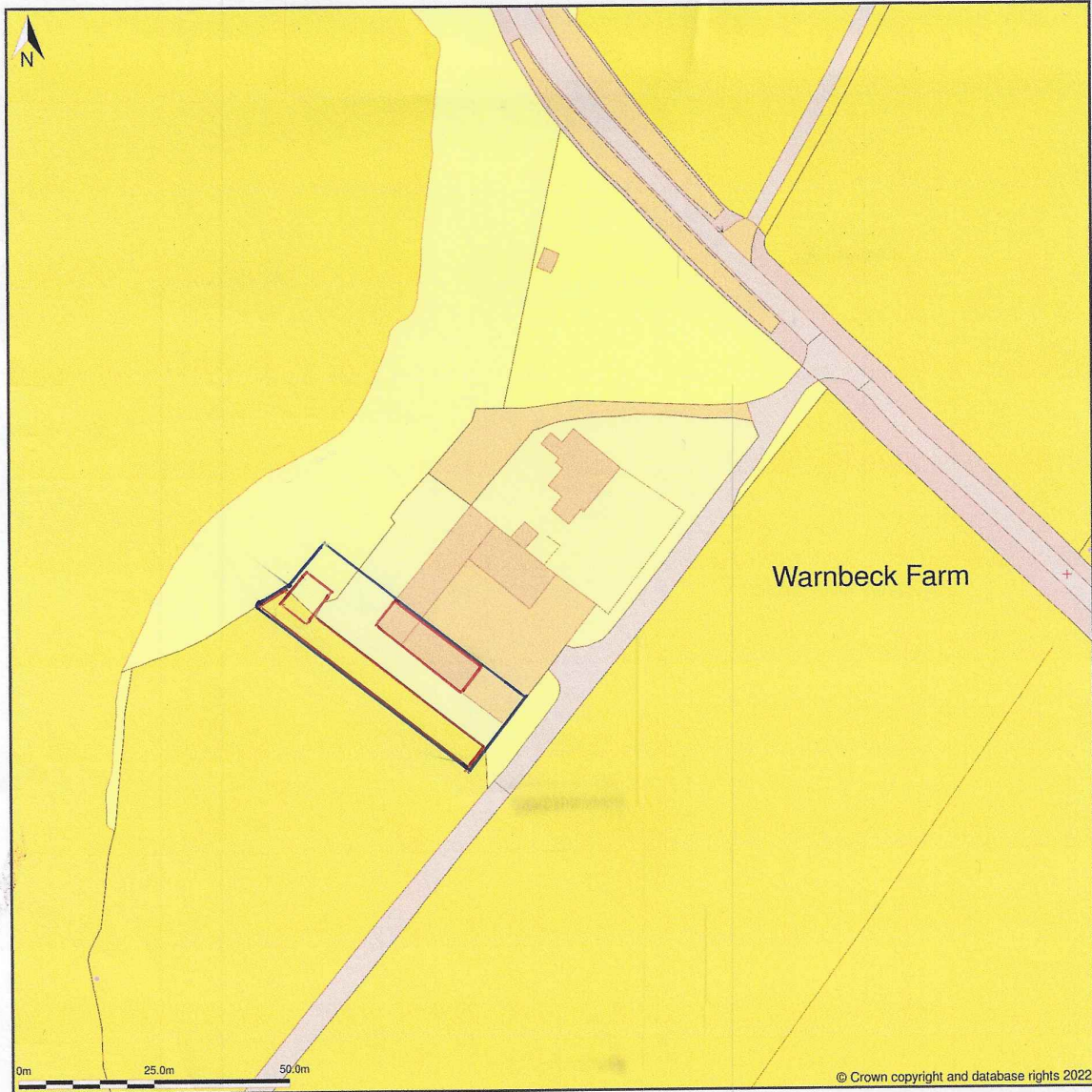


Warnbeck Farm, Dunsley Lane, Dunsley, Whitby, North Yorkshire, YO21 3TP



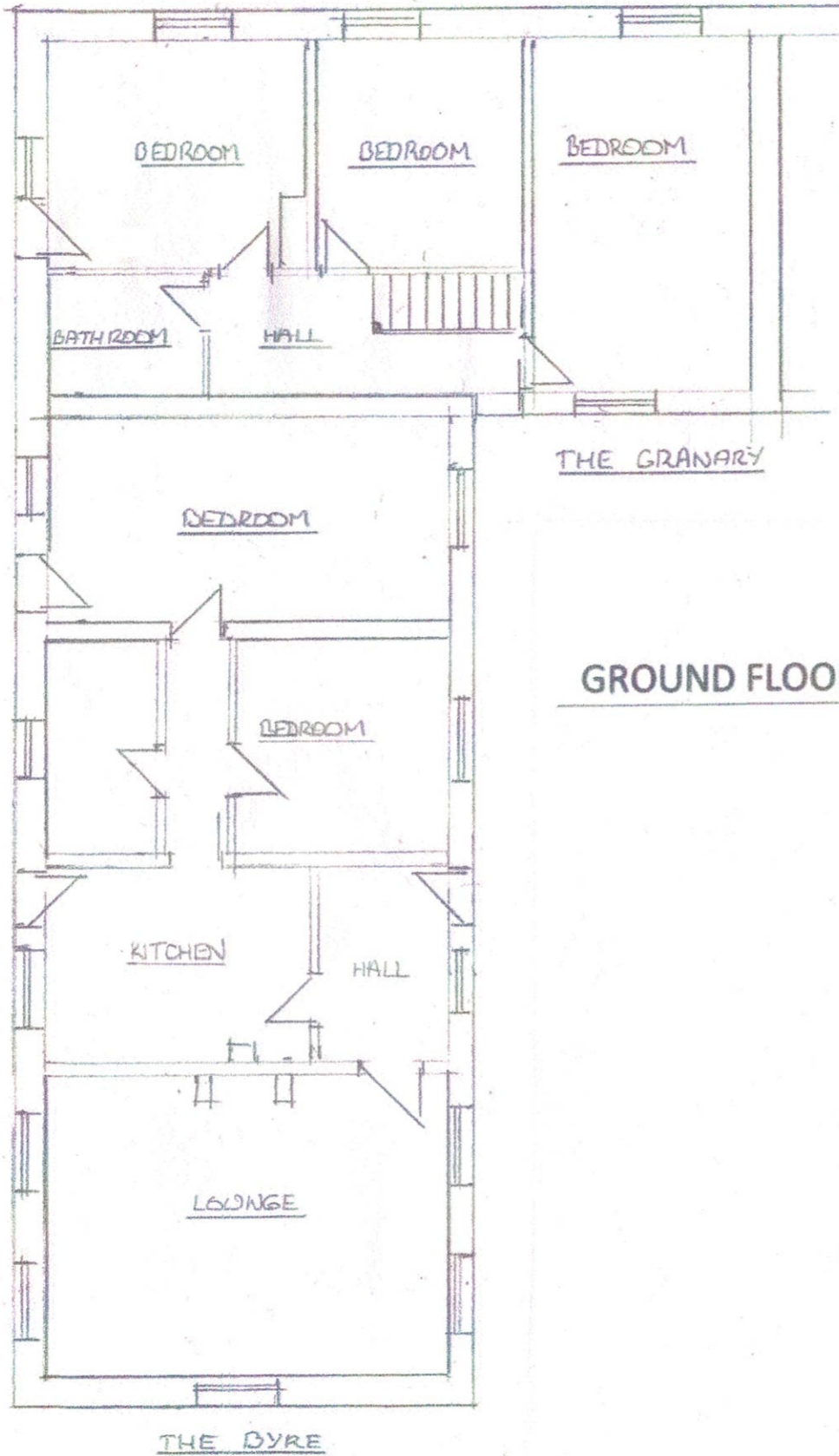
Site Plan shows area bounded by: 485649.61, 510342.19 485849.61, 510542.19 (at a scale of 1:1250), OSGridRef: NZ85741044. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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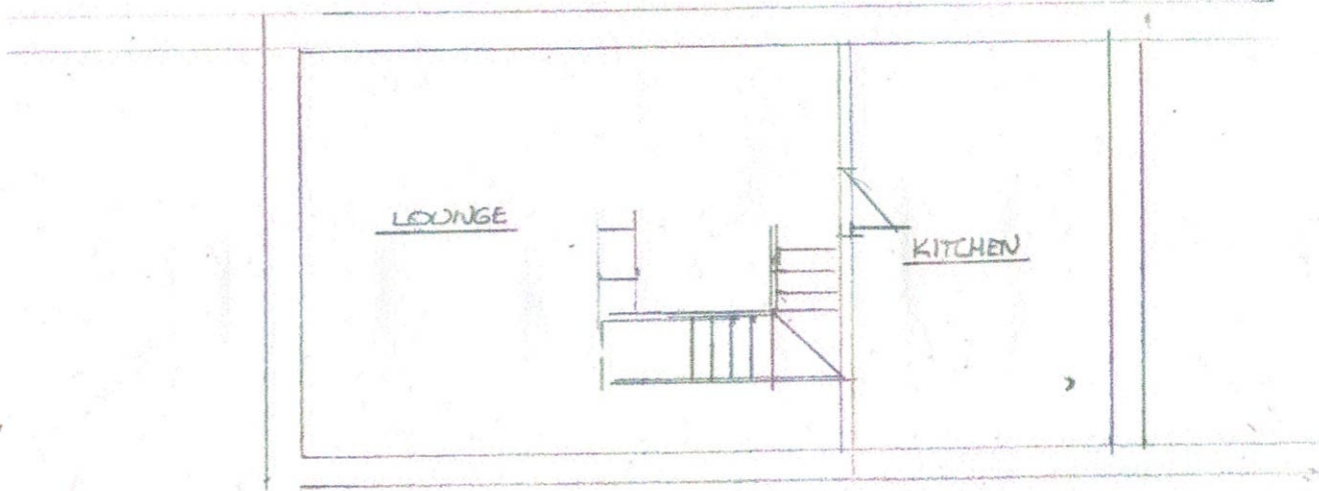
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NYMNP
15/02/2023

