



Manufacturers of Bespoke Timber Garden Buildings

GARDEN STUDIOS

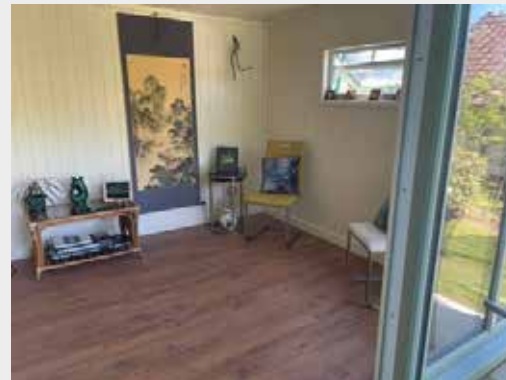
Handmade in Norfolk

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Welcome to Breckland Garden Buildings

Breckland Garden Buildings was established in November 2018, our team possess an impressive combined experience in the industry of over 80 years.

We have become a main competitor in the timber garden building industry, as a small friendly team we are 100% committed to providing you with your perfect Garden Room. We pride ourselves on exceptional quality and customer service which is the foundation and driving force for all decisions regarding materials, production, installation and customer relations.

With our vast team experience in the industry no matter what style of building you require we can make it, our designs are versatile and we can fit them to your needs.

From the purchase and construction to the delivery and installation, all of which is carried out by our own staff we will make the process as seamless and convenient as possible with aftercare dealt with as a priority.

All of our Studio ranges come with 12 months guarantee against faulty parts and workmanship and 10 years against wood rot and fungal disease.

Please take a moment to look through our brochure where you will find details of our ranges and different options we offer.

We look forward to helping you create your perfect garden room.



APEX GARDEN STUDIO



16' x 10' Apex garden studio, thermowood cladding, UPVC doors & windows anthracite grey, full length double doors, 3/4 length fixed windows (515 x 1590), 3/4 top lite windows (710 x 1590), double glazed, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in chartwell green, EPDM rubber roof, laminate floor in veneto oak, black guttering, black fixings, 10' partition lined and painted both sides



16' x 10' Apex garden studio, thermowood cladding, UPVC doors & windows anthracite grey, full length double doors, 3/4 length fixed windows (515 x 1590), 3/4 top lite windows (710 x 1590), double glazed, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in chartwell green, EPDM rubber roof, laminate floor in veneto oak, black guttering, black fixings, 10' partition lined and painted both sides (old window style, new window styles will not have protruding window sill)

STANDARD SPECIFICATION

- **CLADDING**
Redwood Thermowood T&G 19mm x 125mm (16mm finish), solvent treatment to cladding, roof & floors, 3" x 2" framework throughout
- **FLOOR**
18mm moisture resistant chipboard & 3" x 2" pressure treated redwood floor joists
- **ROOF**
T & G cladding 16mm x 125mm (finish 12mm), with green mineral felt
- **ROOF OVERHANG**
Standard Apex 2" to all sides
Revers Apex 12" to front & 2" to sides
- **DOORS & WINDOWS**
UPVC double glazed units
- **DOOR & WINDOW STYLE**
Full length, 3/4 length & half length - includes: door (single or double), windows to 1 side & 2 side windows

OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF, moisture membrane & insulation (paint white as standard)
- Partition
- Reverse Apex (to include 12" overhang)
- Open sided area
- Integral veranda
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Side hung windows (available on some sizes)
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Non-standard shape
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- EPDM rubber roof
- Slate effect tile roof
- Cedar Shingle roof
- Solid internal white door
- Composite decking
- Laminate flooring

APEX HEIGHTS

DEPTH	EXTERNAL		INTERNAL (UNLINED)	
	RIDGE	EAVES	RIDGE	EAVES
8FT	95.75" (2.43m)	84" (2.13m)	90.25" (2.29m)	79" (2.01m)
10FT	97" (2.46m)	84" (2.13m)	91.5" (2.32m)	79" (2.01m)
12FT	98" (2.49m)	84" (2.13m)	92.5" (2.35m)	79" (2.01m)
14FT	100" (2.54m)	84" (2.13m)	95" (2.41m)	79" (2.01m)
16FT	102" (2.59m)	84" (2.13m)	97" (2.46m)	79" (2.01m)

