



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, since then we have become a main competitor in the timber garden building industry.

We are a small friendly team that are 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 of over 80 years, 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 our studios come with a 12 month guarantee against faulty parts and workmanship and 10 years against wood rot and fungal disease when treated and maintained in line with our recommendations.

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

We look forward to helping you create your perfect garden building

# APEX GARDEN STUDIO



13' x 8' Apex garden studio. Thermowood cladding, UPVC doors & windows in anthracite grey, full length glazing, double glazed glass, MDF (V grooved) painted lining (White) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in Linen, slate effect tile roof, laminate floor, black guttering, black handles & levers.



10' X 8' Apex garden studio. thermowood cladding, UPVC doors & windows slate grey, satin handles & levers & grey hinges, half length single door, half length opening window (1000 x 1200) & half length fixed window (1000 x 1400), double glazed, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) & Celotex insulation, painted finish in elephant grey, EPDM rubber roof, laminate floor midnight grey.

## STANDARD SPECIFICATION

### • CLADDING

Redwood Thermowood tongue & groove 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

16mm (12mm finish size) tongue & groove with heavy duty green mineral felt

### • ROOF OVERHANG

Standard Apex 2" to all sides  
Reverse Apex 12" to front & 2" to sides

### • DOORS & WINDOWS

UPVC double glazed units 4mm - 20mm - 4mm clear toughened, in a choice of full length, ¾ length & half length. Includes door (single or double) & fixed windows to 1 side, and 2 vented/opening side windows

## OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF (9mm), moisture membrane & insulation (painted 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
- Attach 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

SIZE	BASIC PRICE	PAINT OPTIONS	LINING & INSULATION OPTIONS	ROOF OPTIONS			FLOORING
		PAINTED FINISH	PAINTED MDF LINING, INSULATION TO WALLS & ROOF, MOISTURE BARRIER TO WALLS ROOF & FLOOR	CEDAR SHINGLE ROOF	SLATE EFFECT TILED ROOF	EPDM RUBBER ROOF	LAMINATE FLOOR
8 X 6	£4,987	£1,512	£2,417	£1,152	£1,152	£384	£461
10 X 6	£6,123	£1,728	£2,832	£1,440	£1,440	£480	£576
12 X 6	£7,127	£1,944	£3,247	£1,728	£1,728	£576	£691
14 X 6	£8,044	£2,160	£3,662	£2,016	£2,016	£672	£806
16 X 6	£9,458	£2,376	£4,078	£2,304	£2,304	£768	£922
10 X 8	£7,674	£1,944	£3,356	£1,920	£1,920	£640	£768
12 X 8	£8,657	£6,160	£3,826	£2,304	£2,304	£768	£922
14 X 8	£9,694	£2,376	£4,295	£2,688	£2,688	£896	£1,075
16 X 8	£10,937	£2,592	£4,765	£3,072	£3,072	£1,024	£1,229
18 X 8	£11,980	£2,808	£5,234	£3,456	£3,456	£1,152	£1,382
20 X 8	£13,069	£3,024	£5,704	£3,840	£3,840	£1,280	£1,536
22 X 8	£14,126	£3,240	£6,174	£4,224	£4,224	£1,408	£1,690
24 X 8	£15,209	£3,456	£6,643	£4,608	£4,608	£1,536	£1,843
10 X 10	£8,810	£2,160	£3,880	£2,400	£2,400	£800	£960
12 X 10	£9,953	£2,376	£4,404	£2,880	£2,880	£960	£1,152
14 X 10	£10,956	£2,592	£4,928	£3,360	£3,360	£1,120	£1,344
16 X 10	£11,874	£2,808	£5,452	£3,840	£3,840	£1,280	£1,536
18 X 10	£13,289	£3,024	£5,976	£4,320	£4,320	£1,440	£1,728
20 X 10	£14,452	£3,240	£6,500	£4,800	£4,800	£1,600	£1,920
22 X 10	£15,601	£3,456	£7,024	£5,280	£5,280	£1,760	£2,112
24 X 10	£16,791	£3,672	£7,548	£5,760	£5,760	£1,920	£2,304
12 X 12	£10,966	£2,592	£4,982	£3,456	£3,456	£1,152	£1,382
14 X 12	£12,108	£2,808	£5,241	£4,032	£4,032	£1,344	£1,613
16 X 12	£13,112	£3,024	£6,139	£4,608	£4,608	£1,536	£1,843
18 X 12	£14,030	£3,240	£6,718	£5,184	£5,184	£1,728	£2,074
20 X 12	£15,444	£3,456	£7,296	£5,760	£5,760	£1,920	£2,304
22 X 12	£16,608	£3,672	£7,874	£6,336	£6,336	£2,112	£2,534
24 X 12	£17,797	£3,888	£8,453	£6,912	£6,912	£2,304	£2,765
14 X 14	£14,054	£3,024	£6,194	£4,704	£4,704	£1,568	£1,882
16 X 14	£15,197	£3,240	£6,826	£5,376	£5,376	£1,792	£2,150
18 X 14	£16,201	£3,456	£7,459	£6,048	£6,048	£2,016	£2,419
20 X 14	£17,118	£3,672	£8,092	£6,720	£6,720	£2,240	£2,688
22 X 14	£18,533	£3,888	£8,725	£7,392	£7,392	£2,464	£2,957
24 X 14	£19,947	£4,104	£9,358	£8,064	£8,064	£2,688	£3,226
16 X 16	£17,142	£3,456	£6,485	£6,144	£6,144	£2,048	£2,458
18 X 16	£18,285	£3,672	£7,295	£6,912	£6,912	£2,304	£2,765
20 X 16	£19,289	£3,888	£8,888	£7,680	£7,680	£2,560	£3,072
22 X 16	£20,206	£4,104	£9,575	£8,448	£8,448	£2,816	£3,379
24 X 16	£21,621	£4,320	£10,262	£9,216	£9,216	£3,072	£3,686
26 X 16	£23,035	£4,536	£10,950	£9,984	£9,984	£3,328	£3,994
18 X 18	£20,529	£3,672	£8,942	£7,776	£7,776	£2,592	£3,110
20 X 18	£21,672	£4,104	£9,684	£8,640	£8,640	£2,880	£3,456
22 X 18	£23,454	£4,320	£10,426	£9,504	£9,504	£3,168	£3,802
24 X 18	£24,782	£4,536	£11,167	£10,368	£10,368	£3,456	£4,147
26 X 18	£26,694	£4,752	£11,909	£11,232	£11,232	£3,744	£4,493
28 X 18	£28,108	£4,968	£12,650	£12,096	£12,096	£4,032	£4,838
20 X 20	£23,617	£4,320	£10,480	£9,600	£9,600	£3,200	£3,840
22 X 20	£24,760	£4,536	£11,276	£10,560	£10,560	£3,520	£4,224
24 X 20	£25,764	£4,752	£12,072	£11,520	£11,520	£3,840	£4,608
26 X 20	£26,681	£4,968	£12,868	£12,480	£12,480	£4,160	£4,992
28 X 20	£28,096	£5,184	£13,664	£13,440	£13,440	£4,480	£5,376
30 X 20	£29,510	£5,400	£14,460	£14,400	£14,400	£4,800	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