EXISTING

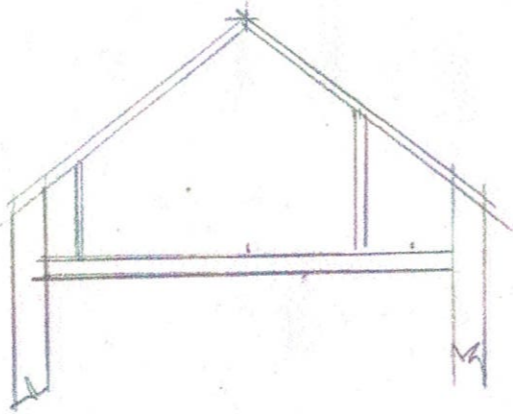


GROUND FLOOR



FIRST FLOOR

NYMNP
15/02/2023



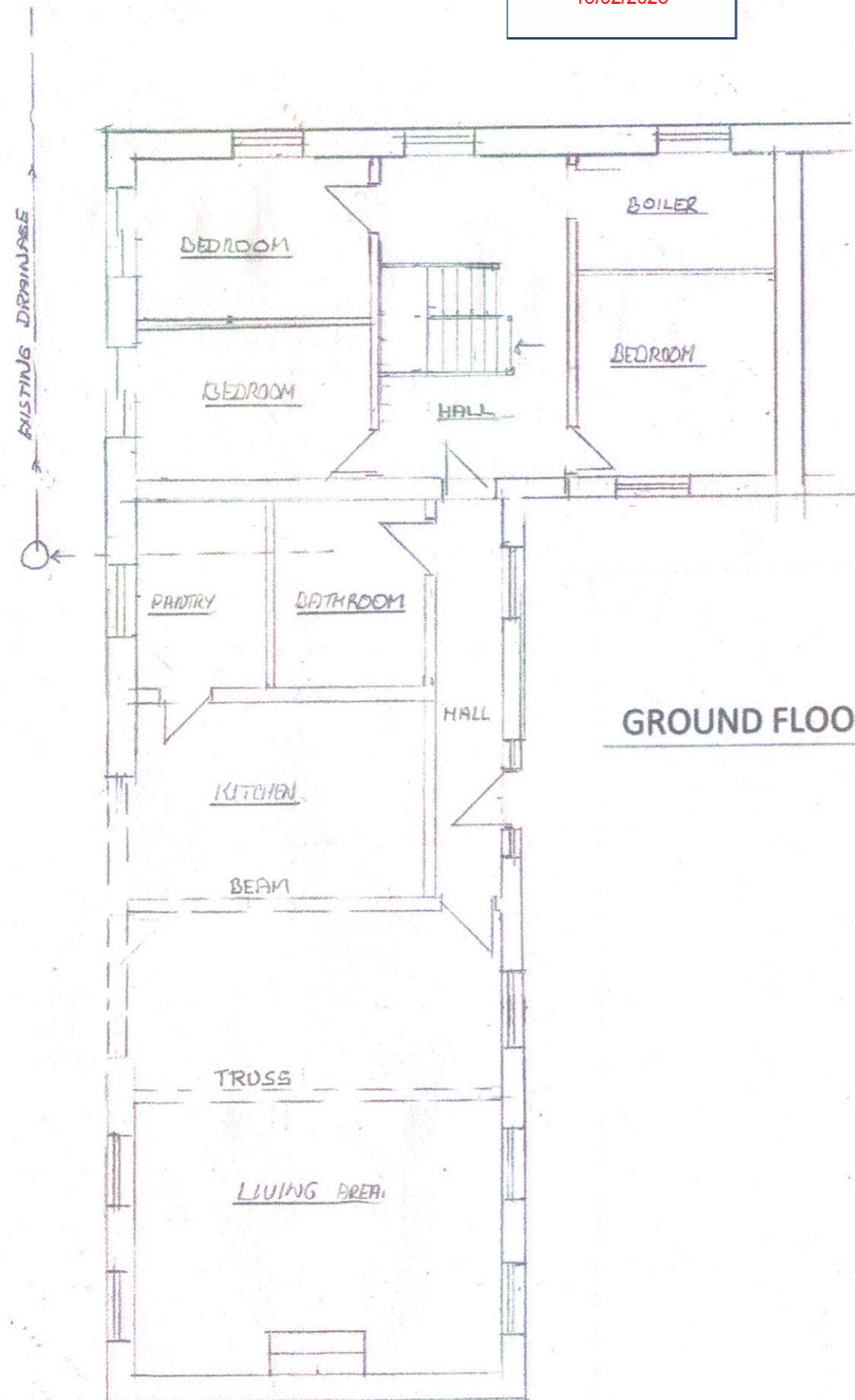
SECTION THROUGH

TITLE : PROPOSED AMALGAMATION OF THE GRANARY & THE BYRE INTO ONE DWELLING
SITE : WARNBECK FARM, DUNSLEY LANE, DUNSLEY, WHITBY N.YORKS YO21 3TP
CLIENT:MR & MRS L ARMSTRONG
DATE : NOV 2022 REF : ERM/LA/001
SCALE: 1:100 &@ A3