SIZE	BASIC PRICE	TREATMENT & PAINT OPTIONS		LINING & INSULATION OPTIONS		ROOF OPTIONS		FLOORING
		SOLVENT BASED TREATMENT	PAINTED EXTERNAL FINISH	PAINTED MDF LINING AND INSULATION	CEDAR SHINGLE ROOF	SLATE EFFECT TILED ROOF	EPDM RUBBER ROOF	LAMINATE FLOOR
8 X 6	£4,987	£85	£1,383	£2,480	£912	£912	£384	£461
10 X 6	£6,123	£108	£1,728	£2,832	£1,140	£1,140	£480	£576
12 X 6	£7,127	£144	£1,944	£3,247	£1,368	£1,368	£576	£691
14 X 6	£8,044	£172	£2,160	£3,662	£1,596	£1,596	£672	£806
16 X 6	£9,458	£200	£2,376	£4,078	£1,824	£1,824	£768	£922
10 X 8	£7,674	£144	£1,750	£3,409	£1,520	£1,520	£640	£768
12 X 8	£8,657	£172	£1,929	£3,830	£1,824	£1,824	£768	£922
14 X 8	£9,694	£200	£2,090	£4,373	£2,128	£2,128	£896	£1,075
16 X 8	£10,937	£228	£2,253	£4,685	£2,432	£2,432	£1,024	£1,229
18 X 8	£11,980	£257	£2,438	£5,136	£2,736	£2,736	£1,152	£1,382
20 X 8	£13,069	£285	£2,622	£5,569	£3,040	£3,040	£1,280	£1,536
22 X 8	£14,126	£356	£2,808	£5,997	£3,344	£3,344	£1,408	£1,690
24 X 8	£15,209	£392	£2,993	£6,430	£3,648	£3,648	£1,536	£1,843
10 X 10	£8,810	£179	£2,016	£3,905	£1,900	£1,900	£800	£960
12 X 10	£9,953	£214	£2,149	£4,326	£2,280	£2,280	£960	£1,152
14 X 10	£10,956	£250	£2,322	£4,846	£2,660	£2,660	£1,120	£1,344
16 X 10	£11,874	£285	£2,501	£5,304	£3,040	£3,040	£1,280	£1,536
18 X 10	£13,289	£321	£2,761	£5,772	£3,420	£3,420	£1,440	£1,728
20 X 10	£14,452	£356	£2,969	£6,084	£3,800	£3,800	£1,600	£1,920
22 X 10	£15,601	£392	£3,182	£6,517	£4,180	£4,180	£1,760	£2,112
24 X 10	£16,791	£427	£3,380	£6,956	£4,560	£4,560	£1,920	£2,304
12 X 12	£10,966	£257	£2,413	£4,872	£2,736	£2,736	£1,152	£1,382
14 X 12	£12,108	£300	£2,586	£5,392	£3,192	£3,192	£1,344	£1,613
16 X 12	£13,112	£342	£2,765	£5,850	£3,648	£3,648	£1,536	£1,843
18 X 12	£14,030	£386	£3,025	£6,318	£4,104	£4,104	£1,728	£2,074
20 X 12	£15,444	£427	£3,233	£6,630	£4,560	£4,560	£1,920	£2,304
22 X 12	£16,608	£470	£3,446	£7,063	£5,016	£5,016	£2,112	£2,534
24 X 12	£17,797	£513	£3,644	£7,502	£5,472	£5,472	£2,304	£2,765
14 X 14	£14,054	£349	£2,865	£5,912	£3,724	£3,724	£1,568	£1,882
16 X 14	£15,197	£399	£3,045	£6,370	£4,256	£4,256	£1,792	£2,150
18 X 14	£16,201	£449	£3,305	£6,838	£4,788	£4,788	£2,016	£2,419
20 X 14	£17,118	£499	£3,513	£7,271	£5,320	£5,320	£2,240	£2,688
22 X 14	£18,533	£549	£3,726	£7,710	£5,852	£5,852	£2,464	£2,957
24 X 14	£19,947	£599	£3,923	£8,150	£6,384	£6,384	£2,688	£3,226
16 X 16	£17,142	£399	£3,456	£6,234	£4,864	£4,864	£2,048	£2,458
18 X 16	£18,285	£449	£3,672	£6,761	£5,472	£5,472	£2,304	£2,765
20 X 16	£19,289	£499	£3,888	£7,216	£6,080	£6,080	£2,560	£3,072
22 X 16	£20,206	£549	£4,104	£7,815	£6,688	£6,688	£2,816	£3,379
24 X 16	£21,621	£599	£4,320	£8,342	£7,296	£7,296	£3,072	£3,686
26 X 16	£23,035	£649	£4,536	£8,870	£7,904	£7,904	£3,328	£3,994
18 X 18	£20,529	£499	£3,888	£7,070	£6,156	£6,156	£2,592	£3,110
20 X 18	£21,672	£549	£4,104	£7,632	£6,840	£6,840	£2,880	£3,456
22 X 18	£23,454	£599	£4,320	£8,194	£7,524	£7,524	£3,168	£3,802
24 X 18	£24,782	£649	£4,536	£8,755	£8,208	£8,208	£3,456	£4,147
26 X 18	£26,694	£699	£4,752	£9,317	£8,892	£8,892	£3,744	£4,493
28 X 18	£28,108	£749	£4,968	£9,878	£9,576	£9,576	£4,032	£4,838
20 X 20	£23,617	£599	£4,320	£8,228	£7,600	£7,600	£3,200	£3,840
22 X 20	£24,760	£649	£4,536	£8,824	£8,360	£8,360	£3,520	£4,224
24 X 20	£25,764	£699	£4,752	£9,420	£9,120	£9,120	£3,840	£4,608
26 X 20	£26,681	£749	£4,968	£10,016	£9,880	£9,880	£4,160	£4,992
28 X 20	£28,096	£799	£5,184	£10,612	£10,640	£10,640	£4,480	£5,376
30 X 20	£29,510	£849	£5,400	£11,208	£11,400	£11,400	£4,800	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

PENT GARDEN STUDIO



10' X 8' Pent garden studio, thermowood cladding, Aluminium 3 leaf 9ft bifold doors anthracite grey, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in anthracite grey, EPDM rubber roof, laminate floor in classic oak & black guttering



16' X 10' Pent garden studio, thermowood cladding, Aluminium 5 leaf 12ft bifold doors, painted finish in charcoal, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in charcoal, EPDM rubber roof, laminate installed by customer & black guttering



14' X 8' Pent garden studio, thermowood cladding, UPVC full glazed single door with 3 double windows, black (included), MDF (V grooved) painted lining (smoke) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in olive, EPDM rubber roof, laminate floor in grey oak & black guttering (old window style, new window styles will not have protruding window sill)



12' X 8' Pent garden studio, thermowood cladding, UPVC full length double doors, 3/4 length fixed windows (515 x 1590) 3/4 length top lite windows (515 x 1590), white (included), MDF (V grooved) painted lining (linen) with breathable membrane (moisture barrier) and Celotex insulation, solvent treated, EPDM rubber roof, laminate floor in veneto & black guttering (old window style, new window styles will not have protruding window sill)

STANDARD SPECIFICATION

- **CLADDING**
Redwood Thermowood T&G 19mm x 125mm (16mm finish), solvent treatment to cladding, roof & floors, 3" x 2" framework throughout (roof framework increases according to roof size)
- **FLOOR**
18mm moisture resistant chipboard & 3" x 2" pressure treated redwood floor joists
- **ROOF**
18mm structural grade OSB boards & 3" x 2" redwood framework - EPDM rubber roof is required on all pent Studios due to minimal roof gradient (included in basic price)
- **ROOF OVERHANG**
12" overhang to front & 4" to other sides
- **DOORS & WINDOWS**
UPVC double glazed units
- **DOOR & WINDOW STYLE**
Full length, 3/4 length & half length - includes: door (single or double), windows to 1 side & 2 side windows

OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF, moisture membrane & insulation (paint white as standard)
- Partition
- Open sided area
- Integral veranda
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Aluminium Bi-fold doors
- Side hung windows (available on some sizes)
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Non-standard shape
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door
- Composite decking
- Laminate flooring

PENT HEIGHTS

DEPTH	EXTERNAL		INTERNAL (UNLINED)	
	FRONT	REAR	FRONT	REAR
8FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
10FT	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
12FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
14FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
16FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)