# PENT GARDEN STUDIO



14' X 10' Pent garden studio, thermowood cladding, Aluminium 5 leaf 14ft bifold doors anthracite grey, 1 full length window 710 x 1857, MDF (V grooved) painted lining (white) with breathable membrane (moisture barrier) and Celotex insulation, painted finish in anthracite grey, EPDM rubber roof, laminate floor dark grey oak, 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



10' X 8' Pent garden studio, thermowood cladding, UPVC doors & windows anthracite external, white internal, half length double doors with 2 fixed half length windows (1000 x 610) & 1 double window (915 x 1000), door hinges & handle exterior black, door handle and window levers interior white (included), MDF (V grooved) painted lining (white), with breathable membrane (moisture barrier) and Celotex insulation, solvent treated, EPDM rubber roof, laminate floor in dark grey oak & black guttering



10' X 8' Pent garden studio, thermowood cladding, UPVC doors & windows black external, white internal, full length double doors with 2 fixed full length windows (710 x 1857) & 2 opening top lite full length windows (710 x 1857), door hinges, handle & window levers black, MDF (V grooved) painted lining (white), with breathable membrane (moisture barrier) and Celotex insulation, solvent treated, EPDM rubber roof, laminate floor in farmhouse summer oak & black guttering

## STANDARD SPECIFICATION

- **CLADDING**  
Redwood Thermowood tongue & groove 19mm x 125mm (16mm finish), solvent treatment to cladding
- **FLOOR**  
18mm moisture resistant chipboard & 3" x 2" pressure treated redwood floor joists
- **ROOF**  
18mm structural grade OSB sheets & 3" x 2" redwood framework with EPDM rubber roof
- **ROOF OVERHANG**  
12" overhang to front & 4" to other sides
- **DOORS & WINDOWS**  
UPVC double glazed units 4mm - 20mm - 4mm clear toughened. 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 (9mm), moisture membrane & insulation (painted 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
- Attach to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door
- Composite decking
- Laminate flooring
- Light package to overhang (blue or white)

