



Build your own home, with Deeside Timberframe

Self build housetype collection and bespoke service



Making a dream home, a reality...



Interested in building your own home?

Contact us for more information and we can through our bespoke solutions to suit your lifestyle needs.

HEAD OFFICE

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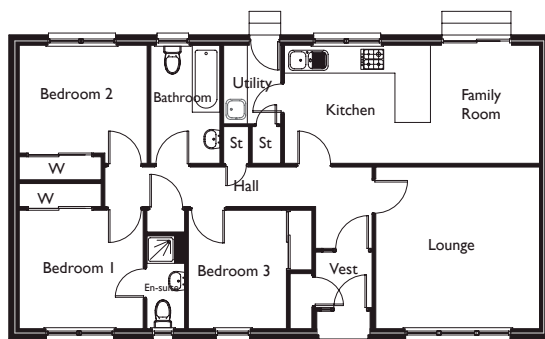
Fax: 01569 767766

Email us at: info@deesidetimberframe.com

www.deesideselfbuild.com

Ask about our
bespoke design
service too

Corran



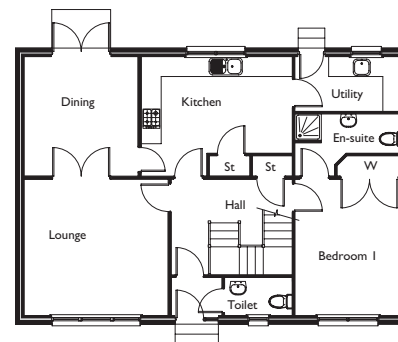
Floor Plan

Lounge	4.15m x 4.10m	Bedroom 2	3.24m x 2.73m
Kitchen	3.70m x 2.99m	Bedroom 3	3.00m x 2.48m
Family	2.99m x 2.76m	Bathroom	2.99m x 1.75m
Bedroom 1	3.14m x 3.00m	Utility	1.99m x 1.45m
En-Suite	2.36m x 0.95m		

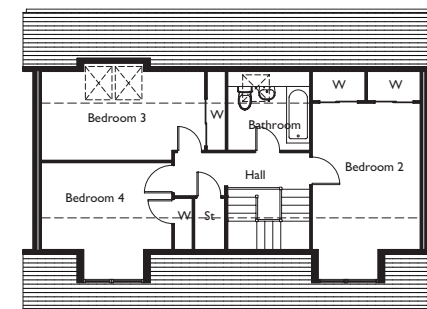
Floor Area: 94.83sqm Frontage - 13.7m Depth - 7.7m

The information and illustration above are intended as a preliminary guide only.

Staffin



Ground Floor Plan



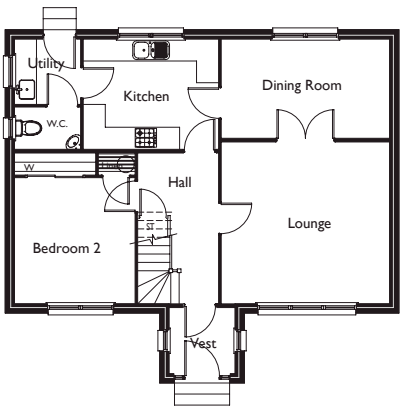
First Floor Plan

Lounge	4.31m x 4.10m	Bedroom 4	3.90m x 3.50m
Kitchen	4.53m x 3.60m	Bathroom	2.47m x 2.37m
Dining	3.60m x 3.43m	Utility	3.30m x 1.56m
Bedroom 1	4.10m x 3.25m	En-Suite	3.25m x 1.19m
Bedroom 2	5.23m x 3.25m	W.C.	2.04m x 1.15m
Bedroom 3	4.91m x 2.92m		

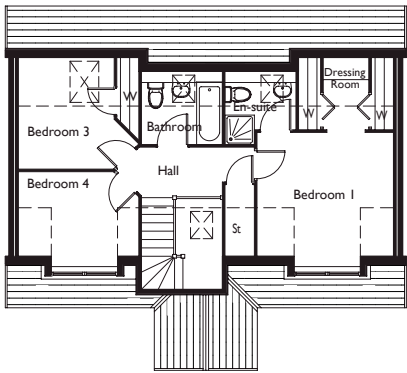
Floor Area: 153.15sqm Frontage - 11.90m Depth - 8.30m

The information and illustration above are intended as a preliminary guide only.