SIZE	BASIC PRICE	TREATMENT & PAINT OPTIONS		LINING & INSULATION OPTIONS	ROOF OPTIONS	FLOORING
		SOLVENT BASED TREATMENT	PAINTED EXTERNAL FINISH	PAINTED MDF LINING AND INSULATION	EPDM RUBBER ROOF (INC IN BASIC PRICE)	LAMINATE FLOOR
8 X 6	£5,371	£85	£1,383	£2,480	£384	£461
10 X 6	£6,603	£108	£1,728	£2,832	£480	£576
12 X 6	£7,703	£144	£1,944	£3,247	£576	£691
14 X 6	£8,716	£172	£2,160	£3,662	£672	£806
16 X 6	£10,226	£200	£2,376	£4,078	£768	£922
10 X 8	£8,314	£144	£1,750	£3,409	£640	£768
12 X 8	£9,425	£172	£1,929	£3,830	£768	£922
14 X 8	£10,590	£200	£2,090	£4,373	£896	£1,075
16 X 8	£11,961	£228	£2,253	£4,685	£1,024	£1,229
18 X 8	£13,132	£257	£2,438	£5,136	£1,152	£1,382
20 X 8	£14,349	£285	£2,622	£5,569	£1,280	£1,536
22 X 8	£15,534	£356	£2,808	£5,997	£1,408	£1,690
24 X 8	£16,745	£392	£2,993	£6,430	£1,536	£1,843
10 X 10	£9,610	£179	£2,016	£3,905	£800	£960
12 X 10	£10,913	£214	£2,149	£4,326	£960	£1,152
14 X 10	£12,076	£250	£2,322	£4,846	£1,120	£1,344
16 X 10	£13,154	£285	£2,501	£5,304	£1,280	£1,536
18 X 10	£14,729	£321	£2,761	£5,772	£1,440	£1,728
20 X 10	£16,052	£356	£2,969	£6,084	£1,600	£1,920
22 X 10	£17,361	£392	£3,182	£6,517	£1,760	£2,112
24 X 10	£18,711	£427	£3,380	£6,956	£1,920	£2,304
12 X 12	£12,118	£257	£2,413	£4,872	£1,152	£1,382
14 X 12	£13,452	£300	£2,586	£5,392	£1,344	£1,613
16 X 12	£14,648	£342	£2,765	£5,850	£1,536	£1,843
18 X 12	£15,758	£386	£3,025	£6,318	£1,728	£2,074
20 X 12	£17,364	£427	£3,233	£6,630	£1,920	£2,304
22 X 12	£18,720	£470	£3,446	£7,063	£2,112	£2,534
24 X 12	£20,101	£513	£3,644	£7,502	£2,304	£2,765
14 X 14	£15,622	£349	£2,865	£5,912	£1,568	£1,882
16 X 14	£16,989	£399	£3,045	£6,370	£1,792	£2,150
18 X 14	£18,217	£449	£3,305	£6,838	£2,016	£2,419
20 X 14	£19,358	£499	£3,513	£7,271	£2,240	£2,688
22 X 14	£20,997	£549	£3,726	£7,710	£2,464	£2,957
24 X 14	£22,635	£599	£3,923	£8,150	£2,688	£3,226
16 X 16	£19,190	£399	£3,456	£6,234	£2,048	£2,458
18 X 16	£20,589	£449	£3,672	£6,761	£2,304	£2,765
20 X 16	£21,849	£499	£3,888	£7,216	£2,560	£3,072
22 X 16	£23,022	£549	£4,104	£7,815	£2,816	£3,379
24 X 16	£24,693	£599	£4,320	£8,342	£3,072	£3,686
26 X 16	£26,363	£649	£4,536	£8,870	£3,328	£3,994
18 X 18	£23,121	£499	£3,888	£7,070	£2,592	£3,110
20 X 18	£24,552	£549	£4,104	£7,632	£2,880	£3,456
22 X 18	£26,622	£599	£4,320	£8,194	£3,168	£3,802
24 X 18	£28,238	£649	£4,536	£8,755	£3,456	£4,147
26 X 18	£30,438	£699	£4,752	£9,317	£3,744	£4,493
28 X 18	£32,140	£749	£4,968	£9,878	£4,032	£4,838
20 X 20	£26,817	£599	£4,320	£8,228	£3,200	£3,840
22 X 20	£28,280	£649	£4,536	£8,824	£3,520	£4,224
24 X 20	£29,604	£699	£4,752	£9,420	£3,840	£4,608
26 X 20	£30,841	£749	£4,968	£10,016	£4,160	£4,992
28 X 20	£32,576	£799	£5,184	£10,612	£4,480	£5,376
30 X 20	£34,310	£849	£5,400	£11,208	£4,800	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

CORNER PENT GARDEN STUDIO



STANDARD SPECIFICATION

• CLADDING

Redwood Thermowood T&G 19mm x 125mm (16mm finish), solvent treatment to cladding, roof & floors

• FLOOR

118mm moisture resistant chipboard & 3" x 2" pressure treated redwood floor joists

• ROOF

18mm structural grade OSB boards & 3" x 2" redwood framework - EPDM rubber roof is required on all pent Studios due to minimal roof gradient (included in basic price)

• ROOF OVERHANG

12" overhang to front & 4" to other sides

• DOORS & WINDOWS

UPVC double glazed units

• DOOR & WINDOW STYLE

Full length, 3/4 length & half length - includes: door (single or double), 2 opening top vent or opening windows

OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF, moisture membrane & insulation (paint white as standard)
- Partition
- Open sided area
- Integral veranda
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Side hung windows (available on some sizes)
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Non-standard shape
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door
- Composite decking
- Laminate flooring

13' X 7'8" Corner pent garden studio, thermowood cladding, full length double doors, 3/4 length fixed window (710 x 1590), 3/4 length top lite windows (710 x 1590), anthracite grey, black fixings, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in thyme, EPDM rubber roof, laminate floor in grey oak & black guttering (non standard shape charge) (old window style, new window styles will not have protruding window sill)

BUILDING SIZE	BASIC PRICE	TREATMENT & PAINT OPTIONS		LINING & INSULATION OPTIONS	ROOF OPTIONS	FLOORING
	THERMOWOOD	SOLVENT BASED TREATMENT	PAINTED EXTERNAL FINISH	PAINTED MDF LINING AND INSULATION	EPDM RUBBER ROOF (INC IN BASIC PRICE)	LAMINATE FLOOR
6 X 6	£6,480	£66	£1,296	£2,321	£288	£346
7 X 7	£6,987	£87	£1,512	£2,711	£392	£470
8 X 8	£8,212	£114	£1,728	£3,162	£512	£614
9 X 9	£9,497	£145	£1,944	£3,654	£648	£778
10 X 10	£10,786	£179	£2,160	£4,151	£800	£960
11 X 11	£11,924	£214	£2,376	£4,846	£968	£1,162
12 X 12	£13,026	£257	£2,592	£5,304	£1,152	£1,382
13 X 13	£14,641	£300	£2,808	£5,772	£1,352	£1,622
14 X 14	£16,020	£349	£3,024	£6,084	£1,568	£1,882

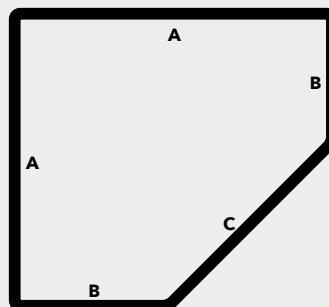
ALL PRICES INCLUDE LOCAL DELIVERY & VAT

CORNER HEIGHTS

DEPTH	EXTERNAL		INTERNAL (UNLINED)	
	FRONT	REAR	FRONT	REAR
8FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
10FT	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
12FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
14FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
16FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)

Corner Pent Floor Plan

Gable Width	A Side	B Side	C Side
6'0"	1803mm	749mm	1490mm
7'0"	2108mm	1058mm	1490mm
8'0"	2413mm	1354mm	1490mm
9'0"	2718mm	1662mm	1490mm
10'0"	3023mm	1968mm	1490mm
11'0"	3326mm	2275mm	1490mm
12'0"	3632mm	2580mm	1490mm
13'0"	3961mm	2886mm	1490mm
14'0"	4267mm	3190mm	1490mm



7' X 7' Corner pent garden studio, thermowood cladding, full length double doors, 3/4 length top lite windows (515 x 1590), black, gold fixings, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in graphite grey, EPDM rubber roof, laminate floor in classic oak & black guttering (old window style, new window styles will not have protruding window sill)