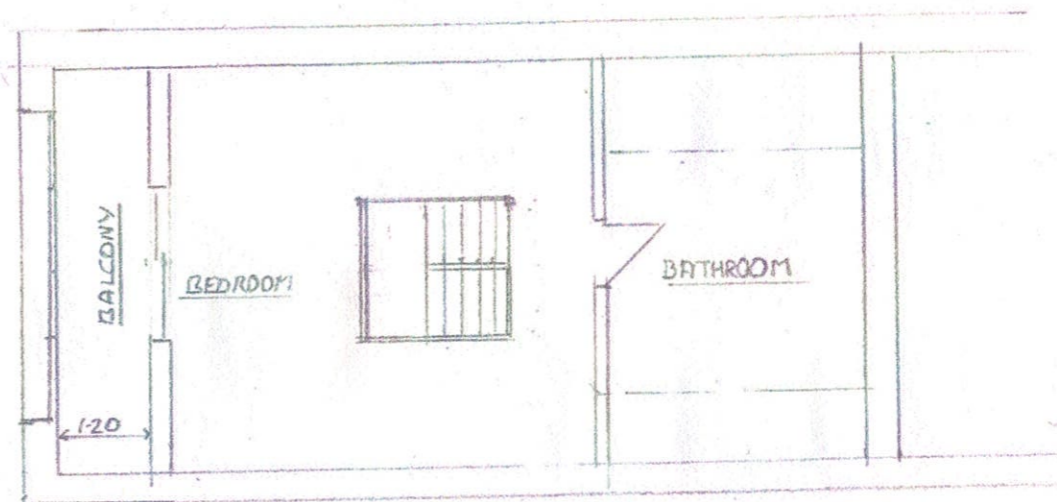
NYMNP

15/02/2023

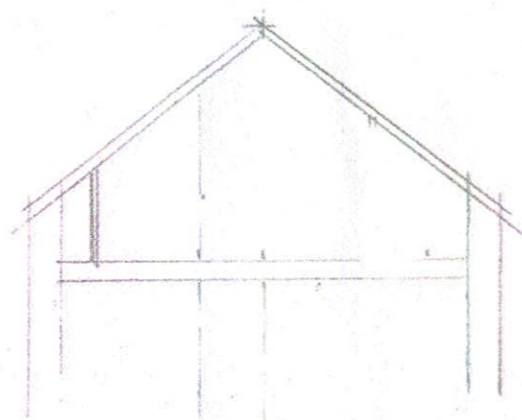
PROPOSED



GROUND FLOOR



FIRST FLOOR



SECTION THROUGH

NYMNP

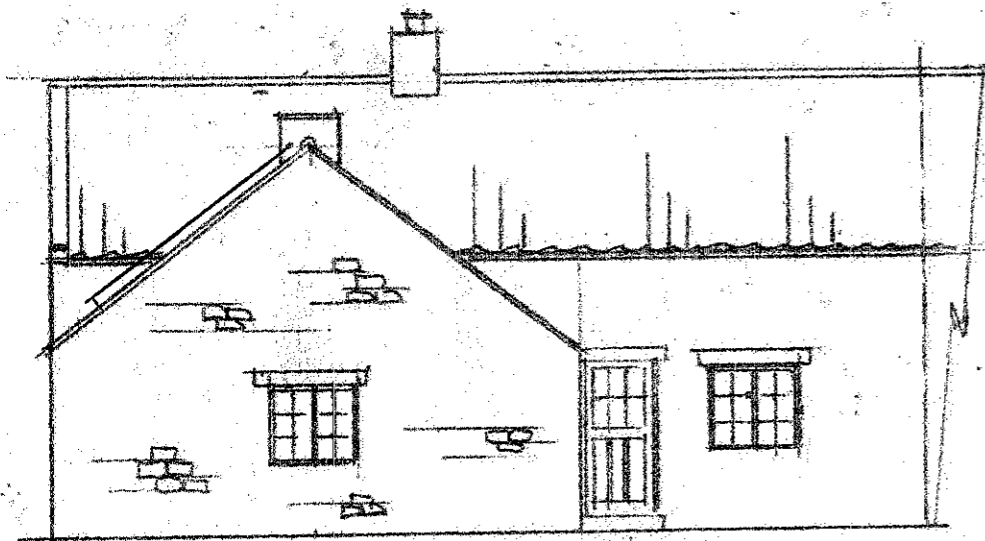
