



Call: 0330 1332 668

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Built by our family, for yours

We're a small, friendly business who specialise in garden annexes. We keep our overheads low, delivering cost-effective elderly care solutions for families across England and Wales.

Our team boast a wealth of experience and deliver a turnkey service that's designed to minimise stress.

Book an appointment to receive your free, no-obligation quotation.



The Bluebell

£61,950

Details on page 04.

One Bedroom



The Foxglove

£66,950

Details on page 06.

One Bedroom



The Hawthorn

£78,450

Details on page 08.

One Bedroom

Our Annexes

We offer a choice of one and two bedroom annexes from £64,260. Each design is available with flat or pitched roof options and comes with a ten year guarantee. Custom annex sizes and designs are also available, contact us for details.



The Honeysuckle

£89,950

Details on page 10.

Two Bedroom

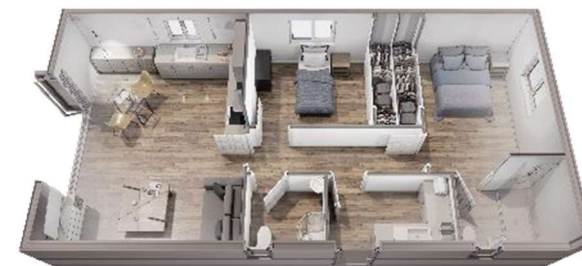


The Sycamore

£100,950

Details on page 12.

Two Bedroom



The Willow

£106,950

Details on page 14.

Two Bedroom

The Bluebell

One Bedroom Annexe from £61,950



The Bluebell is ideal for smaller garden plots. It features an open plan kitchen/living area and a spacious single bedroom with ensuite shower/wet room.



Flat EPDM roof as standard



Kitchen / living area



Optional pitched roof (£POA) with optional external decking (£POA)