CORNER HIPPED GARDEN STUDIO

IMAGES COMING SOON

STANDARD SPECIFICATION

• CLADDING

Redwood Thermowood T&G 19mm x 125mm (16mm finish), solvent treatment to cladding, roof & floors

• FLOOR

18mm moisture resistant chipboard & 3" x 2" pressure treated redwood floor joists

• ROOF

T & G cladding 16mm x 125mm (finish 12mm), with green mineral felt

• ROOF OVERHANG

12" overhang to front & 4" to other sides

• DOORS & WINDOWS

UPVC double glazed units

• DOOR & WINDOW STYLE

Full length, 3/4 length & half length - includes: door (single or double), 2 opening top vent or opening windows

OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF, moisture resistant membrane & insulation (painted white as standard)
- Partition
- Open sided area
- Integral veranda
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Side hung windows (available on some sizes)
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Non-standard shape
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Slate effect tile roof
- Cedar Shingle roof
- Solid internal white door
- Composite decking
- Laminate flooring

BUILDING SIZE	BASIC PRICE	TREATMENT & PAINT OPTIONS		LINING & INSULATION OPTIONS	ROOF OPTIONS		FLOORING
	THERMOWOOD	SOLVENT BASED TREATMENT	PAINTED EXTERNAL FINISH	PAINTED MDF LINING AND INSULATION	CEDAR SHINGLE ROOF	SLATE EFFECT TILED ROOF	LAMINATE FLOOR
6 X 6	£7,740	£66	£1,296	£2,321	£864	£864	£346
7 X 7	£8,244	£87	£1,512	£2,711	£1,176	£1,176	£470
8 X 8	£9,625	£114	£1,728	£3,162	£1,536	£1,536	£614
9 X 9	£11,061	£145	£1,944	£3,654	£1,944	£1,944	£778
10 X 10	£12,483	£179	£2,160	£4,151	£2,400	£2,400	£960
11 X 11	£13,695	£214	£2,376	£4,846	£2,904	£2,904	£1,162
12 X 12	£14,843	£257	£2,592	£5,304	£3,456	£3,456	£1,382
13 X 13	£16,611	£300	£2,808	£5,772	£4,056	£4,056	£1,622
14 X 14	£18,065	£349	£3,024	£6,084	£4,704	£4,704	£1,882

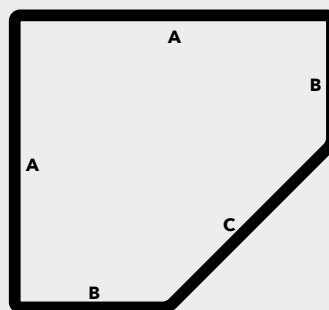
ALL PRICES INCLUDE LOCAL DELIVERY & VAT

CORNER HIPPED HEIGHTS

DEPTH	EXTERNAL	
	EAVES	RIDGE
6FT	84" (2.13m)	OVER 2.5m
7FT	84" (2.13m)	OVER 2.5m
8FT	84" (2.13m)	OVER 2.5m
9FT	84" (2.13m)	OVER 2.5m
10FT	84" (2.13m)	OVER 2.5m
11FT	84" (2.13m)	OVER 2.5m
12FT	84" (2.13m)	OVER 2.5m
13FT	84" (2.13m)	OVER 2.5m
14FT	84" (2.13m)	OVER 2.5m

Corner Hipped Floor Plan

Gable Width	A Side	B Side	C Side
6'0"	1803mm	749mm	1490mm
7'0"	2108mm	1058mm	1490mm
8'0"	2413mm	1354mm	1490mm
9'0"	2718mm	1662mm	1490mm
10'0"	3023mm	1968mm	1490mm
11'0"	3326mm	2275mm	1490mm
12'0"	3632mm	2580mm	1490mm
13'0"	3961mm	2886mm	1490mm
14'0"	4267mm	3190mm	1490mm



IMAGES COMING SOON

UPVC DOOR & WINDOW OPTIONS

GLASS TO GROUND DOORS

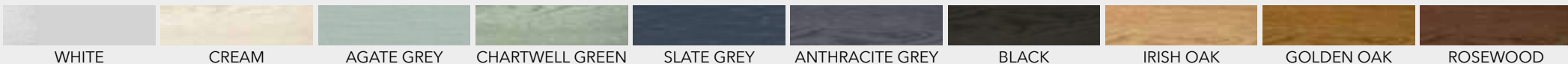
WIDTH - 1285mm HEIGHT - 1895mm	WIDTH - 915mm HEIGHT - 1895mm	WIDTH - 515mm HEIGHT - 1857mm	WIDTH - 710mm HEIGHT - 1857mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1857mm	WIDTH - 515mm HEIGHT - 1857mm	WIDTH - 710mm HEIGHT - 1857mm	WIDTH - OVER 710mm UP TO 1180mm HEIGHT - 1857mm	WIDTH - 915mm or 1180mm HEIGHT - 450mm	WIDTH - 915mm or 1180 HEIGHT - 450mm
		STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 FIXED STANDARD WINDOWS	STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS		

1/2 LENGTH DOORS & WINDOWS (DIFFERENT WIDTH OPTIONS)

WIDTH - 1285mm HEIGHT - 1895mm	WIDTH - 915mm HEIGHT - 1895mm	WIDTH - 915mm HEIGHT - 1000mm	WIDTH - 915mm HEIGHT - 1000mm	WIDTH - 1370 mm HEIGHT - 1000mm	WIDTH - 515mm HEIGHT - 1000mm	WIDTH - 710mm HEIGHT - 1000mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1000mm	WIDTH - 515mm HEIGHT - 1000mm	WIDTH - 710mm HEIGHT - 1000mm	WIDTH - OVER 710mm UP TO 1200mm HEIGHT - 1000mm
		STANDARD - SIDE WINDOW SIDE HUNG AS STANDARD	STANDARD - SIDE WINDOW SIDE HUNG AS STANDARD	STANDARD - SIDE WINDOWS SIDE HUNG AS STANDARD	STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 FIXED STANDARD WINDOWS	SIDE HUNG AVAILABLE - ADDITIONAL COST OPTION	SIDE HUNG AVAILABLE - ADDITIONAL COST OPTION	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS

3/4 LENGTH DOORS & WINDOWS (DIFFERENT HEIGHT & WIDTH OPTIONS)

WIDTH - 1285mm HEIGHT - 1895mm	WIDTH - 915mm HEIGHT - 1895mm	WIDTH - 515mm HEIGHT - 1350mm	WIDTH - 710mm HEIGHT - 1350mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1375mm	WIDTH - 515mm HEIGHT - 1590mm	WIDTH - 710mm HEIGHT - 1590mm	WIDTH - OVER 710mm UP TO 1180mm HEIGHT - 1590mm	WIDTH - 515mm HEIGHT - 1350mm	WIDTH - 710mm HEIGHT - 1350mm	WIDTH - OVER 710mm UP TO 1200mm HEIGHT - 1000mm
		STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 FIXED STANDARD WINDOWS	STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS	SIDE HUNG AVAILABLE - ADDITIONAL COST OPTION	SIDE HUNG AVAILABLE - ADDITIONAL COST OPTION	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS



ALL UPVC DOORS & WINDOWS ARE COLOUR EXTERNAL & WHITE INTERNAL, COLOUR BOTH SIDES IS AVAILABLE AS AN OPTIONAL EXTRA

HANDLES & WINDOW LEVERS













HINGES












ALUMINIUM DOOR & WINDOW OPTIONS

FULL LENGTH DOORS & WINDOWS (DIFFERENT WIDTH OPTIONS)

WIDTH - 1285mm HEIGHT - 1895mm	WIDTH - 915mm HEIGHT - 1895mm	WIDTH - 515mm HEIGHT - 1857mm	WIDTH - 710mm HEIGHT - 1857mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1857mm	WIDTH - 515mm HEIGHT - 1857mm	WIDTH - 710mm HEIGHT - 1857mm	WIDTH - OVER 710mm UP TO 1180mm HEIGHT - 1857mm	WIDTH - 915mm or 1180mm HEIGHT - 450mm	WIDTH - 915mm or 1180 HEIGHT - 450mm
									
		STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 FIXED STANDARD WINDOWS	STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS		

1/2 LENGTH WINDOWS (DIFFERENT WIDTH OPTIONS)

WIDTH - 915mm HEIGHT - 1000mm	WIDTH - 915mm HEIGHT - 1000mm	WIDTH - 1370 mm HEIGHT - 1000mm	WIDTH - 515mm HEIGHT - 1000mm	WIDTH - 710mm HEIGHT - 1000mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1000mm	WIDTH - 515mm HEIGHT - 1000mm	WIDTH - 710mm HEIGHT - 1000mm	WIDTH - OVER 710mm UP TO 1200mm HEIGHT - 1000mm
								
STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 FIXED STANDARD WINDOWS	SIDE HUNG AVAILABLE ADDITIONAL COST OPTION	SIDE HUNG AVAILABLE ADDITIONAL COST OPTION	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS

3/4 WINDOWS (DIFFERENT HEIGHT & WIDTH OPTIONS)

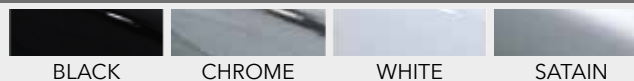
WIDTH - 515mm HEIGHT - 1350mm	WIDTH - 710mm HEIGHT - 1350mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1350mm	WIDTH - 515mm HEIGHT - 1350mm	WIDTH - 710mm HEIGHT - 1350mm	WIDTH - OVER 710mm UP TO 1200mm HEIGHT - 1350mm	WIDTH - 515mm HEIGHT - 1590mm	WIDTH - 710mm HEIGHT - 1590mm	WIDTH - OVER 710mm UP TO 1180mm HEIGHT - 1590mm
								
STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 FIXED STANDARD WINDOWS	SIDE HUNG AVAILABLE ADDITIONAL COST OPTION	SIDE HUNG AVAILABLE ADDITIONAL COST OPTION	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS	STANDARD	STANDARD	ADDITIONAL COST OPTION OR IN LIEU OF 2 TOP LITE STANDARD WINDOWS

ALUMINIUM STANDARD COLOURS AVAILABLE



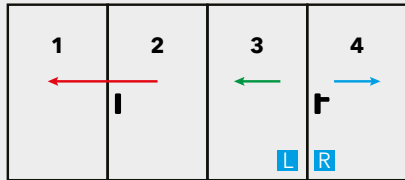
DOORS & WINDOWS ARE AVAILABLE IN ANY RAL COLOUR OF CHOICE AS AN OPTIONAL EXTRA

HANDLES & WINDOW LEVERS

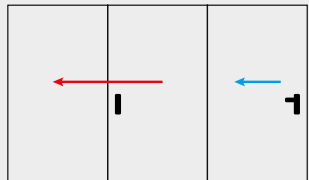


BI FOLD ALUMINIUM OPTIONS

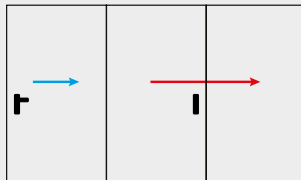
DOOR STYLE KEY



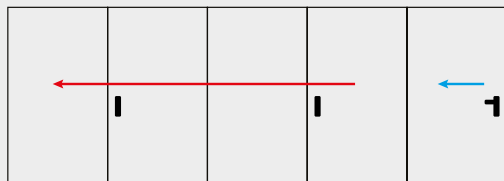
- Folding Doors
- Slave Door
- Traffic Door
- Traffic Door can be the left or right



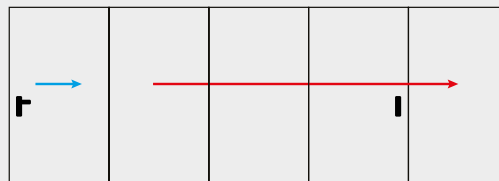
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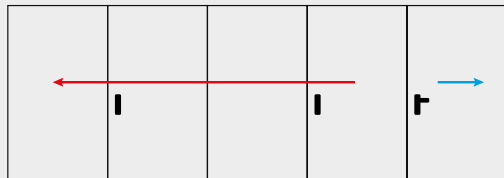
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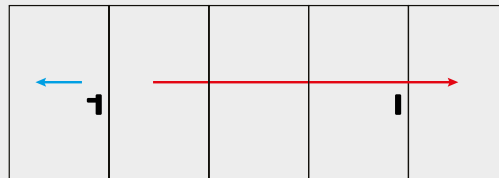
5-5-0



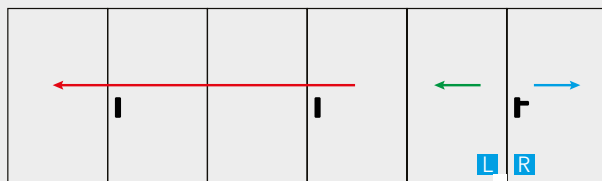
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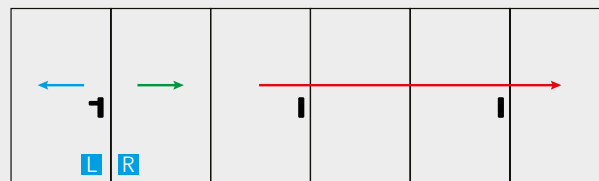
5-4-1



5-1-4



6-5-1



6-1-5

ALUMINIUM BI FOLD DOOR WIDTHS

BUILDING WIDTH IN FT	BIFOLD WIDTH IN FT	SLAVE DOOR	NO LEAF
10	9	YES	3
12	11	YES	3
12	11	YES	5
14	13	YES	5
16	15	YES	5
18	17	YES	7
20	19	YES	7
22	21	YES	7
24	23	YES	7

*BI FOLD WIDTHS ARE APPROXIMATE, SIZES ARE DEPENDENT ON THE BUILDING SPECIFICATION

BIFOLD COLOURS AVAILABLE



BLACK

ANTHRACITE GREY

WHITE

BIFOLD ROLLER COLOURS AVAILABLE



BLACK

BIFOLD HING COLOURS AVAILABLE



BLACK

WHITE

BIFOLD HANDLE & LEVER COLOURS AVAILABLE



BLACK

CHROME

WHITE

SATIN

STANDARD PAINT COLOUR OPTIONS

These colours are for illustration purposes only, brochures and monitors will not show an exact representation of the colour as it would do on timber, therefore we advise that when selecting a final colour to visit our sales agent Bourne Buildings showsite, where we have paint colour sample boards.

