

## The Esk Summer House (Traditional)



As you can see, here at Forestmuir Timber, we manufacture this summer house **IN FOUR DIFFERENT STYLES.**

This is one of our most popular summer houses.

Although you can do a lot with this one style, we can make it as big as you want like and we try to customise it to fit your needs. You can also add a veranda. You can have the choice of small or large windows (all windows are safety glass). We even painted one pink for a customer.



What would your colour be?

Below are a few sizes and prices, just to give you an idea.  
 These prices are for 12mm cladding only.

8ft x 6ft	£1,400.00	10ft x 6ft	£1,660.00
8ft x 8ft	£1,600.00	10ft x 8ft	£1,825.00
8ft x 9ft	£1,630.00	12ft x 8ft	£1,950.00

Extras:

15mm and 19mm cladding is optional – Ask office for quote

3ft Veranda - £190.00

Spindles - £10.00

### **Lomond Summer House**

Prices include VAT:

- 8ft x 6ft (12mm T&G) – Delivered & assembled: £1,645.00*
- 8ft x 6ft (15mm T&G) - Delivered & assembled: £1,934.00*
- 8ft x 8ft (12mm T&G) – Delivered & assembled) - £1,860.00*
- 8ft x 8ft (15mm T&G) – Delivered & assembled - £2,192.00*



This summer house is made from 42\*30mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

Your building is delivered and assembled in your garden protected in a wax treatment colour to ensure a long life.

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### **Premium Lomond Summer House**

Prices include VAT:

- 12mm T&G – Delivered & assembled: £1,860.00*
- 15mm T&G – Delivered & assembled: £2,192.00*

10ft x 6ft

This summer house is made from 42\*30mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Laura Summer House**

Prices include VAT:

- 15mm T&G – Delivered & assembled: £2,295.00*
- 19mm T&G – Delivered & assembled: £2,500.00*

10ft x 8ft Summerhouse + 2ft roof and floor overhang

This summer house is made from 64 x 38mm dressed framing with 15mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in red mineral felt using felt nails to secure.

Your building is delivered and assembled in your garden protected in a wax treatment colour to ensure a long life.



**Isla Summer House****Prices include VAT:**

- 13ft x 8ft (15mm T&G) – Delivered & assembled: £2,100.00*  
*13ft x 8ft (19mm T&G) – Delivered & assembled: £2,250.00*  
*13ft x 10ft (15mm T&G) – Delivered & assembled: £2,440.00*  
*13ft x 10ft (19mm T&G) – Delivered & assembled: £2,552.00*



This building is perfect for use as a garden office or as a summerhouse made from 64 x 38mm dressed framing with 15mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

Your building is delivered and assembled in your garden protected in a wax treatment colour to ensure a long life.

**Forest Prosen (Corner Summerhouse)****Prices include VAT:**

- 12mm T&G – Delivered & assembled: £1,850.00*  
*15mm T&G – Delivered & assembled: £1,950.00*  
*19mm T&G – Delivered & assembled: £2,050.00*



8ft x 8ft

This summer house is made from 40 x 70mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

Your building is delivered and assembled in your garden protected in a wax treatment colour to ensure a long life.

**Iona Summer House (Pyramid Roof)****Prices include VAT:**

- 15mm T&G – Delivered & assembled: £2,040.00*  
*19mm T&G – Delivered & assembled: £2,185.00*



10ft x 8ft

This summer house is made from 64 x 38mm dressed framing with 15mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Iona Summer House (Apex Roof)**

Prices include VAT:

*15mm T&G – Delivered & assembled: £1,880.00*

*19mm T&G – Delivered & assembled: £1,972.00*

10ft x 8ft

This summer house is made from 64 x 38mm dressed framing with 15mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Eden Summer House**

Prices include VAT:

*12mm T&G – Delivered & assembled: £1,735.00*

*15mm T&G – Delivered & assembled: £2,062.00*

*19mm T&G – Delivered & assembled: £2,268.00*

10ft x 8ft (including 2ft veranda)

This summer house is made from 64 x 38mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Sophie Summer House**

Prices include VAT:

*12mm T&G – Delivered & assembled: £1,830.00*

*15mm T&G – Delivered & assembled: £2,176.00*

*19mm T&G – Delivered & assembled: £2,392.00*

10ft x 8ft (including 2ft veranda)

This summer house is made from 64 x 38mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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**Reann Summer House**

Prices include VAT:

*12mm T&G – Delivered & assembled: £1,585.00*

*15mm T&G – Delivered & assembled: £1,685.00*

This summer house is made from 62 x 38mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

Your building is delivered and assembled in your garden protected in a wax treatment colour to ensure a long life.

