



Modular homes with character

About us

Starting The Wee House Company in 2013, we had one goal in mind, to make custom build a hassle-free and enjoyable experience. Creating a home to suit your needs, on your own plot, needn't be the stressful experience portrayed on TV and in homebuilding magazines. That's why we created our business model around a turnkey service, taking care of everything from design and obtaining consents, to construction, ground works and service installation. Our experience in all stages gives us unique insight into how to make the most of, but always stick within, your budget.

Our Wee Houses are entirely constructed in Scotland, a place of challenging weather for homebuilding. Modular construction in our factory has enabled us to overcome such challenges and creates the ideal environment to achieve the highest standards of workmanship and proper storage of materials.

We're lucky to have a dedicated team who are passionate about what they do. We all love getting to know our customers and travelling to new places to deliver Wee Houses across the UK. We look forward to helping your vision become a reality.



Jennifer Higgins - Managing Director

The
Wee 
House Co.



Directors - Jennifer Higgins and father, Ian Hope



Step by Step Guide

We combine cutting-edge modular build with classic design principles to create homes with character and charm.

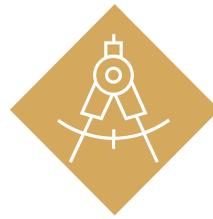
With us, custom build is a stress-free and enjoyable experience. Our team take care of all aspects of the build from statutory consents to construction and ground works.

Our skilled craftsmen work with speed and efficiency, meaning you have the keys to your new home in a matter of months.



Feasibility Study

Our experienced technical team will make an in-depth assessment of your plot, developing a tailored report on elements such as: local planning policy, availability of utilities, access arrangements, topographical constraints and existing buildings. We will then advise on the best way to move forward with building the home you desire.



Concept Design

We'll visit your plot, getting to know you and what you envision for your Wee House. Based on a detailed site survey, our team will develop a concept design which maximises the potential of your plot and is tailored to your every need.



Quotation

We know that budgeting for your build is critical and that is why we provide details of all costs upfront, before the project gets underway. Once costs are agreed we'll provide an estimated timeline for the project and issue a contract detailing how our dedicated team will manage the project from start to finish.



Planning Consent

The majority of Wee Houses will require planning consent. The Wee House Company will apply for this on your behalf, using our knowledge and experience to gain the best results. We'll keep you updated as the application progresses.





Customisation

This is the fun stage. You can choose everything to suit your own personal style – from kitchens and bathroom suites, to paint colours and ironmongery. We will do our very best to accommodate all your requests when customising your Wee House.



Building Warrant

Each Wee House goes through stringent assessment to ensure it complies with current UK building regulations. We handle your Building Warrant application to ensure that the highest technical standards are achieved in engineering, safety, sustainability and energy efficiency.



Factory Build

Wee Houses are built using modular methods of construction (MMC). Modules are completed to ceiling height – with kitchens, bathrooms, plumbing and electrics all fitted before leaving the factory. You can even walk through your Wee House when you visit us!



Site Build

Our experienced team spend as little as 3 weeks on your plot - meaning minimal disruption to you and your neighbours. We undertake all required groundworks including foundations and utility connections.



Completion & Aftercare

It's moving in day! We hand over the keys to your fully completed new home and guide you through the use of any new systems such as heating and appliances. We pride ourselves on providing excellent customer care – we will return to attend to any 'snagging' issues one month after you've settled into your Wee House.





DAVID & CHRISTINE'S PERFECT ISLAND GETAWAY

In the Outer Hebrides, a Wee House sits on the small tidal island of Baleshare, North Uist. Fitting in perfectly with the surrounding landscape, it looks more like one of the traditional island cottages and not a modern build.

Finding house builders without long waiting lists, particularly on an island, can be tricky. And when you do find them, co-ordinating the trades required for the build can be difficult not to mention stressful. This was one of the reasons David and Christine Kerr opted for a modular build home for their island plot, through The Wee House Company. You might imagine a winter build in the Outer Hebrides to be challenging. There are raging gale

force winds to contend with, transporting materials over tidal causeways and building on hard, rocky ground. But no challenge is too big for The Wee House team; who managed the entire project, from first meeting the clients to handing over the keys, in under 35 weeks.