Our comprehensive paint system includes a primer coat that contains protection against knot bleed, however due to the natural properties of timber we cannot guarantee knot bleed will not occur.



White RAL 9010



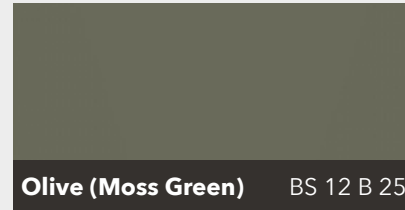
Black RAL 9005



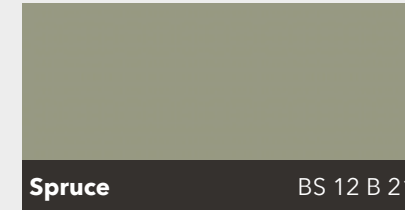
Thyme BS 12 B 17



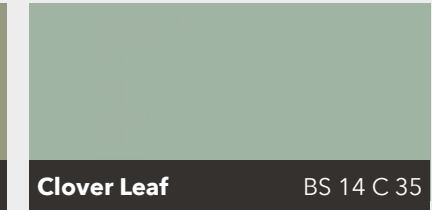
Oregano BS 10 B 21



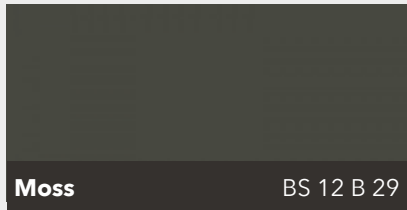
Olive (Moss Green) BS 12 B 25



Spruce BS 12 B 21



Clover Leaf BS 14 C 35



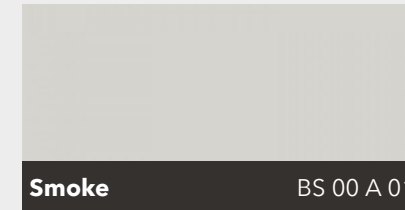
Moss BS 12 B 29



Olive Grey FAR 25



Chartwell Green RAL 6021



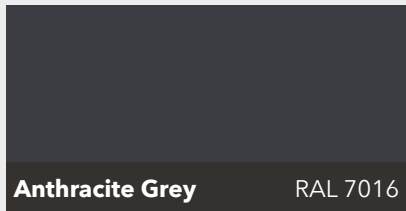
Smoke BS 00 A 01



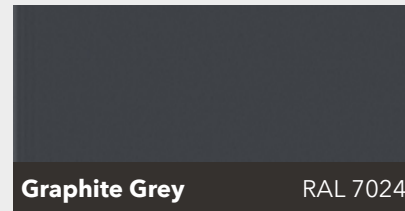
Stone BS 00 A 05



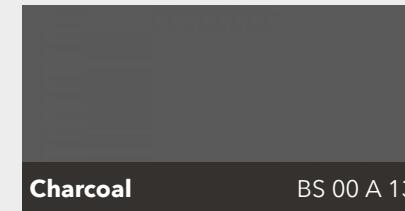
Carbon BS 00 A 09



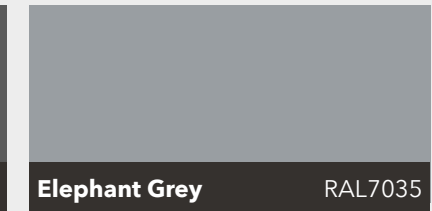
Anthracite Grey RAL 7016



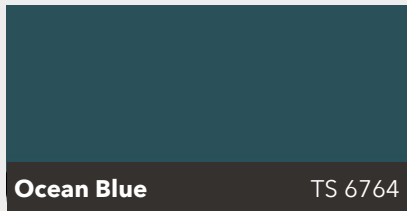
Graphite Grey RAL 7024



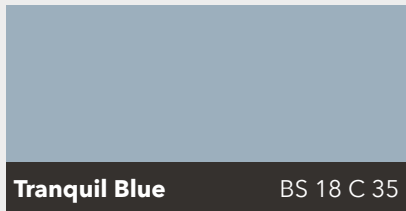
Charcoal BS 00 A 13



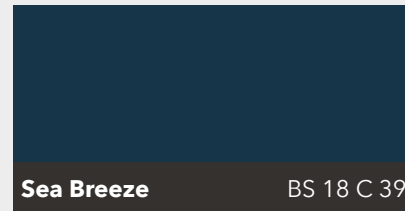
Elephant Grey RAL7035



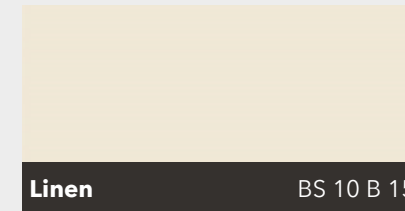
Ocean Blue TS 6764



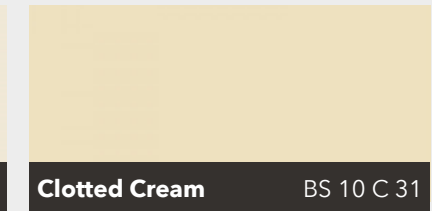
Tranquil Blue BS 18 C 35



Sea Breeze BS 18 C 39



Linen BS 10 B 15



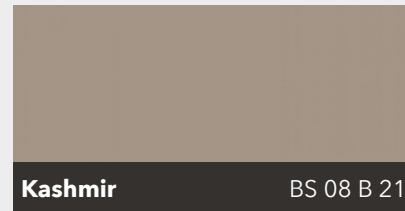
Clotted Cream BS 10 C 31



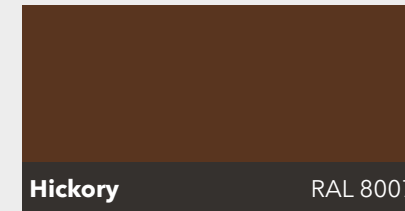
Cornsilk BS 08 B 17



Medium Oak D9.54.32T



Kashmir BS 08 B 21



Hickory RAL 8007



Barn Red TS 6926

LAMINATE FLOORING & COMPOSITE DECKING OPTIONS

ALL COLOUR CHOICES ARE SUBJECT TO SUPPLIERS AVAILABILITY, IF YOUR COLOUR CHOICE IS NOT AVAILABLE WE WILL LET YOU KNOW & SELECT THE CLOSEST MATCH