		PAINT OPTIONS	LINING & INSULATION OPTIONS	ROOF OPTIONS	FLOORING
SIZE	BASIC PRICE	PAINTED FINISH	PAINTED MDF LINING, INSULATION TO WALLS & ROOF, MOISTURE BARRIER TO WALLS ROOF & FLOOR	EPDM RUBBER ROOF	LAMINATE FLOOR
8 X 6	£5,371	£1,512	£2,417	Included	£461
10 X 6	£6,603	£1,728	£2,832	Included	£576
12 X 6	£7,703	£1,944	£3,247	Included	£691
14 X 6	£8,716	£2,160	£3,662	Included	£806
16 X 6	£10,226	£2,376	£4,078	Included	£922
10 X 8	£8,314	£1,944	£3,356	Included	£768
12 X 8	£9,425	£6,160	£3,826	Included	£922
14 X 8	£10,590	£2,376	£4,295	Included	£1,075
16 X 8	£11,961	£2,592	£4,765	Included	£1,229
18 X 8	£13,132	£2,808	£5,234	Included	£1,382
20 X 8	£14,349	£3,024	£5,704	Included	£1,536
22 X 8	£15,534	£3,240	£6,174	Included	£1,690
24 X 8	£16,745	£3,456	£6,643	Included	£1,843
10 X 10	£9,610	£2,160	£3,880	Included	£960
12 X 10	£10,913	£2,376	£4,404	Included	£1,152
14 X 10	£12,076	£2,592	£4,928	Included	£1,344
16 X 10	£13,154	£2,808	£5,452	Included	£1,536
18 X 10	£14,729	£3,024	£5,976	Included	£1,728
20 X 10	£16,052	£3,240	£6,500	Included	£1,920
22 X 10	£17,361	£3,456	£7,024	Included	£2,112
24 X 10	£18,711	£3,672	£7,548	Included	£2,304
12 X 12	£12,118	£2,592	£4,982	Included	£1,382
14 X 12	£13,452	£2,808	£5,241	Included	£1,613
16 X 12	£14,648	£3,024	£6,139	Included	£1,843
18 X 12	£15,758	£3,240	£6,718	Included	£2,074
20 X 12	£17,364	£3,456	£7,296	Included	£2,304
22 X 12	£18,720	£3,672	£7,874	Included	£2,534
24 X 12	£20,101	£3,888	£8,453	Included	£2,765
14 X 14	£15,622	£3,024	£6,194	Included	£1,882
16 X 14	£16,989	£3,240	£6,826	Included	£2,150
18 X 14	£18,217	£3,456	£7,459	Included	£2,419
20 X 14	£19,358	£3,672	£8,092	Included	£2,688
22 X 14	£20,997	£3,888	£8,725	Included	£2,957
24 X 14	£22,635	£4,104	£9,358	Included	£3,226
16 X 16	£19,190	£3,456	£6,485	Included	£2,458
18 X 16	£20,589	£3,672	£7,295	Included	£2,765
20 X 16	£21,849	£3,888	£8,888	Included	£3,072
22 X 16	£23,022	£4,104	£9,575	Included	£3,379
24 X 16	£24,693	£4,320	£10,262	Included	£3,686
26 X 16	£26,363	£4,536	£10,950	Included	£3,994
18 X 18	£23,121	£3,672	£8,942	Included	£3,110
20 X 18	£24,552	£4,104	£9,684	Included	£3,456
22 X 18	£26,622	£4,320	£10,426	Included	£3,802
24 X 18	£28,238	£4,536	£11,167	Included	£4,147
26 X 18	£30,438	£4,752	£11,909	Included	£4,493
28 X 18	£32,140	£4,968	£12,650	Included	£4,838
20 X 20	£26,817	£4,320	£10,480	Included	£3,840
22 X 20	£28,280	£4,536	£11,276	Included	£4,224
24 X 20	£29,604	£4,752	£12,072	Included	£4,608
26 X 20	£30,841	£4,968	£12,868	Included	£4,992
28 X 20	£32,576	£5,184	£13,664	Included	£5,376
30 X 20	£34,310	£5,400	£14,460	Included	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

# CORNER PENT GARDEN STUDIO



## STANDARD SPECIFICATION

- **CLADDING**  
Redwood Thermowood tongue & groove 19mm x 125mm (16mm finish), solvent treatment to cladding
- **FLOOR**  
18mm moisture resistant chipboard & 3" x 2" pressure treated redwood floor joists
- **ROOF**  
18mm structural grade OSB sheets & 3" x 2" redwood framework with EPDM rubber roof
- **ROOF OVERHANG**  
12" overhang to front & 4" to other sides
- **DOORS & WINDOWS**  
UPVC double glazed units 4mm - 20mm - 4mm clear toughened, in a choice of full length, ¾ length & half length. Includes door (single or double) and 2 opening top vent or opening windows

## OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF (9mm), moisture 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
- Attach to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door
- Composite decking
- Laminate flooring
- Light package to overhang (blue or white)

13' X 7'8" Corner pent garden studio, thermowood cladding, full length double doors, ¾ length fixed window (710 x 1590), ¾ 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 cill)



		PAINT OPTIONS	LINING & INSULATION OPTIONS	ROOF OPTIONS	FLOORING
SIZE	BASIC PRICE	PAINTED FINISH	PAINTED MDF LINING, INSULATION TO WALLS & ROOF, MOISTURE BARRIER TO WALLS ROOF & FLOOR	EPDM RUBBER ROOF	LAMINATE FLOOR
6 X 6	£6,480	£1,296	£2,038	Included	£346
7 X 7	£6,987	£1,512	£2,479	Included	£470
8 X 8	£8,212	£1,728	£2,950	Included	£614
9 X 9	£9,497	£1,944	£3,451	Included	£778
10 X 10	£10,786	£2,160	£3,980	Included	£960
11 X 11	£11,924	£2,376	£4,539	Included	£1,162
12 X 12	£13,026	£2,592	£5,126	Included	£1,382
13 X 13	£14,641	£2,808	£5,743	Included	£1,622
14 X 14	£16,020	£3,024	£6,390	Included	£1,882

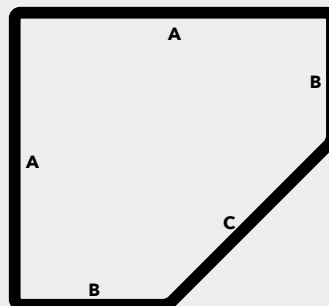
ALL PRICES INCLUDE LOCAL DELIVERY & VAT

### 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 cill)



# CORNER HIPPED GARDEN STUDIO

**IMAGES COMING SOON**

## STANDARD SPECIFICATION

### • CLADDING

Redwood Thermowood tongue & groove 19mm x 125mm (16mm finish), solvent treatment to cladding & roof

### • FLOOR

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

### • ROOF

16mm (12mm finish size) tongue & groove with heavy duty green mineral felt

### • ROOF OVERHANG

12" overhang to front & 4" to other sides

### • DOORS & WINDOWS

UPVC double glazed units 4mm - 20mm - 4mm clear toughened, in a choice of full length, ¾ length & half length. Includes door (single or double) and 2 opening top vent or opening windows

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## OPTIONAL EXTRAS

- Painted external finish
- Painted internal V grooved MDF (9mm), 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
- Attach to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Slate effect tile roof
- Cedar Shingle roof
- Solid internal white door
- Composite decking
- Laminate flooring

SIZE	BASIC PRICE	PAINT OPTIONS	LINING & INSULATION OPTIONS	ROOF OPTIONS		FLOORING
		PAINTED FINISH	PAINTED MDF LINING, INSULATION TO WALLS & ROOF, MOISTURE BARRIER TO WALLS ROOF & FLOOR	CEDAR SHINGLE ROOF	SLATE EFFECT TILED ROOF	LAMINATE FLOOR
6 X 6	£7,740	£1,296	£2,038	£1,008	£1,008	£346
7 X 7	£8,244	£1,512	£2,479	£1,372	£1,372	£470
8 X 8	£9,625	£1,728	£2,950	£1,792	£1,792	£614
9 X 9	£11,061	£1,944	£3,451	£2,268	£2,268	£778
10 X 10	£12,483	£2,160	£3,980	£2,800	£2,800	£960
11 X 11	£13,695	£2,376	£4,539	£3,388	£3,388	£1,162
12 X 12	£14,843	£2,592	£5,126	£4,032	£4,032	£1,382
13 X 13	£16,611	£2,808	£5,743	£4,732	£4,732	£1,622
14 X 14	£18,065	£3,024	£6,390	£5,488	£5,488	£1,882