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SITE : WARNBECK FARM, DUNSLEY LANE,
DUNSLEY, WHITBY N.YORKS YO21 3TP
CLIENT:MR & MRS L ARMSTRONG
DATE : NOV 2022 REF : ERM/LA/001
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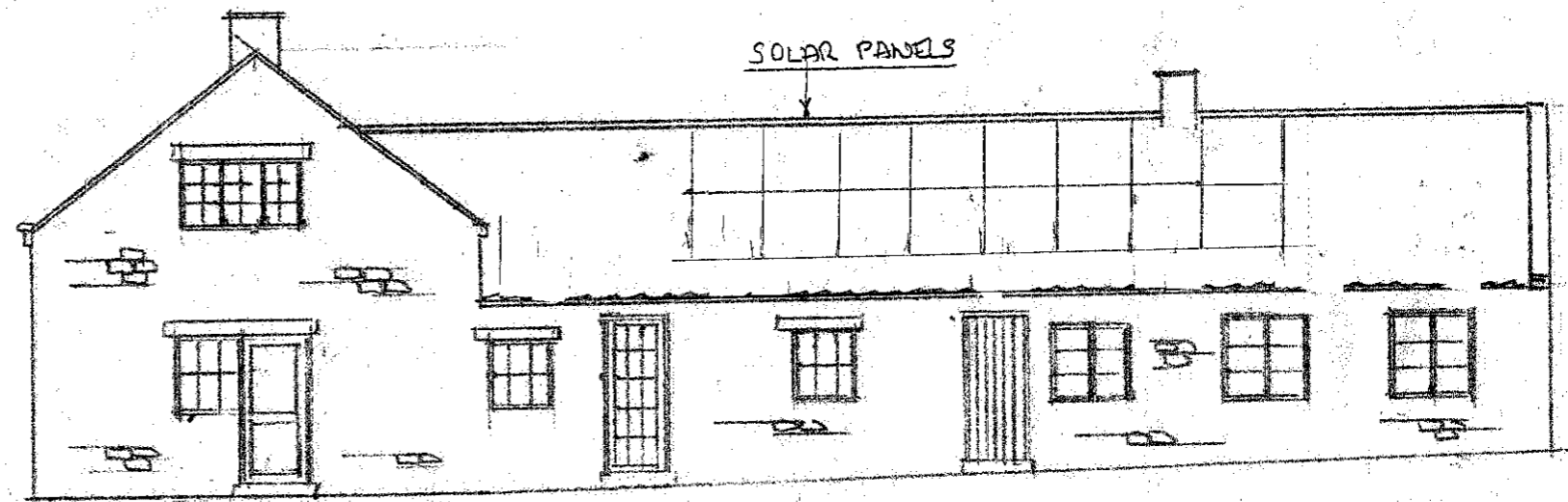