LAMINATE FLOORING OPTIONS



Grey Oak



Dark Grey Oak



Midnight Grey



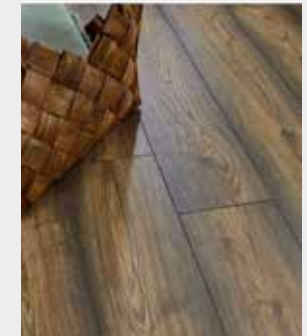
Farmhouse White



Stout Oak



Farmhouse Dark Oak



Verona Amber Oak
Upgrade Option



Natural Oak



Golden Oak



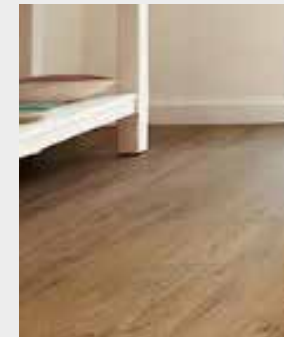
Rustic Oak



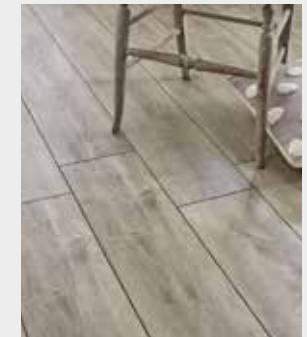
Farmhouse Summer
Oak



Classic Oak



Veneto Oak



Fossil Oak
Upgrade Option

COMPOSITE DECKING OPTIONS



Cedar Art



Charcoal



Coffee



Grey Art



Light Grey

OPTIONS & FURTHER INFORMATION

STUDIO OPTIONS

Painted MDF lining and insulation - Building is lined internally with V grooved long grain MDF for an exceptional look, with breathable membrane & celotex or equivalent insulation underneath.

External painted finish - Our comprehensive paint process includes a primer undercoat that contains anti knot bleed formula with 2 top coats of your paint colour choice, providing a professional finish and protection against harsh environments and wood rot.

Paint may weather and may require maintenance after a certain period of years.

Felted roof - We use heavy duty felt as standard.

EPDM rubber roof - This is a synthetic rubber with little to no maintenance with a life expectancy of up to 50 years. Suitable for Pent and Apex roofs.

Slate effect tile roof - Is a composite roof tile made from mineral reinforced 99% recycled and re-engineered materials. Its unique structure makes it light weight and gives it superior strength and require little to no maintenance suitable for Apex roofs only.

Cedar shingle roof - Western Cedar Shingle is a renewable and sustainable roofing material that is light weight yet durable and provides a high degree of thermal insulation.

Suitable for Apex roofs only.

Guttering - Guttering & downpipe (Black).

Veranda and overhangs - If you would like to add an integrated open sided area to your building please see our price list and discuss with us further.

Composite decking - Our decking boards are manufactured using a combination of recycled plastic, recycled natural wood fibres and a small number of additives to boost anti-UV and anti-ageing properties. Our decking boards are a unique 3D embossed woodgrain or deep grooved channel finish to choose from so are fully reversible.

Floor Thickness	44mm + 18mm chipboard
Wall Thickness	63mm stud & 15mm cladding
Bi-Fold Front Wall	95mm stud, 9mm ply, 15mm cladding

Pent Heights

Depth	External		Internal (unlined)	
	Front	Rear	Front	Rear
8FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
10FT	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
12FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
14FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
16FT	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)

Cedar shingle, slate effect tiled roof and thermowood slatted roof adds 2 - 3" to building height

Corner Pent Heights

Depth	External		Internal (unlined)	
	Front	Rear	Front	Rear
6FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
7FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
8FT	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
9FT	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
10FT	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
11FT	97.25" (2.47m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
12FT	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)
13FT	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)
14FT	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)

Corner Hipped Heights

Depth	External	
	Eaves	Ridge
6FT	84" (2.13m)	OVER 2.5m
7FT	84" (2.13m)	OVER 2.5m
8FT	84" (2.13m)	OVER 2.5m
9FT	84" (2.13m)	OVER 2.5m
10FT	84" (2.13m)	OVER 2.5m
11FT	84" (2.13m)	OVER 2.5m
12FT	84" (2.13m)	OVER 2.5m
13FT	84" (2.13m)	OVER 2.5m
14FT	84" (2.13m)	OVER 2.5m

Apex Heights*

Depth	External		Internal (unlined)	
	Front	Rear	Front	Rear
8FT	95.75" (2.43m)	84" (2.13m)	90.25" (2.29m)	79" (2.01m)
10FT	97" (2.46m)	84" (2.13m)	91.5" (2.32m)	79" (2.01m)
12FT	98" (2.49m)	84" (2.13m)	92.5" (2.35m)	79" (2.01m)
14FT	100" (2.54m)	84" (2.13m)	95" (2.41m)	79" (2.01m)
16FT	102" (2.59m)	84" (2.13m)	97" (2.46m)	79" (2.01m)

Bi-Fold Studio Heights

Depth	External		Internal (unlined)	
	Front	Rear	Front	Rear
8FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
10FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
12FT	97.25" (2.47m)	92.25" (2.34m)	87" (2.46m)	84" (2.13m)
14FT	97.25" (2.47m)	92.25" (2.34m)	87" (2.46m)	84" (2.13m)

GARDEN STUDIO OPTIONS

DOOR & WINDOW OPTIONAL EXTRAS

UPVC DOUBLE GLAZED PLAIN & GLASS TO GROUND

DOORS

Additional single door	£900
Additional double doors	£1,350

DOUBLE GLAZED WINDOWS

Additional full length, 3/4 length or 1/2 length fixed window	£560
Fixed window in Lieu of opening full length, 3/4 length or 1/2 length window	No Cost
Additional full length, 3/4 length or 1/2 length vent or opening window (top hung)	£660
Opening window in Lieu of fixed full length, 3/4 length or 1/2 length window (top hung)	£150
Additional Double glazed privacy window fixed or opening	£260
Side hung window upgrade (per window)	£100
Window width over 710mm UP TO 1400mm in lieu of 2 standard UPVC windows	No Cost
Additional window width over 710mm UP TO 1400mm	£890

ALUMINIUM GLASS TO GROUND

Any RAL colour (aluminium only)	£300 Whole building
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DOORS

Additional single door (full length only)	£1,450
Single door in lieu of UPVC door (full length only)	£900
Additional double doors (full length only)	£2,800
Double doors in lieu of UPVC (full length only)	£1,980

DOUBLE GLAZED WINDOWS

Additional fixed full length, 3/4 length or 1/2 length window	£1,350
Fixed full length, 3/4 length or 1/2 length window in Lieu of UPVC	£1,100
Additional full length, 3/4 length or 1/2 length vent or opening window (top hung)	£1,593
Opening full length, 3/4 length or 1/2 length window (top hung) window in Lieu of UPVC	£1,100
Tripple 1/2 glazed window in Lieu of UPVC	£1,593
Additional privacy window fixed or opening	£460
Side hung window upgrade (per window)	£100
Window width over 710mm UP TO 1400mm in lieu of 2 standard upvc windows	£2,100
Additional window width over 710mm UP TO 1400mm	£1,700

UPVC doors & windows are colour on the outside, white inside as standard Colour both sides £400 Whole building