**Granton Summer House**

Prices include VAT:

*12mm T&G – Delivered & assembled: £1,040.00*

*15mm T&G – Delivered & assembled: £1,144.00*

7ft x 5ft

This summer house is made from 42 x 30mm CLS framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

Your building is delivered and assembled in your garden protected in a wax treatment colour to ensure a long life.

**Corner Summer House**

Prices include VAT:

*12mm T&G – Delivered & assembled: £1,580.00*

8ft x 8ft

This summer house is made from 70x45mm CLS framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Gazebo**

Prices include VAT:

*8ft - Delivered & assembled: £1,620.00*

*10ft – Delivered & assembled: £2,035.00*

This summer house is made from 70x45mm CLS framing with 19mm loplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Flat Back Gazebo**

Prices include VAT:

*8ft x 6ft - Delivered & assembled: £1,495.00*

*8ft x 8ft – Delivered & assembled: £1,620.00*

This summer house is made from 70x45mm CLS framing with 19mm loplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **The Bay**

Prices include VAT:

*12mm T&G - Delivered & assembled: £2,250.00*

*15mm T&G – Delivered & assembled: £2,475.00.00*

10ft x 10ft (including 2ft overhang)

This summer house is made from 64 x 38mm dressed framing with 12mm shiplap exterior as standard. The roof and floor is constructed with tongue & grooved boards at 19mm. This is then covered in a heavy duty in green mineral felt using felt nails to secure.

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### **Veronica 6.7 (2 windows)**

**Prices include VAT:**

Delivered & assembled: £2,715.00

Delivered, shingles & assembled: £3,162.00

Size: 289cm	Ready-made wall elements (pavilions)
Wall Thickness: 28mm	Pressure-treated foundation joists
Area: 6.7m <sup>2</sup>	Roof & floor boards with tongue & groove
Wall Height: 215cm	Ready-made roof elements
Total Height: 310cm	Laminated Door Frame
Volume: 16.4m <sup>3</sup>	Real Glass
	Cylinder Lock

Please Note: This product comes finished in natural wood finish.



### **Veronica 6.7 (4 windows)**

**Prices include VAT:**

Delivered & assembled: £2,980.00

Delivered, shingles & assembled: £3,427.00

Size: 289cm	Ready-made wall elements (pavilions)
Wall thickness: 28mm	Pressure-treated foundation joists
Area: 6,7m <sup>2</sup>	Roof & floor boards with tongue & groove
Wall Height: 215cm	Ready-made roof elements
Total Height: 310cm	Laminated Door Frame
Volume: 16.4m <sup>3</sup>	Real Glass
	Cylinder Lock

Please Note: This product comes finished in natural wood finish



### **Veronica 9.2 (4 windows)**

**Prices include VAT:**

Delivered & assembled: £3,726.00

Delivered, shingles & assembled: £4,267.00

Size: 337cm	Ready-made wall elements (pavilions)
Wall thickness: 34mm	Pressure-treated foundation joists
Area: 9.2m <sup>2</sup>	Roof & floor boards with tongue & groove
Wall Height: 222cm	Ready-made roof elements
Total Height: 326cm	Strong Posts from laminated wood
Volume: 23.4m <sup>3</sup>	Laminated Door Frame
	Real Glass
	Cylinder Lock

Please Note: This product comes finished in natural wood finish



**Veronica 9.2 (7 windows)**

Prices include VAT:

Delivered & assembled: £4,159.00

Delivered, shingles & assembled: £4,700.00

Size: 337cm	Ready-made wall elements (pavilions)
Wall thickness: 34mm	Pressure-treated foundation joists
Area: 9.2m <sup>2</sup>	Roof & floor boards with tongue & groove
Wall Height: 222cm	Ready-made roof elements
Total Height: 326cm	Strong Posts from laminated wood
Volume: 23.4m <sup>3</sup>	Laminated Door Frame
	Real Glass
	Cylinder Lock