Dunvegan



Ground Floor Plan



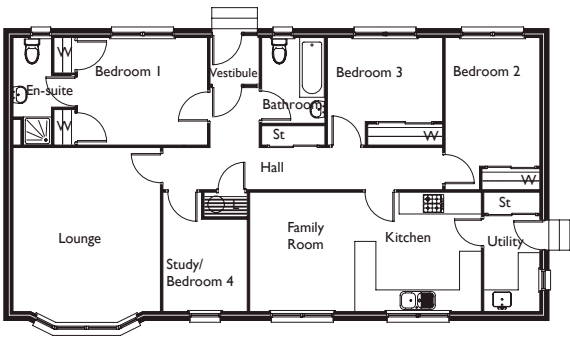
First Floor Plan

Lounge	4.58m x 4.44m	Bedroom 1	3.71m x 3.75m
Kitchen	3.68m x 3.00m	En-Suite	1.93m x 1.98m
Dining	4.58m x 2.70m	Bedroom 2	3.43m x 3.28m
Utility	1.80m x 1.78m	Bedroom 3	2.55m x 3.03m
W.C.	1.80m x 1.15m	Bedroom 4	3.28m x 2.70m
Vestibule	1.80m x 1.80m	Bathroom	2.20m x 1.97m

Floor Area: 156.62sqm Frontage - 10.70m Depth - 9.6m

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Tobermory



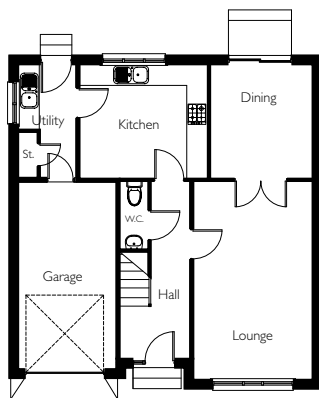
Floor Plan

Lounge	4.67m x 4.20m	Bedroom 4/Study	2.63m x 2.40m
Kitchen/Family	6.59m x 3.40m	Utility	2.73m x 1.60m
Bedroom 1	3.70m x 3.06m	Bathroom	2.44m x 1.80m
Bedroom 2	3.60m x 2.70m	En-Suite	3.06m x 1.10m
Bedroom 3	3.28m x 2.40m		

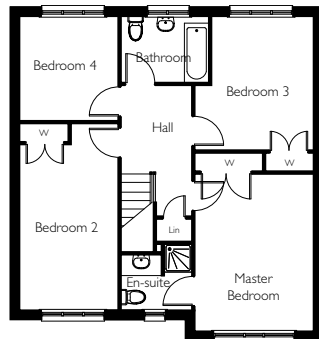
Floor Area: 117.0sqm Frontage - 15.5m Depth - 8.3m

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Aboyne



Ground Floor Plan



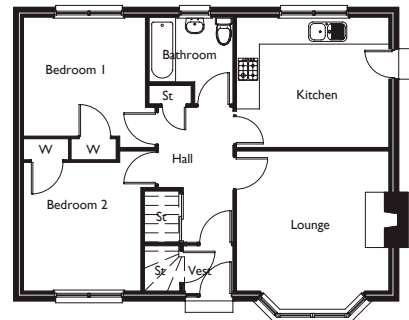
First Floor Plan

Lounge	5.67m x 3.40m	Master Bedroom	4.50m x 3.40m
Kitchen	3.66m x 3.26m	En-Suite	2.03m x 1.90m
Dining	3.26m x 2.92m	Bedroom 2	4.64m x 2.80m
Utility	3.26m x 1.65m	Bedroom 3	3.83m x 3.40m
W.C.	1.92m x 0.82m	Bedroom 4	2.99m x 2.82m
Garage	5.30m x 2.82m	Bathroom	2.50m x 1.90m

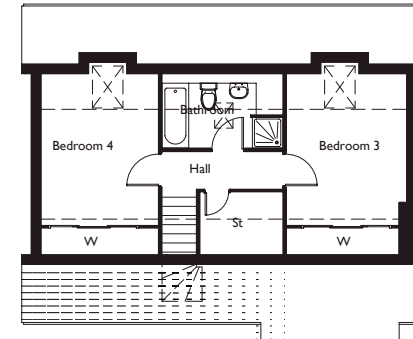
Floor Area: 145.9sqm (inc. garage @ 14.97sqm) Frontage - 8.91m Depth - 9.51m