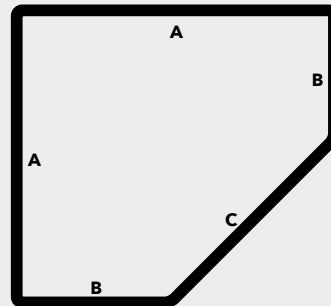
ALL PRICES INCLUDE LOCAL DELIVERY & VAT

### 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

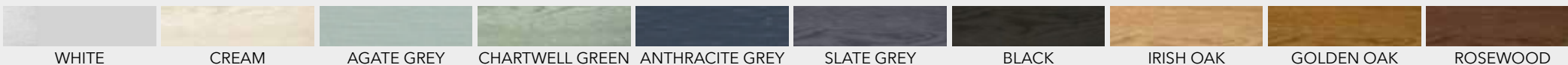
WIDTH - 1285mm HEIGHT - 1895mm	WIDTH - 915mm HEIGHT - 1895mm	WIDTH - 515mm HEIGHT - 1857mm	WIDTH - 710mm HEIGHT - 1857mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1857mm	WIDTH - 515mm HEIGHT - 1857mm	WIDTH - 710mm HEIGHT - 1857mm	WIDTH - OVER 710mm UP TO 1180mm HEIGHT - 1857mm	WIDTH - 915mm or 1180mm 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
		DOUBLE - STANDARD - SIDE WINDOW SIDE HUNG AS STANDARD	DOUBLE - STANDARD - SIDE WINDOW SIDE HUNG AS STANDARD	TRIPLE - 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

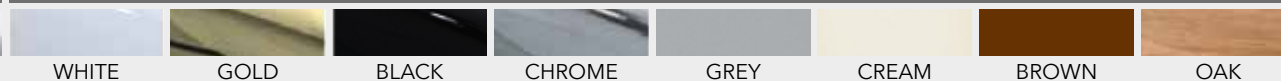


\*ALL UPVC DOORS & WINDOWS ARE COLOUR EXTERNAL & WHITE INTERNAL, COLOUR BOTH SIDES IS AVAILABLE AS AN OPTIONAL EXTRA\*

## 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
								
DOUBLE - STANDARD - SIDE WINDOW SIDE HUNG AS STANDARD	DOUBLE - STANDARD - SIDE WINDOW SIDE HUNG AS STANDARD	TRIPLE - STANDARD - SIDE WINDOW 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 WINDOWS (DIFFERENT HEIGHT & WIDTH OPTIONS)

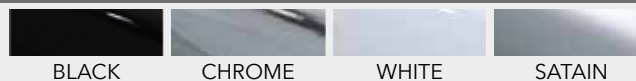
WIDTH - 515mm HEIGHT - 1350mm	WIDTH - 710mm HEIGHT - 1350mm	WIDTH - OVER 710mm UP TO 1400mm HEIGHT - 1350mm	WIDTH - 515mm HEIGHT - 1350mm	WIDTH - 710mm HEIGHT - 1350mm	WIDTH - OVER 710mm UP TO 1200mm HEIGHT - 1350mm	WIDTH - 515mm HEIGHT - 1590mm	WIDTH - 710mm HEIGHT - 1590mm	WIDTH - OVER 710mm UP TO 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



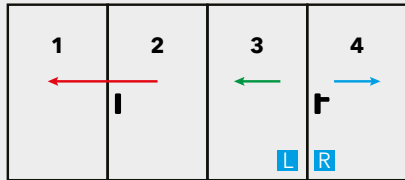
\*DOORS & WINDOWS ARE AVAILABLE IN ANY RAL COLOUR OF CHOICE AS AN OPTIONAL EXTRA\*

## HANDLES & WINDOW LEVERS

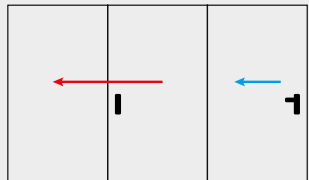


# BI FOLD ALUMINIUM OPTIONS

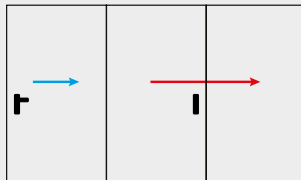
## DOOR STYLE KEY



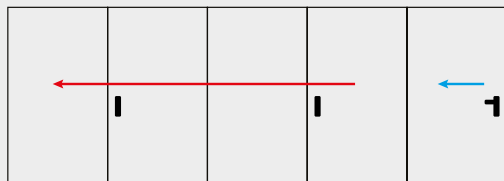
- Folding Doors
- Slave Door
- Traffic Door
- Traffic Door can be the left or right



