

Costings 21 Yarrow Road, Chorley, PR6 0LU

<u>Purchase Price</u>	<u>£145,000</u>
<u>Sub Total</u>	<u>£145,000</u>

Planning & Legals

<u>Architectural Drawings</u>	<u>£1500</u>
<u>Steel Calculations</u>	<u>£600</u>
<u>Application Submission</u>	<u>£500</u>
<u>Legals</u>	<u>£2500</u>
<u>Sub Total:</u>	<u>£5100</u>

Electrical

<u>Full Rewire:</u> Works including full rewire of property to suit new hmo layout New mains position with submain and installation of afdds Each bedroom wired as separate power and lighting, standard sockets switches and pendants throughout , bathroom areas ip fittings and kitchen strip lights , New kitchen power layout allowed, ensuite Showers, fans where required , Smoke detection where required mains and linked, 1 outside light front and 1 security light at back, em lighting where required.	<u>£9250</u>
<u>Fire Alarm:</u> Required in communals	<u>£1800</u>
<u>Appliances:</u> Washing Machines, Dryers, Fridges, Freezers & Oven	<u>£3000</u>
<u>Sub Total:</u>	<u>£14050</u>

Structural Work

<u>Remove Back Wall Labour:</u> Knock down back wall, bracket chimney breast upstairs, put steels in	<u>£2150</u>
<u>Steels:</u> 2 Steels see drawing	<u>£1000</u>
<u>Waste Removal:</u> 2 large skips	<u>£500</u>
<u>Sub Total:</u>	<u>£3650</u>

Plumbing, Gas & Ensuites

<u>120 l Direct Unvented Cylinder</u>	<u>£500</u>
<u>Boiler</u>	<u>£600</u>
<u>Drainage & plastic Piping</u>	<u>£250</u>
<u>Copper Pipe, Fittings & Valves</u>	<u>£600</u>
<u>Towel Rads 5 @ £65</u>	<u>£325</u>
<u>Radiators: 2 @ £60, 3 @ £90</u>	<u>£390</u>

<u>Shower, Shower Tray, Enclosure, Vanity, Basin, Mixer Tap, Toilet & Cistern (x 4)</u>	<u>£3800</u>
<u>Tiles, Grout, Adhesive & Plyboard</u>	<u>£1200</u>
<u>Tiling Labour on 4 Ensuites</u>	<u>£2000</u>
<u>Plumbing & Gas Labour: installation of boiler, cylinder, central heating system including boiler, radiators and towel rads, shower trays, enclosures, toilets, sink, pipework & Drainage</u>	<u>£7000</u>
<u>Kitchen Sink</u>	<u>£130</u>
<u>Moisture Board ensuites</u>	<u>£240</u>
Sub Total:	<u>£17,045</u>

Joinery

<u>Fire Rated Moulded Panel Doors x 11</u>	<u>£1870</u>
<u>Hydraulic Soft Closers x 11</u>	<u>£220</u>
<u>Labour: Stud out 2 downstairs walls and 4 ensuites.</u>	<u>£2300</u>
<u>Labour: Fit 4 Upstairs Fire Escape Windows and downstairs Bay Window</u>	<u>£1000</u>
<u>Bay Window & 4 Fire Windows</u>	<u>£1100</u>
<u>69m Rockwool Insulation (85MM thickness), 58 studs @ 3m lengths (4x2), 25 sheets fire board 8 x 4 12.5mm, 25 sheets plasterboard. 1200 x 50mm wood screws, 2000 x 32mm plasterboard coarse thread dry wall screws.</u>	<u>£1350</u>
<u>Bannister: Supply & Fit</u>	<u>£1000</u>
<u>Labour: Hang 11 Doors with furniture, closers and door casings</u>	<u>£1500</u>
<u>Skirting Board</u>	<u>£1000</u>
<u>Labour: Fit Skirting Board</u>	<u>£2000</u>
<u>False ceiling Sound Proof Boards x 55</u>	<u>£700</u>
<u>False Ceiling Timbers</u>	<u>£500</u>
<u>False Rockwool Ceiling Insulation</u>	<u>£250</u>
<u>False Ceiling Labour: Install Timbers Joists and boarding</u>	<u>£1000</u>
Sub Total:	<u>£15,790</u>

Plastering

<u>Scaffold and render front of property using ecorend, rendering system (materials included)</u>	<u>£2950</u>
<u>Labour: Insulate, board, bond, dryline and skim all areas as discussed</u>	<u>£6800</u>
<u>Materials</u>	<u>£800</u>
Sub Total:	<u>£10,550</u>

Garden

<u>Garden Flagged with Indian Sanstone, coping stone on top of front garden wall, fascias replacing on Apex</u>	<u>£2000</u>
<u>Bike Stand at Rear</u>	<u>£200</u>
Sub Total:	£2200

Painting & Decorating:

<u>Paint Wood Work</u>	<u>£1500</u>
<u>Spary Walls undercoat and final coat</u>	<u>£1500</u>
Sub Total:	£3000

Kitchen

<u>Spraying of Kitchen & Windows</u>	<u>£1000</u>
Sub Total:	£1000

Flooring

<u>High Quality carpets to be supplied fitted to all 6 bedrooms and stairs. High quality hard wearing poly vinyl to be supplied and fitted to all communal areas.</u>	<u>£4500</u>
Sub total:	£4500

Bedroom Furniture

<u>Supplied and fitted as per drawing. Including beds, mattress, side tables and wardrobes.</u>	<u>£10,000</u>
Sub Total:	£10,000

Total: £86,885.00

Contingency £10,000

Total+ Continency : £96,885

Grand Total With House Price £241,885.00