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Portree



Ground Floor Plan



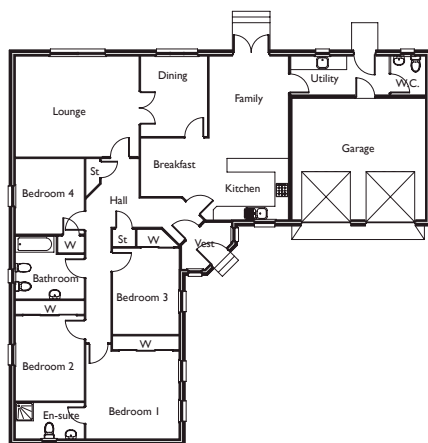
First Floor Plan

Lounge	4.00m x 4.15m	Bedroom 2	3.40m x 3.10m
Kitchen	4.00m x 3.42m	Bedroom 3	3.90m x 3.15m
Bathroom	2.20m x 1.70m	Bedroom 4	3.90m x 3.10m
Bedroom 1	3.10m x 3.20m	Bathroom	3.17m x 1.95m

Floor Area: 115.87sqm Frontage - 10.1m Depth - 7.7m

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Lochearn



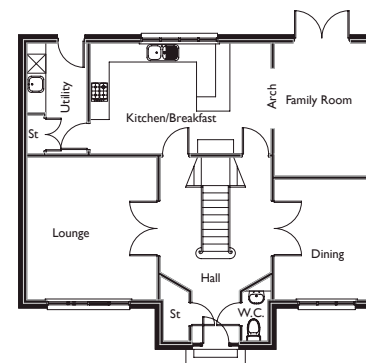
Floor Plan

Lounge	5.43m x 4.43m	Bedroom 1	4.10m x 3.85m
Kitchen/Breakfast	6.47m x 3.60m	En-Suite	3.03m x 1.60m
Dining	3.53m x 2.93m	Bedroom 2	3.73m x 3.03m
Family	3.60m x 3.47m	Bedroom 3	3.70m x 2.90m
Utility	4.25m x 1.70m	Bedroom 4	3.30m x 3.03m
Bathroom	3.03m x 2.73m	Garage	5.85m x 5.33m
W.C.	1.70m x 1.53m		

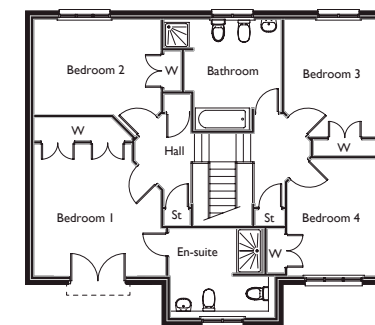
Floor Area: 200.90sqm (inc. garage floor area @ 31.2sqm) Frontage - 18.5m Depth - 17.3m

The information and illustration above are intended as a preliminary guide only.

Balmoral



Ground Floor Plan



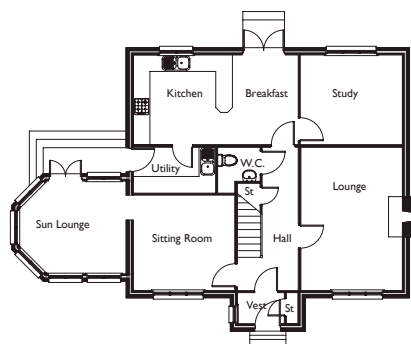
First Floor Plan

Lounge	4.50m x 4.10m	Family	4.19m x 3.10m
Kitchen/Breakfast	5.70m x 3.50m	Dining	3.80m x 3.10m
Bedroom 1	4.16m x 4.00m	Utility	3.50m x 1.90m
Bedroom 2	4.00m x 3.00m	Bathroom	3.50m x 3.05m
Bedroom 3	3.70m x 3.00m	En-Suite	3.29m x 2.80m
Bedroom 4	3.70m x 2.90m	W.C.	1.50m x 0.80m

