	✓	extra cost option
LPG shower to wet room	x	✓	extra cost option
Wash basin + vanity mirror/storage cabinet	✓	✓	extra cost option
Grey Water Recycling kit – The Whale	N/A	£2,900	extra cost option
PV system (installed)	£3,400	£7,600	extra cost option
Other			
Full installation (turnkey)***	extra cost option	extra cost option	extra cost option
Delivery cost (subject to location)	POA	POA	POA

*excludes delivery, costed options and VAT charged at the prevailing rate at the time of delivery

**subject to amendment from time to time

***subject to location and labour availability

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