David and Christine were happy to leave the mind boggling logistics to us though, and simply enjoy watching their Wee House take shape with a visit to our factory in Cumnock, Ayrshire, then watching it board the ferry at Uig Pier. Christine said

“It was surreal to see the front door of our Wee House with its outdoor light already

fitted, boarding the ferry. Another highlight for us was seeing the modules arrive on site and construction being completed less than 24 hours later!”

The couple were delighted they chose The Wee House Company for their dream island build. They enjoyed a stress-free home build experience with the reassurance that project costs wouldn't run over the agreed budget.

For more customer stories and for project prices, visit our website.





DAVID & JUDY'S DESIGN FOR A FOREVER HOME

Just 5 doors along from their house, Judy and David purchased land from a neighbour. They used it as a vegetable plot but their dream was to eventually use it to build their forever home.

The couple had always wanted to self-build but were quite daunted by the prospect, having watched programmes on TV where budgets escalate and builds go pear-shaped.

They were right to be concerned; their plot was situated next to a high flood risk area meaning their dream could be sunk before it even started.

Learning that The Wee House Company would take care of everything; from their bespoke design service

right through to completion of the build, Judy and David were sold.

The Wee House Company arranged a topographical survey and found a cost effective way to alleviate the flood risk by raising the finished floor level of the house. David and Judy are delighted with their brand new forever home, commenting,

“Our Wee House is on a main road and has been seen by so many people and all the comments we have heard are really positive. One person drove past our site the day before the house went up and couldn’t believe that the next day, a house had suddenly appeared!”

The Wee House Company use a modular build process which means that homes are completed up to ceiling height before leaving the factory. They are delivered to the customer’s plot, by articulated lorry, already having been fitted with kitchen, bathrooms, electrical and plumbing circuits and having had their first coat of paint.

As the Wee House modules are at such an advanced stage of construction by the time they arrive at their destination, the team are able to finish off the house promptly, making it wind and water tight within 24 hours.

For more customer stories and for project prices, visit our website.







House Types & Pricing

Fall in love with our classic designs or be inspired to create your own bespoke home.

Our turnkey package includes everything required for your build; from design and planning, ground works and service connections right through to handing you the keys to your new home. All you have to do is move in your floor coverings and furniture.

Please contact us for a full quotation for works on your site.





Studio

The smallest of our Wee House family, our Studio is the perfect solution for holidaying, or when you only have limited space to build.

Internal room sizes

Living area: 4.6m x 3.2m

Bed area: 3.0m x 2.0m

Shower room: 2.8m x 1.2m

Overall floor area: 24m²

All sizes are approximate



Key Features

The Studio Wee House includes:

- Quality fitted kitchen with dining space for two
- Fitted wardrobe
- Traditional-style alcove double bed with integrated storage
- Three piece shower room
- Functional cupboard and loft storage
- Lounge area
- French doors
- High levels of insulation



Floor plans not to scale

One Bedroom

Our one bedroom Wee House is a luxury home for 2 on a smaller scale.

Internal room sizes

Lounge: 3.8m x 3.3m

Bedroom: 3.1m x 3.1m

Kitchen: 2.1m x 3.1m

Shower room: 2.3m x 1.80m

Overall floor area: 40m²

All sizes are approximate



Key Features

The One Bedroom Wee House includes:

- Entrance porch
- Quality fitted kitchen with dining space for two
- Lounge with French doors
- Double bedroom with French doors
- Large storage cupboard and loft storage
- High levels of insulation
- Three piece bath or shower room



Floor plans not to scale

Two Bedroom Cottage Style

The more traditional of our two bedroom designs, this Wee House makes a charming and comfortable home for up to four people.