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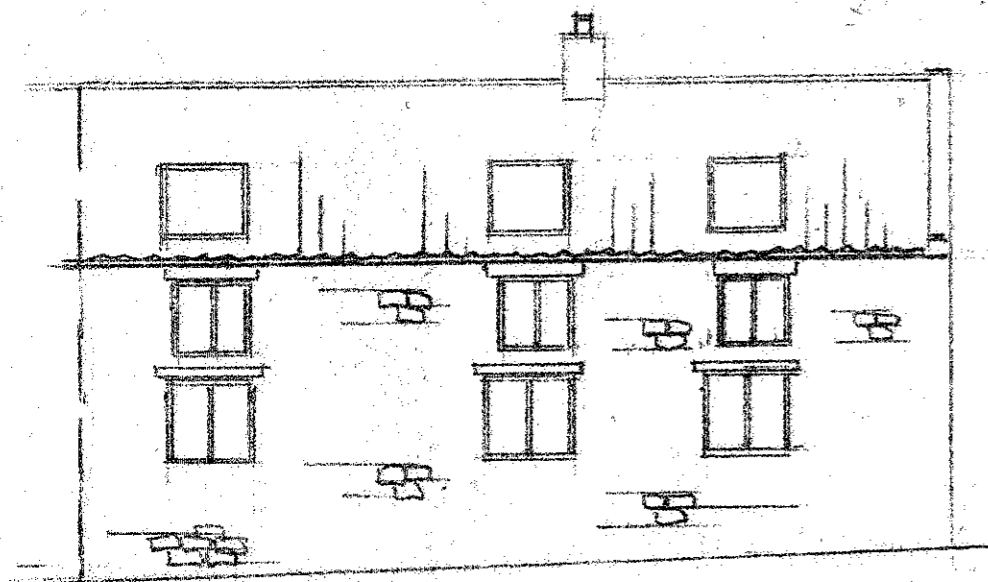
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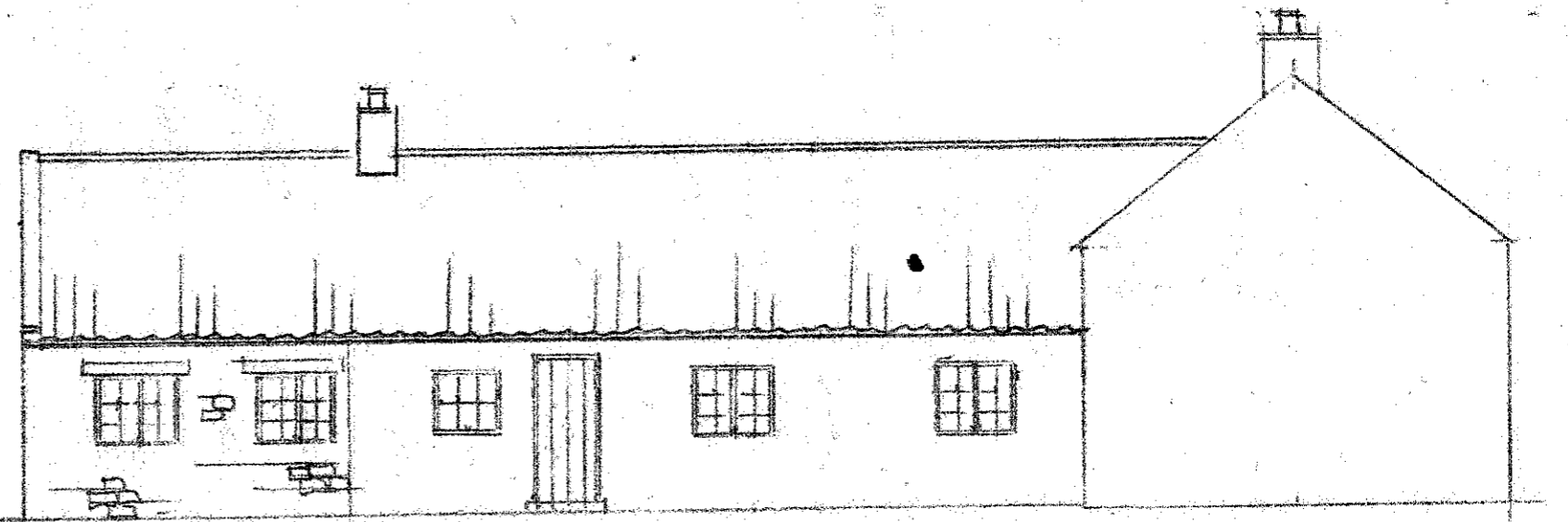
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