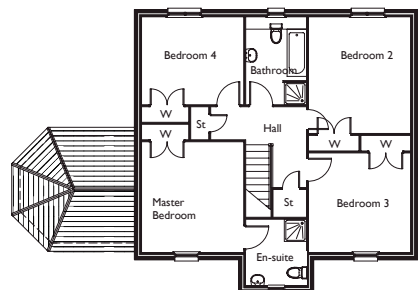
Floor Area: 184.8sqm Frontage - 11.4m Depth - 9.80m

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Abernethy



Ground Floor Plan



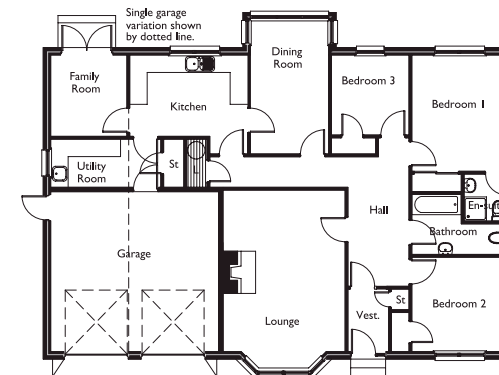
First Floor Plan

Lounge	5.16m x 3.68m	Master Bedroom	3.98m x 3.68m
Kitchen/Breakfast	5.94m x 3.23m	En-Suite	2.40m x 2.19m
Sitting Room	3.65m x 3.44m	Bedroom 2	4.20m x 3.68m
Sun Lounge	3.86m x 3.35m	Bedroom 3	3.59m x 3.68m
Study	3.68m x 3.23m	Bedroom 4	3.68m x 3.17m
Utility	2.97m x 1.65m	Bathroom	3.17m x 2.19m
Vestibule	1.10m x 1.53m	W.C.	1.65m x 1.50m

Floor Area: 182.62sqm (inc. sun lounge @ 11.62 sqm) Frontage - 14.68m Depth - 10.2m

The information and illustration above are intended as a preliminary guide only.

Lohcarron



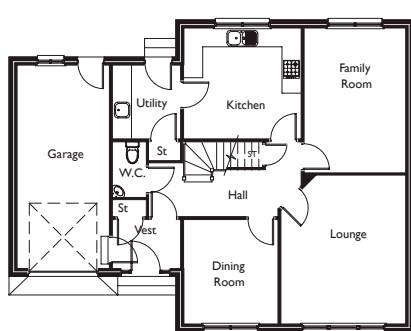
Floor Plan

Lounge	6.11m x 4.19m	Bedroom 2	3.34m x 3.24m
Kitchen	4.05m x 2.80m	Bedroom 3	2.75m x 2.65m
Dining	4.57m x 2.69m	Utility	3.78m x 1.65m
Family	2.79m x 2.62m	Bathroom	3.35m x 2.06m
Bedroom 1	3.99m x 3.34m	En-Suite	1.65m x 1.55m
		Garage	5.49m x 5.77m

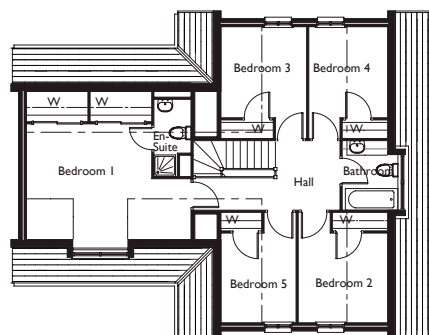
Floor Area: 163.06sqm (inc. garage @ 31.7sqm) Frontage - 16.26m Depth - 12.5m

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Leven



Ground Floor Plan



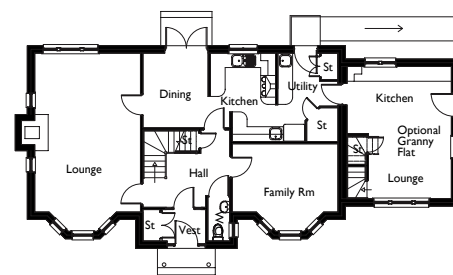
First Floor Plan

Lounge	4.82m x 4.04m	Bedroom 1	5.33m x 4.07m
Kitchen	3.59m x 3.80m	En-Suite	2.50m x 1.20m
Family	4.69m x 3.29m	Bedroom 2	2.90m x 2.90m
Dining	3.38m x 3.05m	Bedroom 3	2.90m x 2.77m
Utility	2.36m x 2.21m	Bedroom 4	2.90m x 2.56m
W.C.	1.80m x 1.10m	Bathroom	2.25m x 1.80m