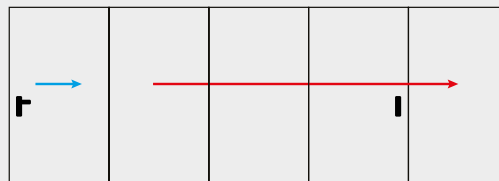
3-3-0



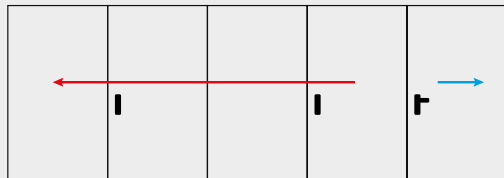
3-0-3



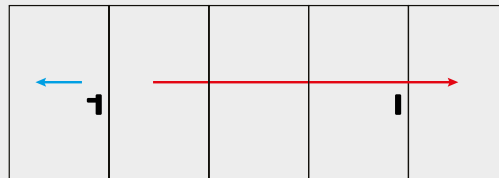
5-5-0



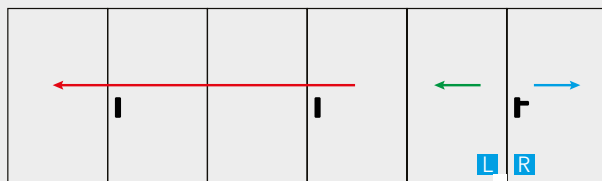
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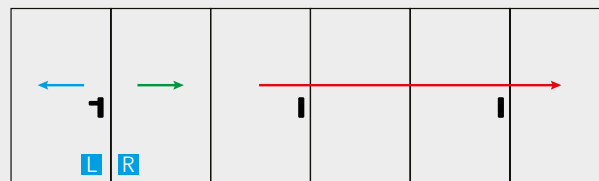
5-4-1