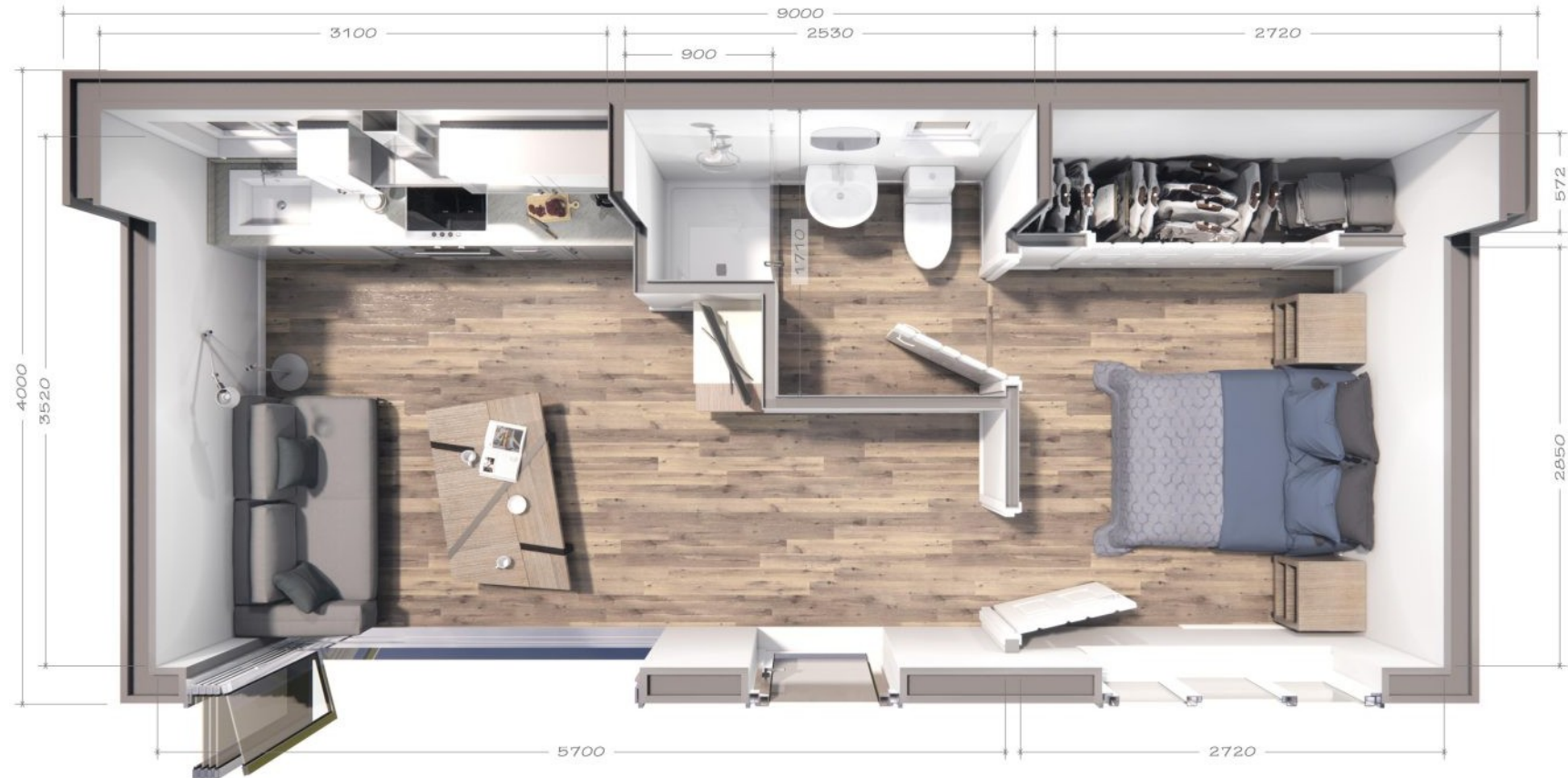
Standard shower room



Bedroom

The Foxglove

One Bedroom Annexe from £66,950



The Foxglove is an extremely popular footprint. This one-bedroom home features an open plan kitchen/living area, good-sized bedroom and ensuite shower room.



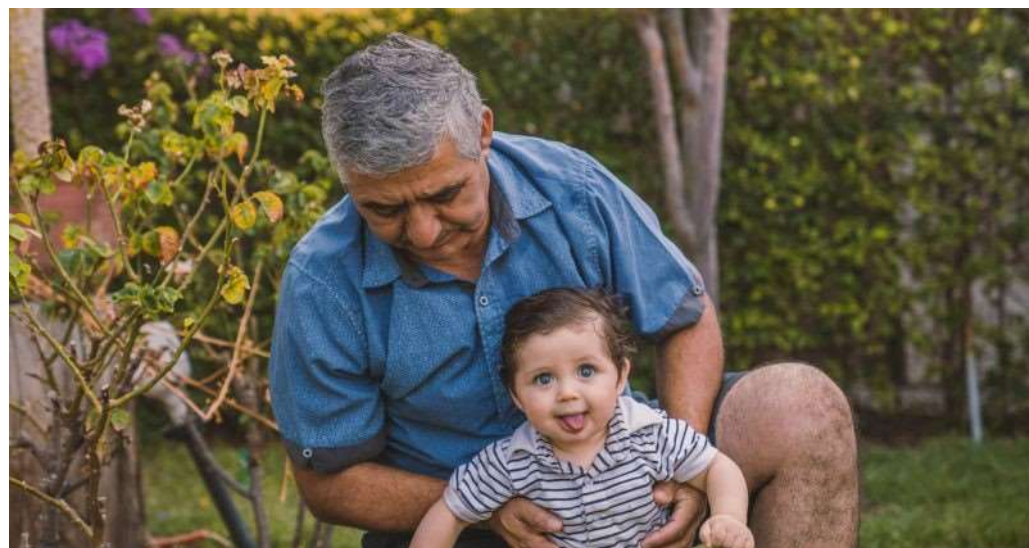
Kitchen / living area



Optional pitched roof annexe (EPOA) with optional decking (EPOA)