Internal room sizes

Lounge: 4.1m x 3.4m

Bedroom 1: 5.2m x 2.7m

Bedroom 2: 4.1m x 2.7m

Kitchen: 3.1m x 3.1m

Bathroom: 2.1m x 3.1m

Overall floor area: 68m²

All sizes are approximate



Key Features

The Two Bedroom Wee House includes:

Entrance porch and hall • Quality fitted kitchen with dining space for four
Lounge with French doors • Two double bedrooms • High levels of insulation
Four piece bath and shower room • Large storage cupboard and loft storage



Floor plans not to scale

Two Bedroom Open Plan

This open plan design maximises useable space, creating a natural light filled home for up to four people.

Internal room sizes

Kitchen/Lounge: 5.2m x 6.3m

Bedroom 1: 5.2m x 2.7m

Bedroom 2: 3.1m x 3.1m

Bathroom: 2.1m x 3.1m

Overall floor area: 68m²

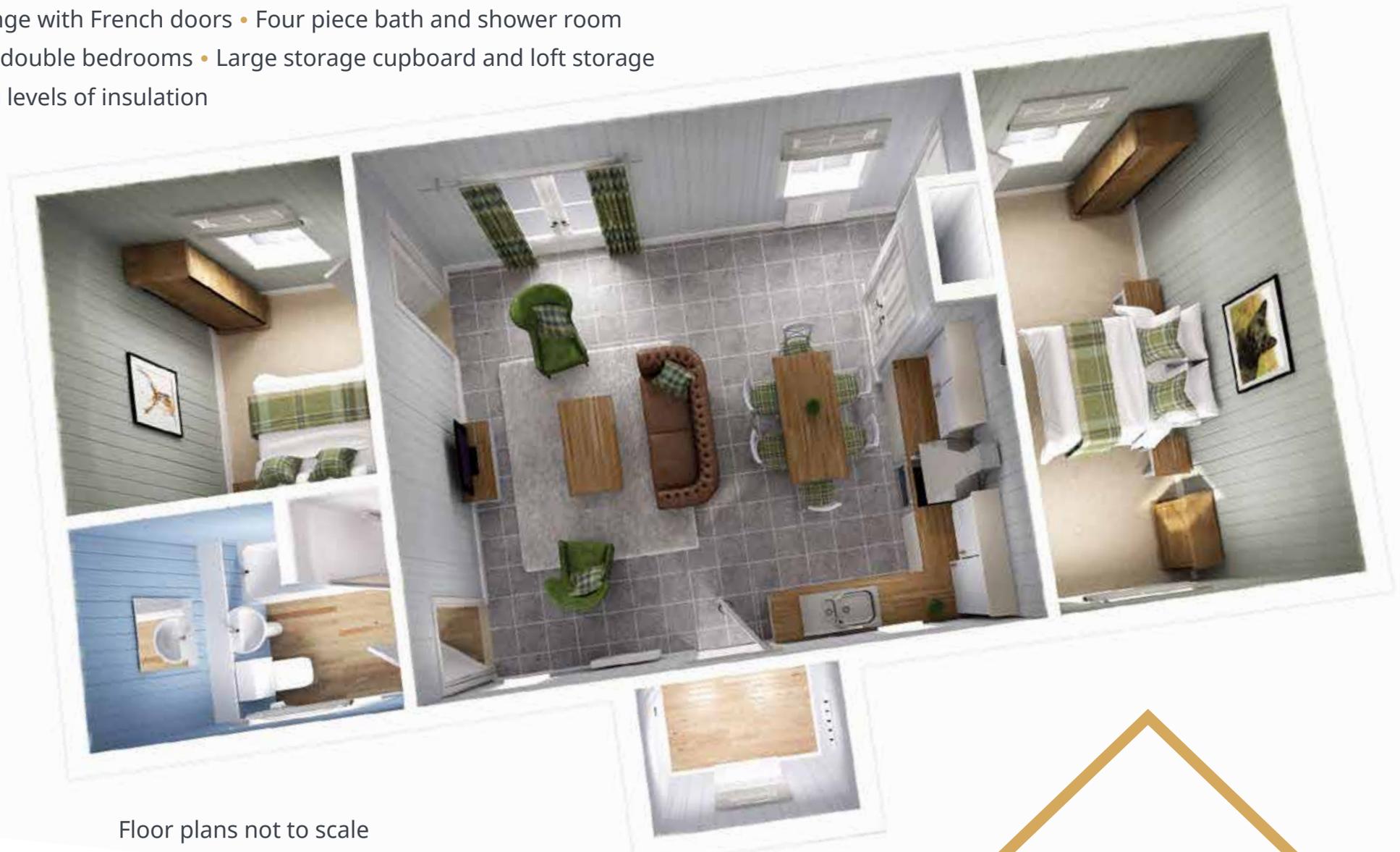
All sizes are approximate



Key Features

The Two Bedroom Open Plan Wee House includes:

- Entrance porch
- Quality fitted kitchen with dining space for six
- Lounge with French doors
- Four piece bath and shower room
- Two double bedrooms
- Large storage cupboard and loft storage
- High levels of insulation



Floor plans not to scale

Three Bedroom

The largest of our classic designs, this Wee House is full of character and makes an excellent family home for up to five people.