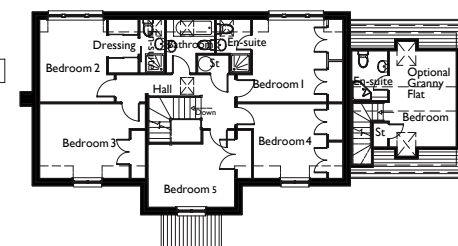
Floor Area: 195.10sqm (inc. garage @ 19.75sqm) Frontage - 13.1m Depth - 10.1m

The information and illustration above are intended as a preliminary guide only.

Ballater



Ground Floor Plan



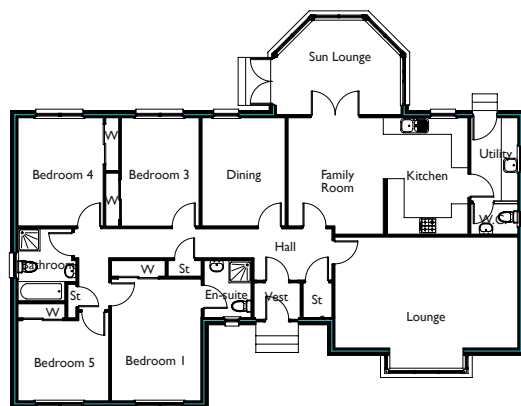
First Floor Plan

Lounge	7.34m x 4.39m	Bedroom 4	3.70m x 3.10m
Kitchen/Breakfast	3.67m x 2.70m	Bedroom 5	3.60m x 2.63m
Dining	3.10m x 2.70m	Bathroom	2.22m x 2.00m
Family	4.39m x 3.60m	Optional Granny Flat	
Utility	2.50m x 2.20m	Lounge	3.44m x 2.68m
W.C.	1.80m x 0.90m	Kitchen	4.30m x 2.76m
Bedroom 1	3.76m x 3.43m	Bedroom	4.00m x 2.78m
En-Suite	2.22m x 1.43m	En-Suite	2.07m x 1.48m
Bedroom 2	3.43m x 2.78m	W.C.	1.92m x 0.82m
E/S Dress	2.30m x 2.22m		
Bedroom 3	3.60m x 3.10m		

Floor Area: 183.99sqm (exc. optional Granny flat 39.93sqm)
Frontage - 13.2m (exc. optional Granny flat: 4.655m) Depth - 8.41m

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Rannoch



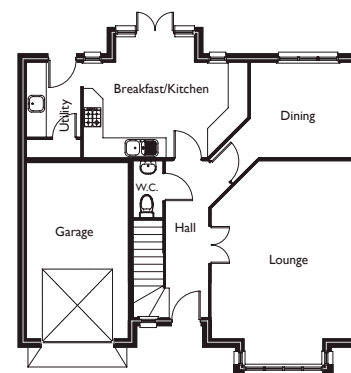
Floor Plan

Lounge	6.60m x 4.00m	Bedroom 4	3.30m x 2.89m
Kitchen/Family	6.48m x 4.19m	Bathroom	2.60m x 1.95m
Dining	3.90m x 3.00m	Utility	3.06m x 1.70m
Bedroom 1	4.39m x 3.23m	En-Suite	3.06m x 1.71m
Bedroom 2	3.90m x 3.07m	W.C.	1.70m x 1.10m
Bedroom 3	3.90m x 2.80m		

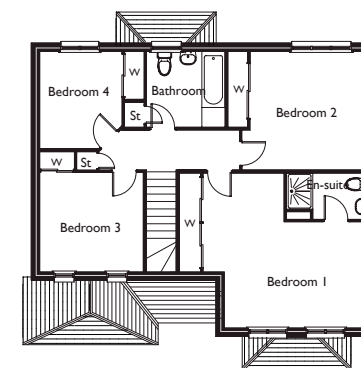
Floor Area: 172.12sqm (inc. sun lounge area @ 12.56sqm) Frontage - 18.50m Depth - 14.28m

The information and illustration above are intended as a preliminary guide only.