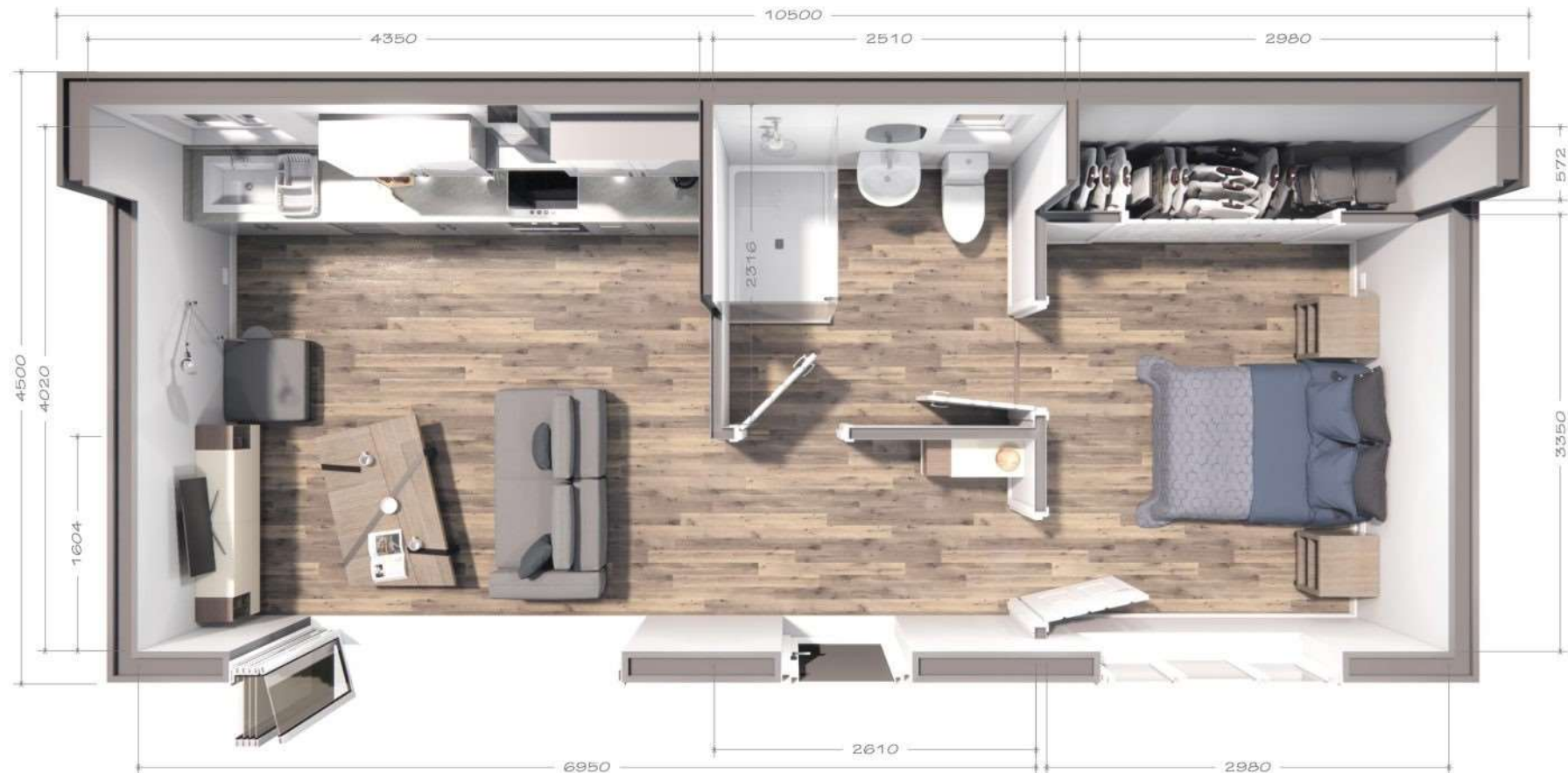


Flat EPDM roof (standard) with external decking and balustrade



The Hawthorn

One Bedroom Annexe from £78,450



The Hawthorn is our largest one-bedroom annexe, boasting a spacious kitchen/living area, 'Jack and Jill' bathroom/ensuite, and large double bedroom with built in wardrobe space.



Kitchen / living area



Optional pitched roof annexe (EPOA) with optional decking (EPOA)



Flat EPDM roof (standard) with optional bifold doors (EPOA)



The Honeysuckle

Two Bedroom Annexe from £89,950



The Honeysuckle is our smallest two bedroom annexe. But at almost 12m x 5m, the design provides a wealth of internal space, including large double bedroom and single bedroom.