Internal room sizes

Kitchen/Lounge: 6.9m x 5.3m

Bedroom 1: 2.9m x 3.7m

Bedroom 2: 3.1m x 3.1m

Bedroom 3: 1.9m x 4.1m

Bathroom: 2.1m x 3.1m

En suite: 2.9m x 1.5m

Utility: 1.0m x 1.4m

Porch: 2.0m x 1.4m

Overall floor area: 84m²

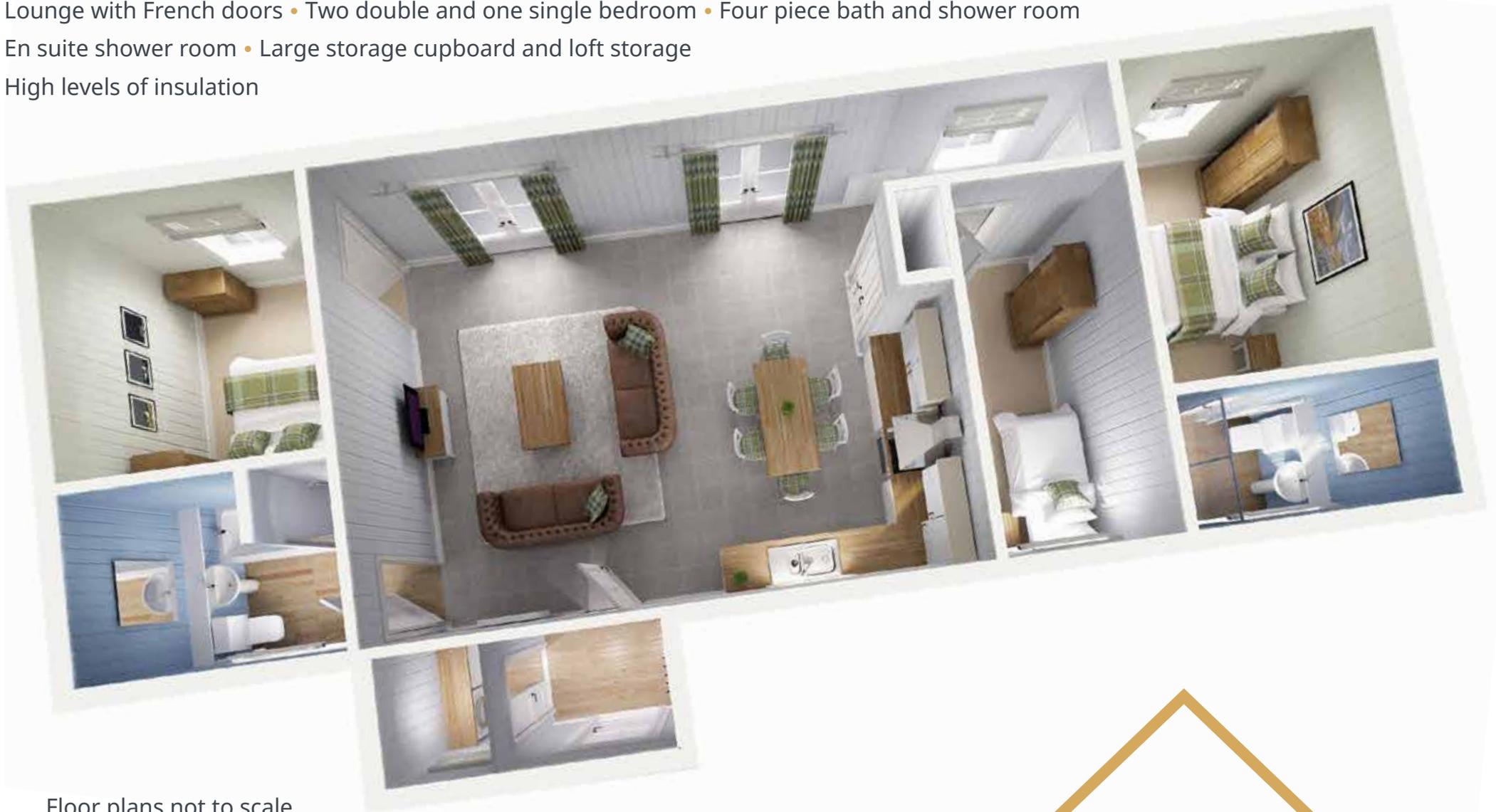
All sizes are approximate



Key Features

The Three Bedroom Open Plan Wee House includes:

- Entrance porch with utility area
- Quality fitted kitchen with dining space for six
- Lounge with French doors
- Two double and one single bedroom
- Four piece bath and shower room
- En suite shower room
- Large storage cupboard and loft storage
- High levels of insulation



Floor plans not to scale

Bespoke

We understand that one size doesn't fit all, which is why we work with you to create a Bespoke Wee House that is perfect for your requirements. Your Bespoke Wee House can be any shape or size and gives you flexibility over:

- Another storey or half storey
- Size of all rooms
- Number of bedrooms
- Number of bathrooms/
shower rooms
- Other features

The flexibility of the design also allows you to choose to include features like:

- Vaulted ceiling
- Additional rooms (study,
utility room)
- Veranda





Previous customers have incorporated utility rooms, sunrooms, studies and even a second storey to their bespoke Wee House.

All of our design and building work is done in-house, putting us in a unique position to provide accurate costs for your build from the very beginning. We always ensure that we design our Wee Houses to suit your budget. In fact, many people come to us because their initial build project has been halted due to ever-escalating costs and they trust us to keep costs under control.



Specification

External

High grade tongue and groove larch cladding to walls with painted finish

Corrugated steel finish to roof in a choice of colours

Traditional black guttering and downpipes

Timber or PVC multi-point locking front door with black handle, letterplate and door knocker

Timber or PVC multi-point locking French doors with black ironmongery

