

Housetype	Size	Price from
Bespoke Wee House	Up to 360m ²	£250,000
Studio House	24m ²	£120,000
One Bedroom House	40m ²	£200,000
Two Bedroom House	68m ²	£255,000
Three Bedroom House	84m ²	£270,000

The above prices include VAT at 0% as Wee Houses are zero-rated when built as new dwellings. Standard rate VAT may apply in some cases. Please contact us for more information.

Payment Stages

Feasibility Study: we charge a nominal fee of £350* + VAT

Site Visit: we charge a nominal fee of £300* + VAT + expenses*

Design: should you require a bespoke design, we charge a nominal fee* (Cost is dependent on the extent of changes. We would not prepare a design outwith your budget.)

Planning Application: a non-refundable deposit of £3,5000 is required

Planning Consent: 10% of your total project cost is due on receipt of planning consent and reserves your slot in our manufacturing schedule.

Building Warrant: 5% of your total project cost is due upon receipt of this,

Factory Build: 75% of your total project cost is due on completion of your home in our factory.

Site Build: the final 10% of your total project cost is due on practical completion on site

**This payment is included in your quotation.*

The prices listed above should be used for guidance only.

These prices give an indication of the average full turnkey cost, including design, obtaining planning consent and building warrant, engineers drawings, SAP calculations, factory build, ground works and on-site completion together with delivery to site. All prices relate to normal ground conditions, site access, existing utility connections and mainland sites within a 120-mile radius of our manufacturing facility - postcode KA18 1SH. Factors which can cause the average prices to vary include: ground conditions and topography on your site, transportation and delivery costs to your site and the addition of bespoke design features. A huge benefit of working with The Wee House Company is that we provide a detailed quotation with details of the build costs upfront, before the project gets underway. Dealing with the entire project from design to completion means we can ensure your project stays within your budget, from start to finish. Please contact us for a full quotation for works relating to your particular site.