Kitchen / living area with vaulted ceiling option (£POA) & Bifold Doors option (£POA)



Optional pitched roof annexe (£POA) and decking (£POA)



Flat EPDM roof (standard) with external decking



Bedroom

The Sycamore

Two Bedroom Annexe from £100,950



The 72m² Sycamore features a spacious central kitchen/living area, shower room, single bedroom, and large master bedroom with ensuite shower room.



Kitchen / living area with optional vaulted ceiling option (£POA)



Optional pitched roof annexe (£POA) optional decking (£POA)



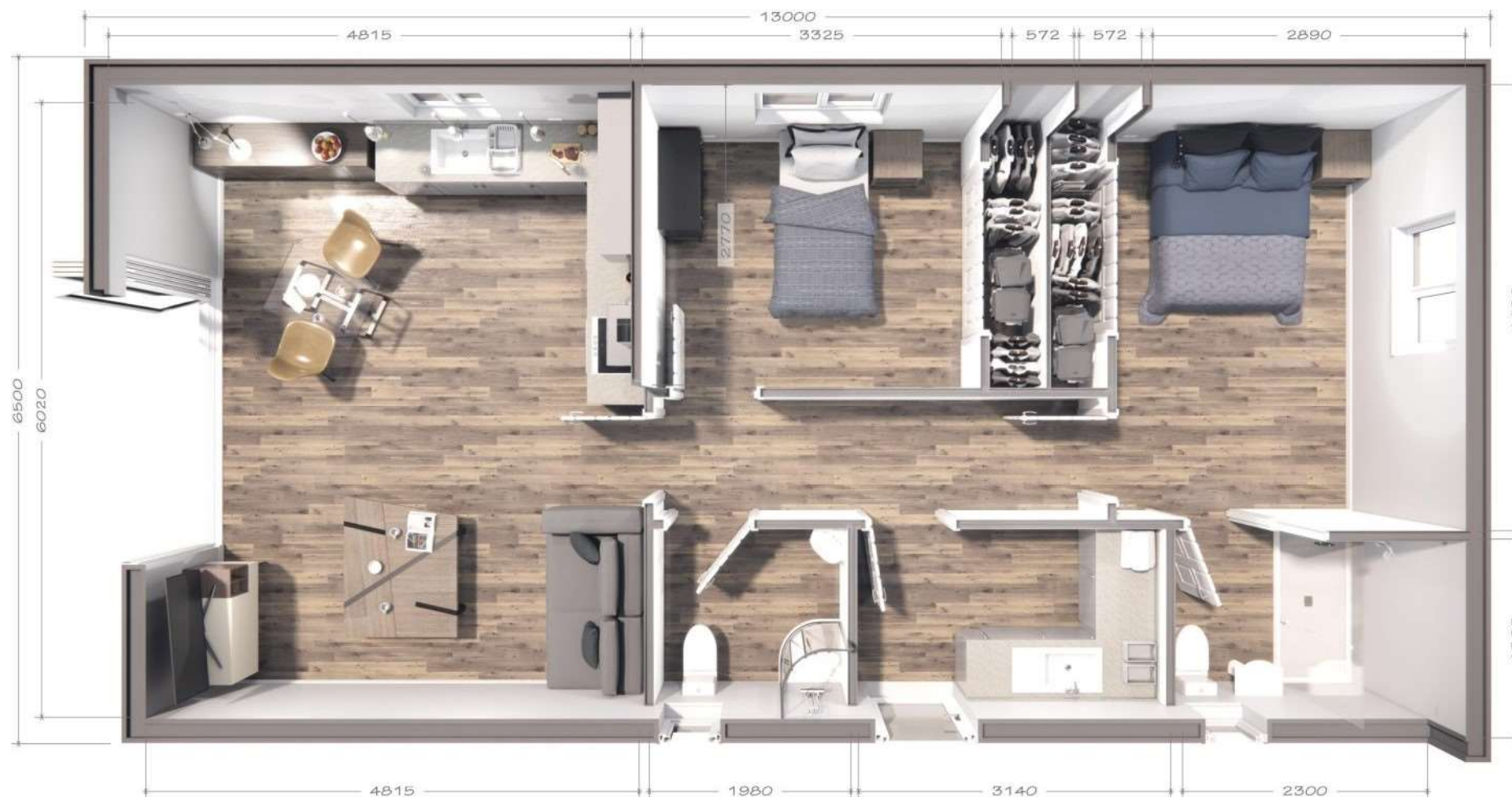
Flat EPDM roof (standard) with optional Bifold uPVC doors (£POA)