Traditional style double-glazed casement windows in timber or PVC

Traditional outdoor lights at all doors

Sensor light at main entrance

Solar Photovoltaic panels

Clothes poles or rotary dryer

Your choice of paint colours from the Dulux Heritage range

Accessibility ramp and step access



Internal

Quality fitted kitchen and bathroom suites

Enhanced insulation for cosy winters and cool summers

Finished plasterboard to all walls

Choice of up to three paint colours from the Dulux Heritage range

Semi solid white panelled doors with quality ironmongery

All rooms have chipboard flooring, ready for your chosen floor covering

Moulded skirtings and facings throughout

Loft storage

Heating and Hot Water

'A' rated gas boiler powered by mains gas or LPG (other systems can be installed to suit your requirements and the services available)

Radiators with individual thermostats, sized to suit each room

Electrical

Low energy downlights (no bulbs to change) and pendant light fittings

Smoke/carbon/heat detectors

White electrical fittings

Media plate – for TV & Broadband



For more details on what's included with your Wee House, visit our website

Customisation & Optional Extras



Our Wee Houses have a high-level specification and exceptional build quality as standard. We offer a wide range of finishes for you to choose from to make your Wee House your own, including:

- Kitchens and bathroom suites
- Internal doors and ironmongery
- Paint colours
- Locations of all sockets, switches and radiators

However, we know that your perfect home might include some special features and our team will be delighted to source any upgrades you desire. Previous upgrades include:

- Wood burning stove
- Triple glazing
- Built-in wardrobes
- Natural slate roof
- Heritage inspired beaded board and panelling
- **And much more....**



Technical Excellence

Wee Houses are designed and constructed to achieve the highest standards in engineering, safety, security, sustainability and energy efficiency.