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



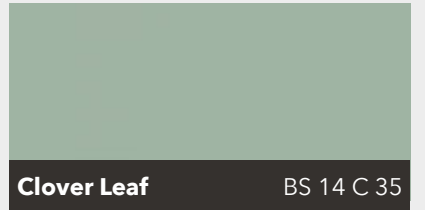
**Oregano** BS 10 B 21



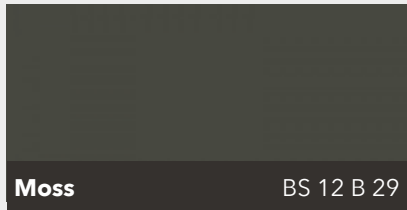
**Olive (Moss Green)** BS 12 B 25



**Spruce** BS 12 B 21



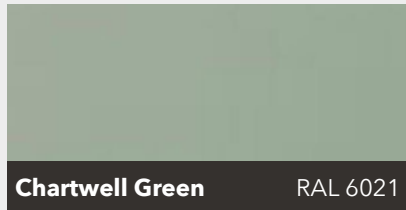
**Clover Leaf** BS 14 C 35



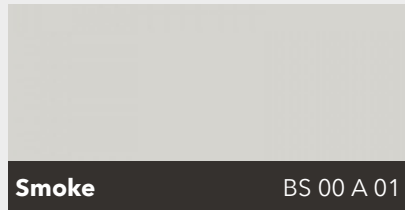
**Moss** BS 12 B 29



**Olive Grey** FAR 25



**Chartwell Green** RAL 6021



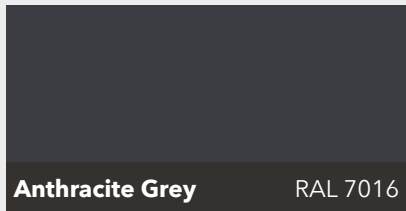
**Smoke** BS 00 A 01



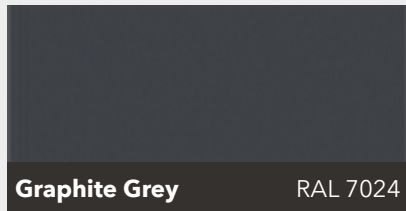
**Stone** BS 00 A 05



**Carbon** BS 00 A 09



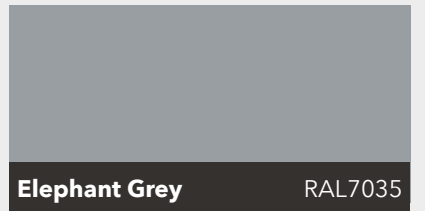
**Anthracite Grey** RAL 7016



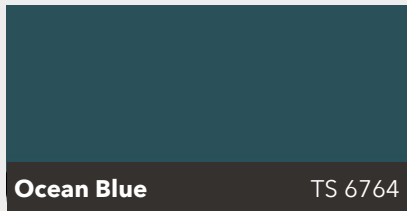
**Graphite Grey** RAL 7024



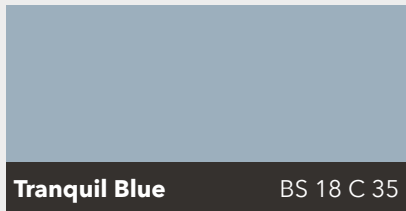
**Charcoal** BS 00 A 13



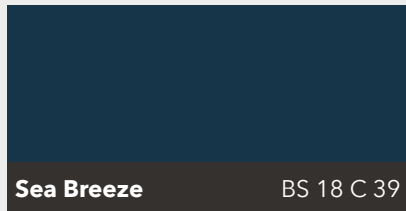
**Elephant Grey** RAL7035



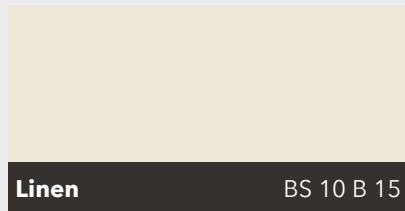
**Ocean Blue** TS 6764



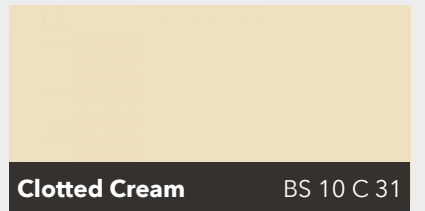
**Tranquil Blue** BS 18 C 35



**Sea Breeze** BS 18 C 39



**Linen** BS 10 B 15



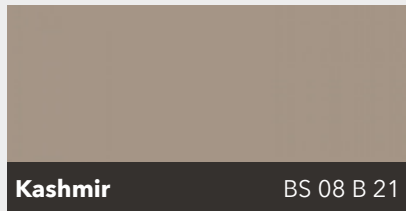
**Clotted Cream** BS 10 C 31



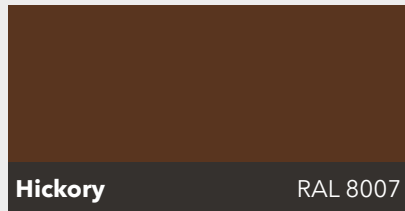
**Cornsilk** BS 08 B 17



**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



**Dark Grey Oak**



**Midnight Grey**



**Farmhouse White**



**Farmhouse Summer Oak**



**Fossil Oak** (upgrade option)



**Natural Oak**



**Goalden Oak**



**Rustic Oak**



**Farmhouse Harvest Oak**



**Verona Amber Oak** (upgrade option)



**Grey Oak Light**



**Spirit Oak**



**Lucca Walnut**



**Farmhouse Dark Oak**



**Dark Summer Oak**

## 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 (9mm) for an exceptional look, with breathable membrane & Celotex (thickness 25mm) or equivalent insulation underneath.

**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 on Apex & Hipped garden studios (32kg).

**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 requires 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** - You can add an integrated open sided area or integrated veranda to your building at no extra cost.

**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.

**Fit customer cables** - The installation team will thread through any cables internally in the wall cavity before the MDF lining is installed on the day of installation. They will do this for a "reasonable" number of cables, but for extensive or complicated wiring, we would recommend you instruct a professional for this. All you need to do is supply a plan for where these are going a week prior to delivery, and the cables on the day, and the installation team will do the rest. Once the building is complete, you can then arrange for an electrician to cut socket holes, attach sockets and lights, and connect the building up to the house.

### 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)
18FT	105" (2.64m)	84" (2.13m)	99" (2.51m)	79" (2.01m)
20FT	106" (2.69m)	84" (2.13m)	101" (2.56m)	79" (2.01m)

\*Cedar shingle & slate effect tile roof adds 2-3" to buildings height\*

## Pent Heights

Depth	External		Internal (unlined)	
	Front (High Side)	Rear (Low Side)	Front (High Side)	Rear (Low Side)
8FT	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
10FT	97.25" (2.47m)	92.25" (2.34m)	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)
18FT	97.25" (2.47m)	93" (2.36m)	87" (2.21m)	84" (2.13m)
20FT	97.25" (2.47m)	93" (2.36m)	87" (2.21m)	84" (2.13m)

## Corner Pent Heights

Depth	External		Internal (unlined)	
	Front (High Side)	Rear (Low Side)	Front (High Side)	Rear (Low Side)
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)	86" (2.18m)	84" (2.13m)
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	
	Ridge	Eaves
6FT	OVER 2.5m	84" (2.13m)
7FT	OVER 2.5m	84" (2.13m)
8FT	OVER 2.5m	84" (2.13m)
9FT	OVER 2.5m	84" (2.13m)
10FT	OVER 2.5m	84" (2.13m)
11FT	OVER 2.5m	84" (2.13m)
12FT	OVER 2.5m	84" (2.13m)
13FT	OVER 2.5m	84" (2.13m)
14FT	OVER 2.5m	84" (2.13m)