Shower Room

The Willow

Two Bedroom Annexe from £106,950



At nearly 85m², the Willow is our largest garden annexe, access is via a front door into a standalone utility/boot room. It features a large master bedroom with ensuite, second bedroom, shower room, and large open plan living area with L-shaped kitchen.



Kitchen / living area with vaulted ceiling option (£POA)



Optional pitched roof annexe (£POA) optional decking (£POA)



Flat EPDM roof (standard) with optional Bifolding uPVC doors (£POA)



Features & Finishes

We know what it takes to create the perfect garden retreat. Our annexes are finished to an extremely high standard and you can choose from a host of internal and external options.

Fully Fitted Kitchen

Your annexe kitchen is available in a range of styles, colours and finishes. You can also choose from a range of kitchen units, handles, worktops and appliances.

Shower Room (or Wet Room Upgrade)

Our shower rooms combine practicality and comfort, including a full range of fixtures and fittings. Wet rooms are available across the range for a small upgrade.

Internal Finishes

The inside of your annexe will have the feel of a quality new-build home. Digital electric radiators provide efficient heating, with LED downlights used for lighting. Quality internal doors, skirting and architrave feature throughout. Walls are plastered, skimmed and painted, plus you can select from a choice of laminate flooring.

Windows & Doors

High quality uPVC windows & doors are fitted as standard to our annexes. 28mm 4-20-4 double glazed, argon gas filled glass unit ensure that noise is kept outside while heat energy is retained. High-security locking mechanisms, toughened glass and anti-snap door locks are fitted for your peace of mind.

Your fully-fitted kitchen includes:

- Wall and base units (plus handles)
- Laminate worktop
- Stainless steel sink and chrome tap
- Stainless steel single oven
- Ceramic side knob control hob
- Stainless steel chimney extractor
- Cutlery drawers
- Corner base unit for storage
- Bottom plinth to all units
- LED down lights under wall units

**10 YEAR
GUARANTEE**

We're confident in the quality of our annexes and include a ten-year, insurance backed guarantee for your peace of mind.





Your annexe comes with nationwide installation and is built to the following specification...

Groundworks

- ♥ Complete foundations: either a concrete pad system or 'swift plinth' system
- ♥ 10m connection of services — sewerage, water, electricity and conduit pipe
- ♥ Soakaway for surface water runoff

Construction

- ♥ Deep timber floor deck with loft roll insulation
- ♥ Timber structural insulated panels (SIPs)
- ♥ Flat roof with loft roll insulation and EPDM membrane

Interior

- ♥ Groove edged laminate flooring
- ♥ White six-panel doors
- ♥ White skirting and architrave
- ♥ All walls plasterboarded, skimmed and painted
- ♥ All electrics and plumbing
- ♥ Electric panel radiators
- ♥ Ceiling mounted LED down lights
- ♥ Smoke and heat detectors
- ♥ TV and phone points in living room
- ♥ Electric hot water tank

Exterior

- ♥ Cedral lap cladding
- ♥ Chartwell green uPVC double glazed windows and doors
- ♥ White uPVC soffits, fascia and rainwater goods
- ♥ French Doors with sidelights (Standard) / BiFold (£POA)
- ♥ PIR light at main entrance
- ♥ Step for access made from a composite material
- ♥ Gravel strip with timber edging around the annexe

Kitchen

- ♥ Kitchen base and wall units
- ♥ Lights under wall units
- ♥ Stainless steel fan oven under ceramic hob
- ♥ Stainless steel 60cm extractor
- ♥ Stainless steel single bowl sink and drainer
- ♥ Victorian swan-neck tap with ceramic levers
- ♥ Plumbing ready for washing machine