Controlled factory conditions improve quality control in both workmanship and the materials used in our modular construction.

A qualified structural engineer ensures that your Wee House is designed to suit the exposure and ground conditions of your particular plot of land.

We offer an optional 10 year structural warranty on your Wee House through a provider approved by the UK Council of Mortgage Lenders.

We have been assessed and approved in accordance with ISO 9001:2015 quality management systems, standards and guidelines. The Wee House Company is also a BOPAS accredited organisation which demonstrates to funders, lenders, valuers and purchasers that the homes

we build will stand the test of time for a minimum of 60 years. We are fully approved by Safe Contractor, demonstrating commitment to Health & Safety best practise.



Sustainability and Energy Efficiency

Our enhanced building envelope insulation means that utility bills are low. On average it costs just £1 a day for heating, hot water and electricity*.

Solar photovoltaic panels are included, as standard, as a renewable energy source.

Many of the materials used in the construction of your Wee House are natural and recyclable. Our factory also recycles cardboard and plastic waste.

**Calculations based on an Energy Performance Certificate for 2 bedroom Wee House.*

Safety

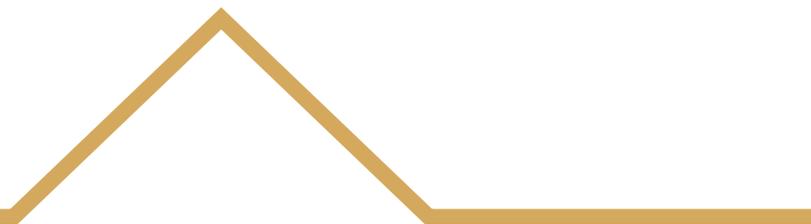
Every Wee House comes ready-fitted with safety features including smoke, carbon and heat detectors.

Security

Wee Houses come with a high level of security. All windows are fitted with locks and a multipoint locking system secures all external doors.

Mortgages

For mortgage advice contact:
Louise Murphy, Independent Mortgage Adviser at Murphy Scoular
e: louise@murphyscoular.com
t: 01292 288177