Killin



Ground Floor Plan



First Floor Plan

Lounge	6.17m x 4.39m	Bedroom 1	5.04m x 4.70m
Kitchen/Family	5.00m x 3.67m	Bedroom 2	3.60m x 3.60m
Dining	3.20m x 2.90m	Bedroom 3	3.02m x 3.14m
Utility	2.27m x 1.65m	Bedroom 4	2.95m x 2.50m
Garage	5.34m x 3.09m	Bathroom	2.40m x 2.30m
W.C.	1.88m x 0.90m	En-Suite	2.50m x 1.40m

Floor Area: 156.62sqm (inc. garage @ 16.50sqm) Frontage - 10.50m Depth - 10.4m

The information and illustration above are intended as a preliminary guide only.

Self build your new home, with our unique designs...

Deeside Timberframe is one of Scotland's top manufacturers and suppliers of timber frame homes for the self build market. We have a comprehensive range of timber frame home styles and designs suitable to provide all the comforts and practicalities of modern life.

Deeside Timberframe's range of beautiful home designs for self build offer all customers high functionality and comfort. Our brochure house plans and more complex bespoke house plan designs give our clients a broad range of options to choose from so that they build a home that suits their specific needs.

At Deeside Timberframe our priority is to meet and exceed customers' expectations, providing them with a high quality of service and the home of their dreams.

That is why we are the supplier of choice for timber frame self build homes in Scotland.

Our experienced team is on hand to guide you through the process of turning your dream home into a reality, from the planning stages all the way through to final construction.

Creating your dream home...

Our objective is to ensure the self build process is successful and enjoyable for our clients. We offer a variety of Timber Frame Home Design plans to suit all our customers' needs. Choose the approach that which suits you best;

Choose our popular standard house types or develop it to your exact requirement

You may love our existing designs exactly as they are or require changes to meet your precise vision, living requirements or planning requirements. We are happy to work with you and make the appropriate adaptations to our standard drawings.

Working from your own drawings & plans

Some clients may already have their own plans or drawings in place. We are happy to work with you and your chosen architect if this is the case*.

Bespoke Design Architect Service

We also provide a bespoke design & architectural service where we will explore your own ideas in conjunction with our team to develop your proposals into drawings and plans.*

The fees for our bespoke design service depend on the size and complexity of the design brief.

* A design charge may be applicable in the above cases.



Specification

Ground Floor	
Concrete Slab	By Others.
DPC	150mm Polythene DPC
Soleplate	38 x 89 / 140mm CLS
Fixings	80mm Hammer Screws @ 900mm cts
First Floor	
Floor Joists	45 x 220mm W/W pre-cut to length @ required cts
Floor Dwangs	45 x 220mm / 45 x 70mm / 38 x 50mm W/W
Locating Plate	22 x 90 / 140mm W/W
Flooring	22mm Moisture Resistant T & G Chipboard
Fixings	Collated Screws & PU adhesive
External Wall Panels	
Top & Bottom Rail	38 x 140mm CLS
Studs	38 x 140mm CLS @ 600mm cts
Headbinder	38 x 140mm CLS
Lintols	As required by design
Sheathing	9mm OSB (Factory Fitted). Skirtings
Breather Paper	Reflective Foil Membrane - (Factory Fitted)
Fire Stops	38 x 50mm W/W, supplied in long lengths
Internal Load Bearing Partitions	
Top & Bottom Rail	38 x 89mm CLS
Studs	38 x 89mm CLS @ 600mm cts.
Headbinder	38 x 89mm CLS Newels
Lintols	As required by design.
Dwangs	1no row of 38 x 89mm CLS (mid height).
Racking Partitions	
As Internal Load Bearers with 9mm OSB sheathing to one side and dwangs omitted.	
Internal Non Load Bearing Partitions	
Top & Bottom Rail	45 x 70mm W/W
Studs	45 x 70mm W/W @ 600mm cts
Dwangs	1no rows of 45 x 70mm W/W (mid height)
Roof	
Trusses	Pre-fabricated trusses at 600mm cts,
Apex Panels	As per external wall panels
Gable Ladders	Pre-fabricated c/w 20mm Barge & 9mm ply soffit
Wind Bracing	25 x 100mm W/W, supplied in long lengths
Sarking	9mm OSB. Showers
Roofing Felt	Protect Wunderlay & 5U eaves felt
Valley Boards	9 x 200mm OSB
Counter Battens	12 x 50mm W/W
Tiling Battens	25 x 50mm W/W
Fascia	20 x 195mm Redwood c/w 10mm over fascia vents
Soffit	9mm WBP Ply
Fixings	All clips, shoes & straps as required by design
Misc Items	
Cylinder Stool	Included to DTL standard detail
Loft Hatch	1no pre-fabricated insulated hatch (562 x 726mm)
Meter Board	1no included to DTL standard detail
Windows - (Averaged U Value 1.4W/m2K)	
High Performance Redwood Fully Reversible, Low E double glazed argon filled units c/w trickle vents, chrome handles, pre-fitted fire stops to jambs & base coat preservative finish.	
External Doors - (Averaged U Value 1.4W/m2K)	
Front	Nordan "Balmoral" door c/w 3 point locking, letter plate & factory finish
Rear	Nordan "Trafalgar" door c/w 3 point locking, Cotswold glass & factory finish
French/ Patio	Redwood, base coat preservative, double glazed c/w chrome handles