\*Cedar shingle & slate effect tile roof adds 2-3" to buildings height\*

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

# GARDEN STUDIO OPTIONS

## STUDIO DOORS, WINDOWS & OPTIONAL EXTRAS

### UPVC DOUBLE GLAZED DOORS & WINDOWS

#### UPVC DOORS

CHOICE OF - FULL LENGTH, 1/2 LENGTH & 3/4 LENGTH

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

#### UPVC WINDOWS

CHOICE OF - FULL LENGTH, 1/2 LENGTH & 3/4 LENGTH

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

#### \*UPVC DOORS & WINDOWS AS STANDARD WHITE INTERNAL, COLOUR EXTERNAL\*

COLOUR BOTH SIDES £400 WHOLE BUILDING

\*HANDLES & LEVERS SAME COLOUR INTERNAL INC

#### & EXTERNAL UNLESS SPECIFIED ON ORDER\*

\*WHITE HANDLES & WINDOWS LEVERS AVAILABLE INTERNAL ON WHITE UPVC INTERNAL - PLEASE SPECIFY WHEN ORDERING\* FOC

### ALUMINIUM DOORS & WINDOWS

#### ALUMINIUM 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

#### ALUMINIUM WINDOWS

CHOICE OF - FULL LENGTH, 1/2 LENGTH & 3/4 LENGTH

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

#### \*ALUMINIUM DOORS & WINDOWS ARE ONLY AVAILABLE COLOUR BOTH SIDES\*

### 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

### OTHER OPTIONS

Partition (painted MDF to both sides)	£91 per running ft
Partition (insulated and painted to both sides)	£118 per running ft
Partition - single skin unpainted Thermowood	£55 per running ft
Extra height (approx 3.5" per board)	Extra 5% on basic price & paint options
Guttering & downpipes (black)	£12 per running ft
Attach on to existing building	Same price (in lieu of missing panel)
Non standard shape building surcharge (Pent only)	20% extra on basic price (& roof options)
No floor	Less 5%
Bolt down (specify with or without lip)	£6.00 per running ft
Reverse apex	Extra 10% on basic price
Open section	No cost option
1ft recessed porch with timber decking	£400
Integrated veranda/overhang	No cost option
Painted finish	£54 per running ft
Painted finish Non standard paint colour match	Add 10% to basic paint cost
MDF lining & insulation paint colour other than white	Add 10% to MDF lining cost
Laminate floor	£9.60 per sq ft of floor
Laminate surcharge for upgrade option	£1.40 per sq ft to basic laminate price
Fit customer cables	£300
Lighting package (10 lights) choice of white or Blue)	£300
Composite decking	£22.50 per sq ft of floor
EPDM rubber roof (Apex)	£8.00 per sq ft
EPDM rubber roof (Pent)	£8.00 per sq ft
Cedar shingle roof (Apex)	£24 per sq ft
Slate effect tile roof (Apex)	£24 per sq ft
Cedar shingle roof (Hipped)	£28 per sq ft
Slate effect tile roof (Hipped)	£28 per sq ft

# GARDEN STUDIO OPTIONS

## SHED DOORS & WINDOWS

Solid shed single door (Thermowood), includes 3 lever mortice lock with heritage range handle & internal hinges, with colour choice: Black, Silver or Brass	£294
Solid shed double doors (Thermowood), 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
Double glazed per window	£60

## 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

Shelves & workbenches will be painted the same colour as MDF lining (white as standard) at no extra cost.

# 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.

All our Studios come with a 12 month guarantee against faulty parts and workmanship, and 10 years against wood rot and fungal disease when treated and maintained in line with our recommendations. We recommend that all buildings are cleared regularly of any build-up of debris sitting against the outside walls, such as wet leaves, that will cause prolonged exposure to moisture. We recommend that all tanalised or thermowood buildings are given a coat of solvent based treatment as soon as possible after installation (if not already included in order) to prevent moisture ingress, followed by a further application at least every 6-8 years. Buildings that have not been tanalised/thermowood require treating on an annual basis. All painted buildings should be inspected on an annual basis for any areas where paint has started to deteriorate over time, peeling or flaking, and repaint where necessary. A full repaint is recommended every 6 - 8 years.

We require the base for the building to be a flat, level (determined by a spirit 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 route or over the base 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 such as height (archways, doorways, height bar on gates, electrical wires, trees etc), sharp/tight turns, obstructions over 3ft in height requiring panels to be lifted over, or limited clearance at the base, we must be notified when placing your order to ensure the building is made to fit through any restriction. 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

**ISSUE SEPTEMBER 2024 V2**

**Other ranges available, Breckland Garden Sheds, Summerhouses & Barns**



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