

# New Build 4-Bed Detached - 165m<sup>2</sup>

Quotation BP-2406 · Issued by Westfield Homes (SW) Ltd · EX2, Exeter

<b>MODE</b>	<b>CLIENT</b>	<b>VALID</b>
Stage-payment schedule	Mr & Mrs Caldwell · Plot 3, The Orchards, Exeter EX2	30 days from issue

## Scope of works

Turn-key 4-bedroom detached new build on serviced plot, traditional masonry construction, air source heat pump, MVHR.

## Priced schedule

Item	Total
Substructure & oversite slab	£38,500
Superstructure to wallplate	£62,400
Roof structure, coverings & rainwater	£28,900
Windows, external doors & weather-tight envelope	£24,500
First fix M&E;, plumbing & ASHP/MVHR	£31,200
Plastering, screeds & second fix M&E;	£27,800
Kitchen, bathrooms, joinery & decoration	£38,600
External works, driveway & landscaping	£17,500
Subtotal	£269,400
Contingency 5%	£13,470
VAT 0%	£0
<b>Total</b>	<b>£282,870</b>

## Stage payment schedule

Stage	Trigger / milestone	%	Amount
Deposit	Contract signed, mobilisation	5%	£14,144
Substructure complete	DPC level signed off by BCO	15%	£42,430
Wallplate	Superstructure to wallplate	20%	£56,574
Weathertight	Roof, windows & external doors in	20%	£56,574
First fix complete	All first fix M&E signed off	15%	£42,430

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Stage	Trigger / milestone	%	Amount
Plaster & second fix	Plaster dry, second fix complete	15%	£42,430
Practical completion	Snag list issued, handover	10%	£28,287

## ASSUMPTIONS & EXCLUSIONS

- New-build dwelling — zero-rated for VAT (HMRC Notice 708).
- Excludes site purchase, S106, utility connection charges, professional fees.
- Stage-payment schedule overleaf — payments due against signed-off milestones.
- Programme: 38 weeks from start on site.

## HOW TO READ THIS QUOTE

- Rates are benchmarked against Build Price IQ regional dataset.
- Contingency covers minor unknowns; major variations issued as written instructions.
- Payments tied to signed-off milestones — never pay 100% up front.
- Quote valid 30 days from issue; material prices subject to confirmation at order.