



Feasibility Cost Plan

Proposed New Build Dwelling

New Home, Devon

May 2026

This cost plan is an approximation prepared from outline information and has a price accuracy of +/- 15%. Actual cost may change once all project elements are finalised or negotiated.

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DRAWINGS

Architects

23059 / 01001 P003 GA Floor Plan

23059 / 02001 P003 GA Elevations

23059 / 03001 P003 GA Sections

23059 / 09001 P003 GA Site Plan

SCOPE OF WORKS / BREAKDOWN

The feasibility cost plan includes the proposed single storey dwelling with garage making allowances for: physical construction works, 15% contractor's preliminaries, contractor's overheads and profit, subcontractors' preliminaries, overheads and profit and design fees, 10% professional team fees, 5% design development & construction risk contingencies and 0% VAT.

		Total Inc PS & PC Allowances
1.00	<u>Substructure</u>	
1.01	Foundations	
1.01.01	Strip foundations. Excavate trench 600 mm wide, partial backfill, partial disposal, earthwork support, compact base of trench, plain in situ concrete. 600mm x 1500mm deep including substructure ICF walling	£ 46,400.00
1.02	Lowest Floor Construction	
1.02.01	Dwelling: Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge dpm, in situ concrete. 250 mm thick concrete slab with 1 layer of A393 reinforcement with 100mm Insulation	£ 37,400.00
1.02.02	Garage: Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene dpm, in situ concrete. 250 mm thick concrete slab with 1 layer of A393 fabric reinforcement	£ 7,100.00
2.00	<u>Superstructure</u>	
2.01	Frame	
2.01.01	Glulam timber beams whitewood; pressure impregnated; adhesive; clean planed finish. Laminated roof beams across living space and above curtain walling	Excluded
2.02	Upper floors	
2.02.01	None	Excluded
2.03	Roof	
2.03.01	Blue Roof System - Rooftop sustainable drainage with Green (vegetated) Roof finish	£ 107,300.00
2.04	Stairs and ramps	None
2.05	External Walls	
2.05.01	ICF Construction - Insulated concrete forms with timber cladding	£ 85,200.00
2.06	Windows and external doors	
2.06.01	Composite aluminium/timber windows; U-value = 1.5 W/m2K. Purpose-made windows; stainless steel ironmongery; Velfac System 200 or similar. Outward opening pivot windows over 1.50m2 up to 4.00m2.	£ 19,500.00
2.06.02	Composite aluminium/timber entrance screens and doors	£ 13,500.00
2.06.03	Garage door	£ 6,200.00
2.07	Internal walls and partitions	
2.07.01	Stud and board partitions; height range from 2.40m to 3.30m, 73mm partition; 48mm studs and channels; one layer of 12.5mm Gyproc Wallboard each side; joints filled with joint filler and joint tape	£ 6,900.00
2.07.02	Cross laminated timber walls; height range from 2.40m to 3.30m, one layer of 12.5mm Gyproc Wallboard each side; joints filled with joint filler and joint tape	£ 8,200.00
2.08	Internal doors	
2.08.01	Single doors. PC Sum of £250 for each internal door and ironmongery	£ 7,300.00
2.08.02	Double doors. PC Sum of £350 for each internal door and ironmongery	£ 900.00

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3.00 Internal Finishes

3.01 Wall finishes

3.01.01	Skim coat with emulsion paint to all internal walls	£	16,800.00
3.01.02	Tiling to bath surrounds and basin splashback	£	2,400.00

3.02 Floor finishes

3.02.01	Liquid dpm and self levelling screed	£	4,200.00
3.02.02	New floor finishes. PC Sum of £50/m2	£	16,900.00
3.02.03	Skirtings, painted timber	£	4,800.00

3.03 Ceiling finishes

3.03.01	Skim coat with emulsion paint to all internal ceilings	£	7,900.00
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4.00 Fittings, furnishings and equipment

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4.01.01	Kitchen. Provisional Sum	£	37,500.00
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5.00 Services

5.01	Service installations including sanitary installation, water and disposal installations, heat source, space heating, ventilation, electrical and builders work in connection with services installations.	£	45,900.00
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5.01.01	Sanitaryware. PC Sum of £6,000 for sanitaryware	£	6,000.00
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5.02	Ground Source Heat Pump System. Provisional Sum	£	30,000.00
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5.02.01	Excavation, laying pipes and back fill for 70m2 horizontal array system	£	4,200.00
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5.03	Solar Panels, 16 Panel System with Battery. Provisional Sum	£	20,000.00
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6.00 External Works

6.01 Site preparation works

6.01.01	Site Clearance	£	4,600.00
6.01.02	Topsoil for preservation; to spoil heap less than 50m from excavations, average depth 150 mm	£	3,000.00
6.01.03	Reduce level dig. Disposal of excavated material off site	£	31,500.00

6.02 Roads, paths, paving's and surfacing's

6.02.01	Road entry / cross over point. Provisional Sum	£	15,000.00
6.02.02	Geocellular confinement system 200 mm type 1 subbase; stone chippings / road scalping finish spread across units. Disposal of excavated material on site	£	133,300.00
6.02.03	York stone slab paving on subbase; including excavation	£	6,300.00

6.03 Soft landscaping, planting and irrigation systems

6.03.01	Soft landscaping - planting of multiple trees. Provisional Sum	£	10,000.00
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6.04	Fencing, railings and walls	Excluded
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6.05	External fixtures	Excluded
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6.06 External drainage

6.06.01	Building storm drainage (per m2 of internal floor area)	£	6,100.00
6.06.02	Building foul drainage (per m2 of internal floor area)	£	8,100.00
6.06.03	Septic tanks including excavate for, supply and install Klargestar glass fibre septic tank, complete with lockable cover	£	7,500.00

6.07	External services Trenching. Allowance of 30mm trenching for each service (water, electric and telecoms)	£	16,500.00
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Total	£ 784,400.00
	Plus VAT

7.00 Advisory Contingency

7.01	5% Advisory Contingency	£	39,500.00
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All provisional allowances are included in the overall cost plan total.

Provisional Sum (PS): Budget price for a specific element of the works that is not yet defined in enough detail.

Prime Cost (PC): Allowance for purchase of materials or goods.