Please Note: This product comes in a finished in natural wood finish



**Hanna 7.6**

Prices include VAT:

Delivered & assembled: £3,090.00

Delivered, shingles & assembled: £3,585.00

Diameter: 303cm	Pressure-treated foundation joists
Wall thickness: 34mm	Roof & floor boards with tongue & groove
Area: 7.6m <sup>2</sup>	Ready-made roof elements
Wall Height: 227cm	Laminated Door Frame
Total Height: 336cm	Real Glass
Volume: 19.6m <sup>3</sup>	Cylinder Lock
	Wind Braces

Please Note: This product comes in a natural wood finish



**Hanna 14.1**

Prices include VAT:

Delivered & assembled: £5,092.00

Delivered, shingles & assembled: £5,893.00

Diameter: 421cm	Pressure-treated foundation joists
Wall thickness: 44mm	Roof & floor boards with tongue & groove
Area: 14.1m <sup>2</sup>	Ready-made roof elements
Wall Height: 222cm	Laminated Door Frame
Total Height: 371cm	Real Double Glass
Volume: 38.3m <sup>3</sup>	Cylinder Lock
	Wind Braces
	Low door sill, covered with stainless steel
	Rubber seals and silicone (door/window)

Please Note: This product comes in a natural wood finish



### **Hanna 20.3**

Prices include VAT:

Delivered & assembled: £6,332.00

Delivered, shingles & assembled: £7,321.00



Size: 421cm x 571cm	Pressure-treated foundation joists
Wall thickness: 44mm	Roof & floor boards with tongue & groove
Area: 20.3m <sup>2</sup>	Ready-made roof elements
Wall Height: 222cm	Laminated Door Frame
Total Height: 371cm	Rubber seals and silicone (door/window)
Volume: 53.5m <sup>3</sup>	Cylinder Lock
	Wind Braces
	Low door sill, covered with stainless steel

Please Note: This product comes in a natural wood finish

### **Eva 8.7 (GRILL HUT)**

Prices include VAT:

Delivered & assembled: £3,958.00

Delivered, shingles & assembled: £4,499.00

Delivered, chimney & assembled: £5,566.00

Delivered, chimney, shingles & assembled: £6,107.00



Size: 326cm	Pressure-treated foundation joists
Wall thickness: 44mm	Roof & floor boards with tongue & groove
Area: 8.7m <sup>2</sup>	Ready-made roof elements
Wall Height: 137cm	Laminated Door Frame
Total Height: 314cm	Rubber seals and silicone (door/window)
Volume: 19.0m <sup>3</sup>	Cylinder Lock
	Real double glass
	Grill optional extra

Please Note: This product comes in a natural wood finish

### **Eva 11.4 (GRILL HUT)**

Prices include VAT:

Delivered & assembled: £4,812.00

Delivered, shingles & assembled: £5,614.00

Delivered, chimney & assembled: £6,429.00

Delivered, chimney, shingles & assembled: £7,222.00



Size: 379cm	Pressure-treated foundation joists
Wall thickness: 44mm	Roof & floor boards with tongue & groove
Area: 11.4m <sup>2</sup>	Ready-made roof elements
Wall Height: 137cm	Laminated Door Frame
Total Height: 346cm	Rubber seals and silicone (door/window)
Volume: 26.0m <sup>3</sup>	Cylinder Lock
	Strong posts from laminated wood
	Real double glass
	Grill optional extra

Please Note: This product comes in a natural wood finish



**Melanie 6.6**

Prices include VAT:

Delivered & assembled: £3,335.00

Delivered, shingles & assembled: £3,736.00

Size: 300 x 300cm	Pressure-treated foundation joists
Wall thickness: 44mm	Roof & floor boards with tongue & groove
Area: 6.6m <sup>2</sup>	Logs with chalet-cut (better protection against wind and rain)
Wall Height: 222cm	Laminated Door Frame
Total Height: 302cm	Low door sill, covered with stainless steel
Volume: 8.4m <sup>3</sup>	Cylinder Lock
	Wind Braces

Please Note: This product comes in a natural wood finish

**Melanie 6.8**

Prices include VAT:

Delivered & assembled: £2,578.00

Delivered, shingles & assembled: £2,979.00



Size: 300 x 300cm	Pressure-treated foundation joists
Wall thickness: 28mm	Roof & floor boards with tongue & groove
Area: 6.8m <sup>2</sup>	Logs with chalet-cut (better protection against wind and rain)
Wall Height: 217cm	Laminated Door Frame
Total Height: 285cm	Low door sill, covered with stainless steel
Volume: 16.3m <sup>3</sup>	Cylinder Lock
	Wind Braces

Please Note: This product comes in a natural wood finish

**Melanie 9.6**

Prices include VAT:

Delivered & assembled: £4,381.00

Delivered, shingles & assembled: £4,876.00



Size: 350 x 350cm	Pressure-treated foundation joists
Wall thickness: 44mm	Roof & floor boards with tongue & groove
Area: 9.6m <sup>2</sup>	Logs with chalet-cut (better protection against wind and rain)
Wall Height: 233cm	Laminated Door Frame
Total Height: 325cm	Low door sill, covered with stainless steel
Volume: 25.0m <sup>3</sup>	Cylinder Lock
	Wind Braces
	Rubber seals and silicone (door/window)

Please Note: This product comes in a natural wood finish

**Melanie 10.7**

**Prices include VAT:**

**Delivered & assembled: £4,818.00**

**Delivered, shingles & assembled: £5,313.00**



Size: 540 x 300cm	Pressure-treated foundation joists
Wall thickness: 28mm	Roof & floor boards with tongue & groove
Area: 10.7m <sup>2</sup>	Logs with chalet-cut (better protection against wind and rain)
Wall Height: 217cm	Laminated Door Frame
Total Height: 285cm	Low door sill, covered with stainless steel
Volume: 17.7+9.9m <sup>3</sup>	Cylinder Lock
	Wind Braces
	Real Glass

Please Note: This product comes in a natural wood finish

**Melanie 6.8+8.3**

**Prices include VAT:**

**Delivered & assembled: £3,876.00**

**Delivered, shingles & assembled: £4,644.00**



Size: 577 x 300cm	Low door sill, covered with stainless steel
Wall thickness: 28mm	Roof & floor boards with tongue & groove
Area: 6.8m <sup>2</sup>	Logs with chalet-cut (better protection against wind and rain)
Wall Height: 228cm	Laminated Door Frame
Total Height: 300cm	Wind Braces
Volume: 20.8+24.7m <sup>3</sup>	Cylinder Lock

Please Note: This product comes in a natural wood finish



Forestmuir Timber Products, Forestmuir Sawmill, By Forfar, DD8 3TP  
Tel: 01307 460831 Visit: [www.forestmuir.com](http://www.forestmuir.com) E-mail: [sales@forestmuir.co.uk](mailto:sales@forestmuir.co.uk)

## **Good to Know**

All of our prices include VAT, delivery and assembly within 20 miles from Forestmuir Sawmill. There is a charge of £1 per mile after 20 miles.

Every building is treated with one coat of water-base treatment prior to leaving our workshop, apart from our Palmako Corner Summer Houses. They come untreated. This is the base coat and after the building is assembled, it will need a coat of paint which is applied by you, the customer. You have approximately 3-6 months to do this. Thereafter, you should treat your building within the guidelines provided by the stain you provide. (Roughly every 3-5 years). We recommend a wood stain that is good quality, water resistant treatment. We recommend Protek or Timbashield.

Our ironmongery is galvanised.

## **For The Summer Houses**

It is important that a clear and levelled site is provided. We allow our team 15 minutes preparation time. The time spent unexpectedly having to level a customers' site means deliveries are delayed and a levelling charge will be applied. Unfortunately, this can only be priced on the job. This is priced by the erectors at the time of installation. This has had to be introduced as some sites we have erected on have needed excessive levelling. Please keep in mind, the majority of installations are not charged for, only really bad conditions.



Forestmuir Timber Products, Forestmuir Sawmill, By Forfar, DD8 3TP

Tel: 01307 460831 Visit: [www.forestmuir.com](http://www.forestmuir.com) E-mail: [sales@forestmuir.co.uk](mailto:sales@forestmuir.co.uk)

#### TERMS AND CONDITIONS

The terms and conditions are applicable to the supply of products made by the seller, hereafter referred to as Forestmuir Timber Products, to the buyer. The seller means Forestmuir Timber Products, Forestmuir Sawmill, Forestmuir, Near Forfar, DD8 3TP and the company's website, [www.forestmuir.com](http://www.forestmuir.com). The buyer shall mean the person(s), firm or company seeking to purchase the goods from the seller.