Bifold information

Building Width in Ft	Bifold Width in Ft	Slave Door	No Leaf	Price	In Lieu of UPVC Standard Doors & Windows
10	9	YES	3	£6,214	£4,714
12	11	YES	3	£7,852	£6,452
12	11	YES	5	£9,490	£8,090
14	13	YES	5	£10,140	£8,740
16	15	YES	5	£10,790	£9,390
18	17	YES	7	£14,066	£12,666
20	19	YES	7	£14,716	£13,316
22	21	YES	7	£15,366	£13,966
24	23	YES	7	£16,406	£15,006

TIMBER HERITAGE RANGE SUMMERHOUSE DOORS & WINDOWS

PLAIN - choice of half, 3/4 or glass to ground	
Plain single glazed double door	£620
Plain single glazed fixed window	£220
Plain single glazed opening window	£270
Toughened glass per door & window (plain)	£50
Double glazed glass per door & window (plain)	£90

GEORGIAN DOORS & WINDOWS

Georgian single glazed single door - choice of 6, 8 or 10 pane	£430
Georgian double glazed double door - choice of 9, 12 or 15 pane	£720
Georgian single glazed fixed window - choice of 3, 4, 6, 8, 9, 10 or 12 pane	£250
Georgian single glazed opening window - choice of 3, 4, 6, 8, 9 or 12 pane	£270
Double glazed glass per door & window (georgian)	£200
Toughened glass per door & window (georgian)	£50

CLASSIC SUMMERHOUSE DOORS & WINDOWS

PLAIN - choice of half, or glass to ground	
Plain single glazed single door	£310
Plain single glazed double door	£599
Plain single glazed fixed window	£150
Plain single glazed opening window	£200
Toughened glass per door & window (plain)	£50

GEORGIAN DOORS

Georgian single glazed single door - choice of 4 or 9 pane	£310
Georgian double glazed double door - choice of 4, 6 or 9 pane	£599
Georgian single glazed fixed window - choice of 4, 6 or 9 pane	£150
Georgian single glazed opening window - choice of 4, 6, or 9 pane	£200
Toughened glass per door & window (plain)	£50
(double glazing not available on classic summerhouse doors & windows)	

SHED DOORS & WINDOWS

Solid shed single door, includes 3 lever mortice lock with heritage range handle & internal hinges, with colour choice: Black, Silver or Brass	£294
Solid shed double doors, includes 3 lever mortice lock with heritage range handle & internal hinges, with colour choice: Black, Silver or Brass	£489
Shed opening window with heritage range casement stay and hinges with colour choice: Black, Silver or Brass	£120
Shed fixed window	£40

Shelves & Workbenches

	4FT	6FT	8FT	10FT	12FT
12" painted shelf	£103	£129	£155	£181	£207
16" painted workbench	£129	£155	£181	£207	£233
24" painted workbench	£155	£181	£207	£233	£259

GARDEN STUDIO OPTIONS

OTHER OPTIONS

Partition (painted MDF to both sides)	£91 per running foot	External finish Non standard paint colour match	Add 10% to basic paint cost
Partition - single skin unpainted Thermowood	£55 per running foot	MDF lining & insulation paint colour other than white	Add 10% to MDF lining cost
Extra height (per 5% board)	Extra 5% on basic price & paint options	Laminate floor	£9.60 per square foot of floor
Guttering & downpipes (black)	£12 per running foot	Fit customer cables	£300
Bolt on to existing building	Same price (in lieu of missing panel)	Composite decking	£22.50 per square foot
Non standard shape building surcharge (Pent only)	20% extra on basic price (& roof options)	Laminate surcharge for *upgrade options*	£1.40 per sq foot
No floor	Bolt down in lieu (or less 5%)	EPDM Rubber roof	£8 per sq ft of roof
Reverse apex	Extra 10% on basic price	Cedar Shingle roof (Apex)	£19 per sq ft of roof
Open section	No cost option	Slate effect tile roof (Apex)	£19 per sq ft of roof
Integral 1 ft veranda with timber decking	£400	Cedar Shingle roof (Hipped)	£24 per sq ft of roof
Painted finish	£54 per running foot	Slate effect tile roof (Hipped)	£24 per sq ft of roof

IMPORTANT INFORMATION

Breckland are with you from start to finish, from manufacture to delivery and installation, all carried out by our own specially trained staff.

Our Garden Studios are manufactured using Scandinavian Redwood pine throughout which has been through a heat treatment process which gives it its name Thermowood.

Thermowood, also known as heat treated timber, is a beautiful, sustainable timber material produced using chemical-free heat treatment. The intensive heat the wood is exposed to during its production dries out deep into the core, causing all moisture and resin to be removed from the timber.

Thermowood therefore doesn't react to changes in humidity as drastically as untreated wood (the risk of swelling, cracking and shrinkage is decreased), allowing it to retain its shape far better. The wood also doesn't secrete sap or resin even in high temperatures and its average life span is prolonged.

We provide a 12 month guarantee against faulty parts or workmanship and 10 years against wood rot and fungal disease.

We require the base for the building to be a flat, level, square, clear and complete base, either decking, paving or concrete. If you are unsure on what type of base that will be suitable please contact us and we will advise you in more detail. If a base is not suitable for the building to be installed on the days allocated for the installation the customer will be responsible for storing the building and a return installation fee will be charged.

Please make sure there are no overhanging branches or foliage through the access point or over the gate as our team are not able to remove these.

Our installers will need suitable parking within 25m of your entrance which must be available on the day for our vehicles. If there are any vehicle access problems please notify us in advance of your delivery and installation date. Please be aware that we cannot block roads, neighbours driveways, park on roads with fast moving traffic or bends with limited visibility.

If parking permits are required these are to be arranged and paid for by the customer prior to our arrival or upon arrival for the duration of the booking date. If parking is pay on the day this is to be arranged by and paid by the customer for the duration of the booking date.

Please allow clear and uncluttered access so we are able to carry your building safely.

We understand that not every property has straight access from where we unload to where the base is, however if there are any restrictions we must be notified when placing your order to ensure the building is made to fit through any restrictions. If we are not notified and the building will not go through the access it is the customers responsibility to pay any additional costs for us to alter the building, redeliver and install. If it is not possible to alter the building to fit through the restriction the customer will be responsible for the building at that time. It is extremely important that we are notified of anything that may cause a problem on the day of delivery and installation so the customer does not incur additional costs.

We do require the distance from the unloading area to the base to be 100m or less, if you feel the carry will exceed this please discuss with us as this may exceed the installation time.

Please allow for any roof overhang on the building if it is to be located near a fence, garage or any other structure.

Upon booking a delivery and installation date we will send you an email to confirm your chosen date along with some information to read with our terms and conditions attached which will explain all requirements in full.

We also offer bespoke non-standard sized and shaped buildings, so if there is something you require that you do not find in our brochure please ask for further information.

All Timber sizes quoted are nominal i.e. before planing. All sizes are approximate.

As it is our policy to continually improve our products we reserve the right to change minor specifications from time to time.



BRECKLAND
Garden Buildings

SEPTEMBER 2023 ISSUE

Other ranges available, Breckland Garden Sheds, Summerhouses & Barns



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