Factory build reduces waste

Cardboard and plastic
factory waste recycled

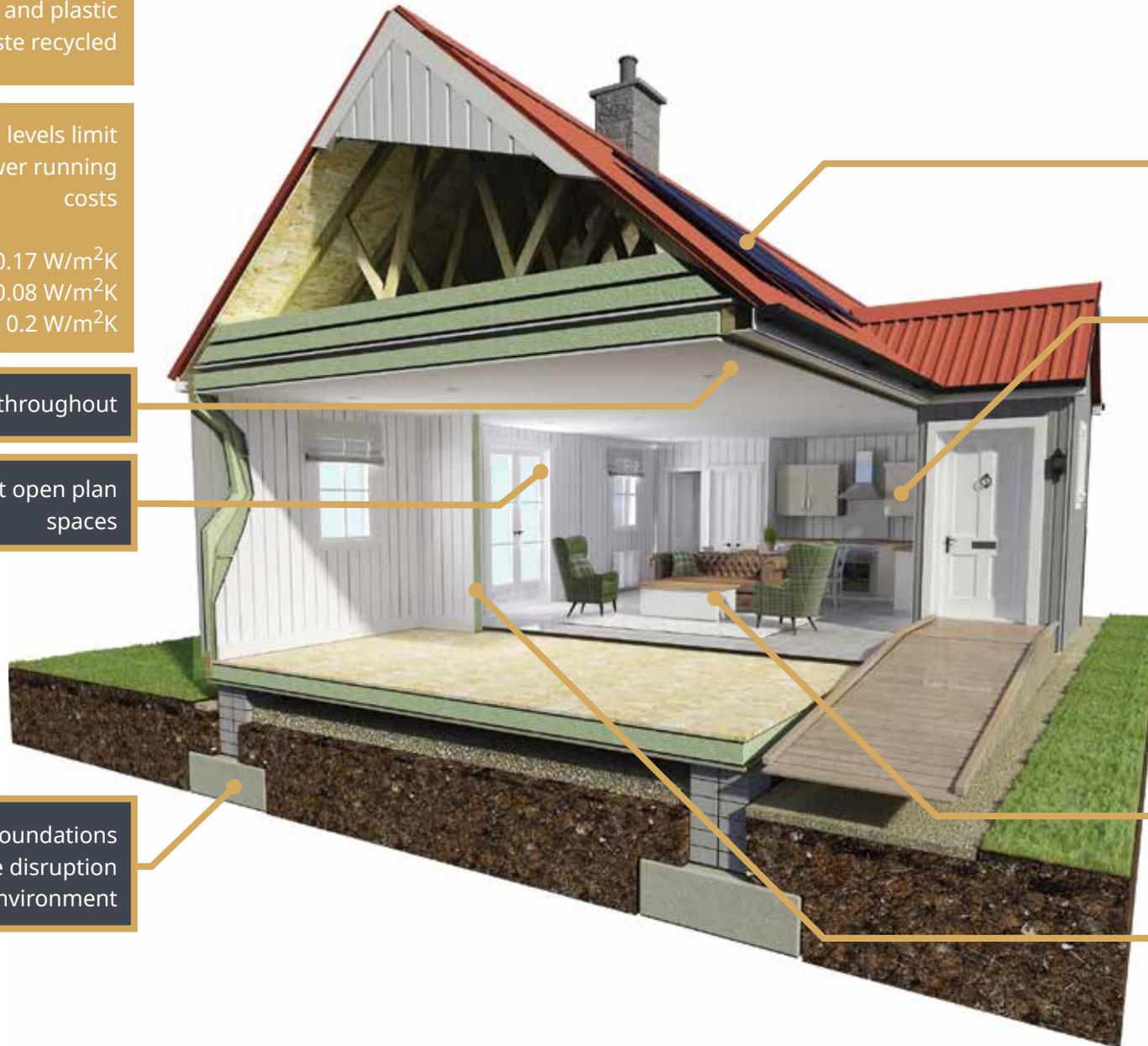
High insulation levels limit
heat loss and lower running
costs

Wall U-Value 0.17 W/m²K
Roof U-Value 0.08 W/m²K
Floor U-Value 0.2 W/m²K

Low energy lights throughout

Light & bright open plan
spaces

Block-work pier foundations
minimise disruption
to the environment



Wee House orientated to
maximise solar gain

Solar photovoltaic panels
generate electricity for your
home

'A' Rated combination boiler
or, upgrade to a renewable
heating system

Timber sourced from
sustainably managed forests
with FSC Certification

Flexible living spaces can be
arranged as your family's
needs change

High levels of insulation
between rooms



"It was a huge relief to come across The Wee House Company, after our previous attempts to build on our plot were hampered by ever-escalating costs"

Jennifer Gilmour, Loch Awe



Customer service

Our friendly team are here to make your build project an exciting and enjoyable experience. As a small, family run business we know it's important to keep you updated every step of the way, but we're here to do the hard work so you don't have to. Relax in the knowledge that The Wee House Company will deliver a beautiful home, tailored to you, on time and on budget.

Get in touch and let us turn your vision into a reality.



Contact Us

enquiries@theweehousecompany.co.uk

theweehousecompany.co.uk

01292 591715





Images are for illustrative purposes only and sizes are indicative. Although every care has been taken to ensure the accuracy of all the information

given, the contents do not form part of any contract and should be treated as a guide only. The Wee House Company reserve the right to amend

the specification as necessary, without prior notice.

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The
Wee 
House Co.