#### LEVELLING AND ACCESS

Prior to delivery, you must ensure that your site is level and clear. Please note that a slabbed area is the preferred site for summerhouses.

Access to the base must be clear and unobstructed prior to our arrival. Prices on our list allow for carrying of panels up to a maximum of 30 yards, due to the size of the panels and to comply with Health and Safety legislation.

It's not always convenient and is not good practice to carry buildings through garages, over walls, or over next door's gardens! If access is not clear or the site not level, we shall leave the building for you to assemble yourself.

If you require us to return and erect the building for you, an extra charge will be levied at a rate of £15.00 per £15.00 minutes of labour and £50.00 for extra vehicle costs.

If you have a problem with your site, or have any doubts about levelling, please let us know well in advance.

#### SITE FOR DELIVERY

Please ensure that there is someone available to show us where you would like your shed positioned.

If no-one can be available, please provide us with a site plan prior to the delivery date. If we do not receive a site plan and your site is not absolutely evident, we shall leave the building for you to assemble yourself.

If we need to return to assemble the building for you, an extra charge will be levied at a minimum of £50.00 to cover vehicle costs.

#### PAYMENT

Full payment must be received by the seller 1 week prior to delivery; however a 10% deposit is required on all building priced under £2000.00 and 20% for £3000.00 and above. Bespoke units are 50% deposit. If you prefer to pay by credit card, please arrange this through the sales office. We accept MasterCard, Visa and Maestro. We do not accept American Express. Cheques should be made payable to Forestmuir Sawmill. All prices are quoted in Pounds Sterling and inclusive of VAT at the prevailing rate. Any order that remains unpaid 7 days before the scheduled delivery will be cancelled and the slot reallocated.

#### TITLE & RISK

The property of the Goods shall not pass to the buyer until the buyer has paid to the seller the whole price thereof, and any monies whatsoever owing by the buyer to the seller. The buyer agrees that prior to the payment of the whole price of the goods, the seller may at any time enter upon the buyer's premises or premises under the buyer's control or to which the buyer has right of access, for the purpose of inspection, repossession and removal of goods therefrom, and that prior to such payment the buyer shall keep the goods in good and substantial repair and condition and separate and identifiable for the aforementioned purposes. Nothing herein shall constitute the buyer the agent of the seller of the purposes of sub-sale. Notwithstanding the preceding provisions of his clause, the seller may at his sole discretion, and at any time by notice in writing to the buyer, transfer the property in the goods to him.

**DELIVERY DATES** Any delivery date shall be considered as indicative only, although it is our policy to endeavour to fulfil all orders within 30 days. Forestmuir Timber Products cannot be held responsible for delays in delivery caused by any other third party. **ACCEPTANCE** a) unless otherwise specified, all items should be signed for on delivery or uplift b) the buyer shall inspect the goods within 24 hours of receipt and after that time shall be deemed to have accepted the goods.

#### CANCELLATIONS

Cancellations are only accepted if made in writing. Cancellations should be made no later than 10 days before the estimated date of delivery. If cancellation is not made within this period, then the order will be considered valid and the customer will remain liable for the full payment. **CANCELLATIONS CANNOT BE MADE BY E-MAIL.**

#### PLANNING LAWS

Please note that certain buildings may be subject to planning permission or building control. It is entirely the responsibility of the customer to look into the planning regulations relevant to his area and to complete the necessary paperwork, if required to do so. Forestmuir Timber Products will take no responsibility for the erection of buildings where the correct permissions have not been sought and which may later be subject to a removal order by the relevant planning department. **LAW** These terms and conditions are governed and shall be interpreted in accordance with the Law of Scotland.

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#### LEVELLING AND ACCESS

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It's not always convenient and is not good practice to carry buildings through garages, over walls, or over next door's gardens! If access is not clear or the site not level, we shall leave the building for you to assemble yourself.

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#### SITE FOR DELIVERY

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#### PAYMENT

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If you have any queries about any of the above, please do not hesitate to phone us on 01307 460831

#### FINALLY

We reserve the right to decline an order and to alter the designs and/or specifications without prior notice. Such changes would be made in order to update and improve existing designs. The designs of the buildings and of any publications are copyright Forestmuir Timber Products.

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