Internal Doorsets

White primed, 2 panel door pre-hung in redwood doorframe c/w stops to match finishing's, with all associated locks & latches.

Feature Doorsets - (to Vestibule)

White primed, pre-glazed 6 pane door pre-hung in redwood door-frame c/w stops to match finishing's, with all associated locks & latches.

Finishing's

Skirtings	14 x 95mm ogee profile MDF
Facings	14 x 70mm ogee profile MDF
Window Cills	20 x 195mm MDF
Aprons	19 x 45mm MDF

Stairs

Stringers & Hand Rail	Red Pine
Newels	82mm "Colonial" Turned Red Pine
Spindles	41mm "Colonial" Turned Red Pine
Treads & Risers	25mm MDF/ 9mm ply

Shelving

Wardrobes	1no MDF shelve c/w pine lip & haffit
Cupboards	3no MDF shelves c/w pine lip
Cloaks	1no MDF shelve c/w pine lip
Linen	2no shelves from dressed W/W slats

Ironmongery

Handles	"Falcon" chrome Levers on round rose.
Cupboards	Chrome 'D' Handles.
Rails	Chrome Rail to each wardrobe & associated fixings.

Plasterboard

External walls	12.5mm TE Plain on 38 x 45 W/W Service Battens on Reflective VCL.
Internal Walls	15mm TE Plain.
Showers	15mm TE Moisture Resistant
Ceilings	12.5mm TE Plain.
Ceiling (to intermediate floors)	2no layers of 15mm TE Plain.
Garage Separating Walls	15mm TE Fireline.
Coombes	12.5mm TE Plain on 38 x 45 W/W Service Battens on Reflective VCL.
Hanging Posts	12.5mm TE Plain on 38 x 45 W/W Service Battens on Reflective VCL.

Insulation

Ground Floor	By Others
External Walls	140mm Glass Mineral Wool Roll 35 - (0.035 W/mK)
Bed & Bathroom Partitions	25mm Acoustic Partition Roll - (min 10kg/m³)
First Floor	100mm Acoustic Roll - (min 10kg/m³)
Loft	280mm Glass Mineral Wool Roll 40 (2 x 140mm) - (0.040W/mK)
Coombes	170mm PIR Board - (0.023W/mK)
Hanging Posts	140mm Glass Mineral Wool Roll 35 - (0.035 W/mK)
Garage Separating Ceiling	230mm Glass Mineral Wool Roll 35 - (0.035W/mK)
Garage Separating Walls	140mm Glass Mineral Wool Roll 35 - (0.035 W/mK)

Structural Timber

All structural timbers are stress graded and comply with all British Standards and the regulations of the National House Building Council.

Structural Ironmongery

Stainless Steel Wall ties, truss clips, anchor straps, nails, brads & screws.

Note: Deeside Timberframe Limited reserve the right to alter and amend this specification at any time as they Stainless Steel Wall ties, truss clips, anchor straps, nails, brads & screws.**Note:** All prices contained within our brochure exclude sun lounges, and glazing bars to windows, which can be added should they be desired.
Note: Deeside Timberframe Ltd can provide architectural planning & warrant drawings for our brochure houses, which may incur an additional cost.
Note: All prices contained within our brochure exclude delivery, costs will be advised once there is a confirmed site provided.
Note: The designs in this brochure may require to be modified to meet the current Building Regulations.