Shower Room

- ♥ Fully-fitted shower room with mechanical extractor fan
- ♥ White ceramic sink on semi pedestal with mixer tap
- ♥ White ceramic WC with soft close seat
- ♥ Low threshold shower tray with sliding door or screens
- ♥ Tile boards to shower area and above sink

Our standard specifications are detailed above are for transparent pricing purposes, however we understand that your new home should be a personalised space. Speak to one of our team during your initial quotation or site survey to discuss bespoke annex options including window colours, bathroom suites and bespoke kitchens.



All shower rooms come equipped with a full range of fixtures and fittings. If mobility is an issue for the occupant, you can upgrade to a wet room. Shower trays are substituted with non-slip flooring, whilst grab rails and shower-seat are popular additions.

Our Seven Step Process

Our turnkey service means we take care of everything for you from start to finish. An efficient seven-step process, designed to make your experience stress-free and enjoyable. All you need to do is put your feet up and wait for your keys.

01

Phone Consultation

Our free, in-depth phone consultation is your first step towards a beautiful new annexe. Our friendly experts will guide you through everything you need to know including design options, planning permission and associated costs.

02

Quotation

After our consultation, you can expect to receive a full annexe quotation within a couple of days. This will include a detailed cost breakdown, payment schedule, as well as footprint and elevation drawings of your new annexe.

03

Site Survey

Once you agree with our proposal, your project manager will visit you and survey your garden. We will check utilities such as drainage and electricity, we will also check to see if your new annex will affect your neighbours, if at all.



04

Finalise Build Specification

Our annexes come with everything you need to move in right away. From laminate flooring and kitchen units, down to your door handles — we have a great range of colours and styles for you to choose from.

05

Planning Permission

A key part of our service is obtaining permissions from your Local Planning Authority (LPA) to build your annexe. For many, this can be the most daunting part of building an annexe, but we relieve you of any of that worry.

06

Building Your Annexe

Once we're set with planning, our team commence with groundworks in your garden. By week two, we start to build the structure of your annexe, and your home is decorated and complete within just 6-8 weeks.

07

Handover of Keys

A member of our team will give you a tour of the annexe, explaining where everything is and how it works. We also allow a period for you to check the finished product and let us know you're happy with everything.



Obtaining Permission to Build

A key part of our service is obtaining permission to build your annexe from your Local Planning Authority (LPA). Something we achieve with a 'Certificate of Lawfulness' and if needed, a Householder Application.

Plan A: The Caravan Act

The Caravan Act of lawfulness to develop. Our annex designs meet the parameters set within the act and we obtain a 'Certificate of Lawfulness to Build' from your LPA to prove that your new annex is lawfully sited.

Plan B: Householder Application

Should your required annex size or location not be covered under the Caravan Act we are able to submit a Householder Application to your LPA. This is a slightly longer process, usually taking 8-12 weeks from the application being submitted and validated.

Planning Permission Timescales

We initially prepare and submit your application to your LPA. Once validated (which can take up to four weeks), the planning application process takes approximately eight weeks. Each local authority may have slightly different timescales and may require us to provide additional information, our planning expert will keep you informed throughout this period.





Family Annexe

Whilst we're a relatively new business, we have a wealth of experience and expertise when it comes to garden annexes. Our team have been in the industry for many years and have narrowed our offering down to what we see the most need for; a turnkey service for quality, affordable annexes from a friendly company.

Our ethos is simple... ***Quality comes first, with affordability a close second.***

We talk to a lot of families, and as a result, we possess a great deal of empathy for each unique set of circumstances. Our beautiful homes enable elderly people to stay close to loved ones, whilst retaining their dignity. We don't just build annexes, we build independence.

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Book Your Free Consultation

Because we're a small business, and a newcomer to the market, we're keen to make a good impression and our friendly, reliable service reflects that. Book an appointment with a member of the team and you'll benefit from our experience, as well as our honest approach when it comes to sales.



Family Annexe

If you have any questions, or would like to book a consultation, please don't hesitate to get in touch.

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