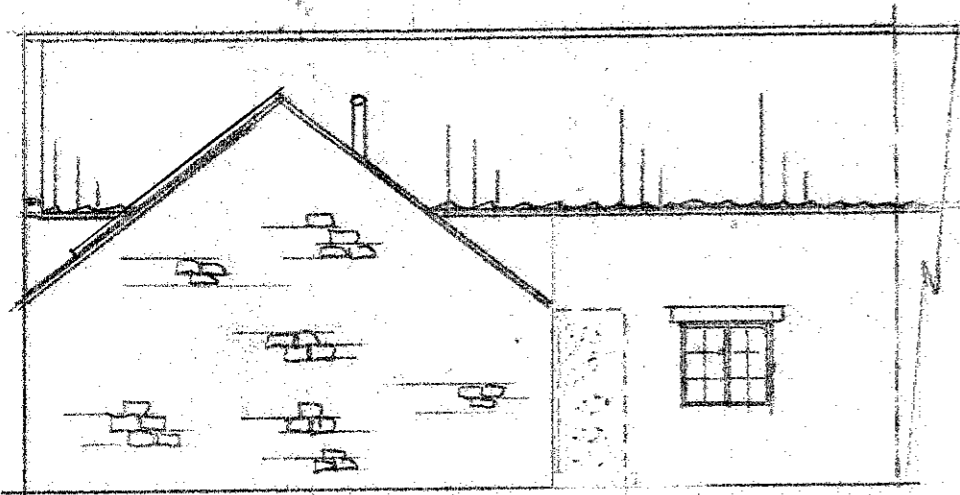
EAST ELEVATION

TITLE : PROPOSED AMALGAMATION OF THE
GRANARY & THE BYRE INTO ONE DWELLING
SITE : WARNBECK FARM, DUNSLEY LANE,
DUNSLEY, WHITBY N.YORKS YO21 3TP
CLIENT:MR & MRS LARMSTRONG
DATE : NOV 2022 REF : ERM/LA/001
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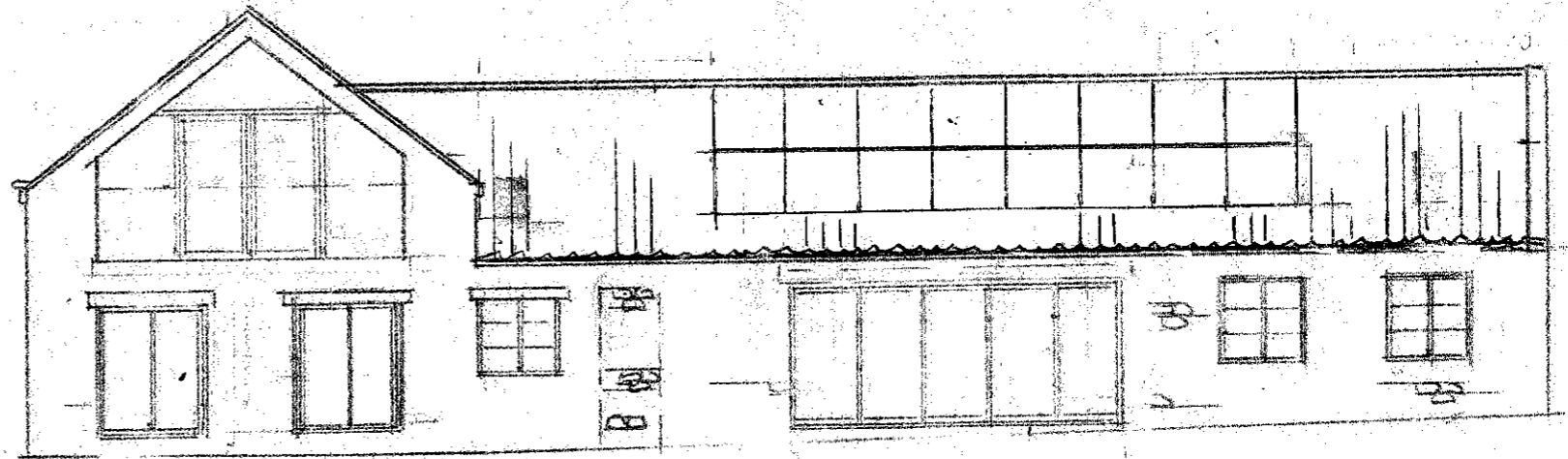
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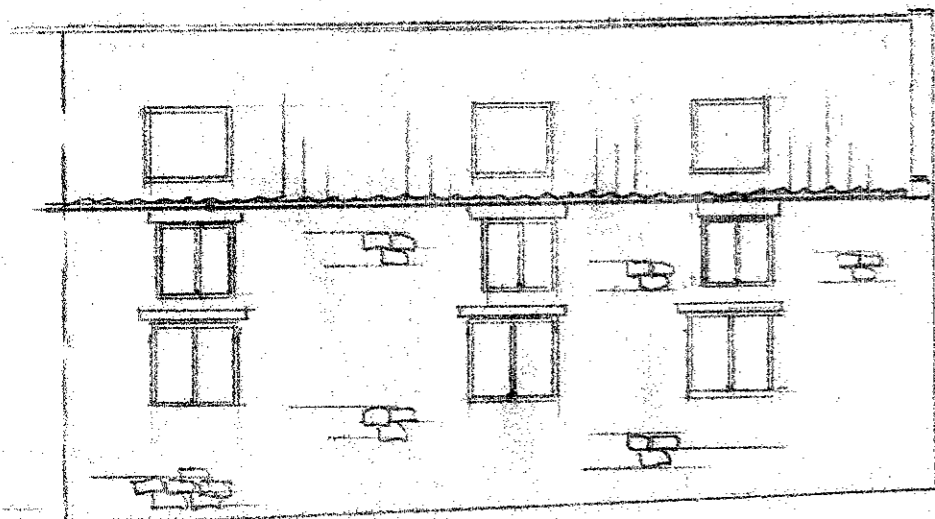
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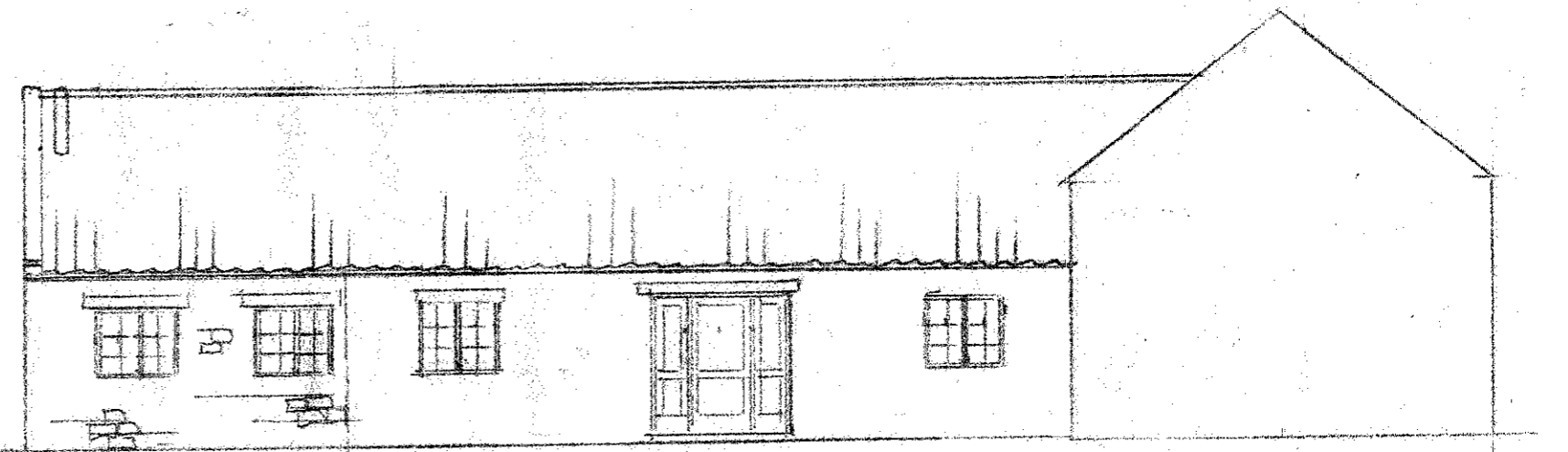
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



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DATE : NOV 2022 REF : ERM/LA/001
SCALE: 1:100 &@ A3



Garden Studio MARINA Modern (34 mm + Cladding), 8x6 m (26'x20'), 48 m²

Product #AV1966

- Interchange the opposite walls!
- Premium windows & doors
- Tongue & Groove floorboards included
- Hardware kit included
- Window and door seals included
- Storm braces included
- Pure glass - no cheap plastic
- Reliable floor bearers
- Polite & Convenient delivery
- Made while protecting the forests
- Better resistance to rot & mould
- Moisture resistant door and windows
- Secure locks & hinges
- Direct from the factory
- Fast & Easy installation

£12,591.00

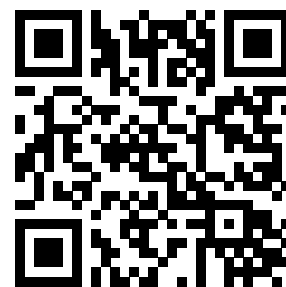
~~£15,311.00~~ / You save £2,720.00

The price includes:

double glazing, pressure treated floor bearers, flooring, storm braces, delivery, offloading, hardware kit & VAT.

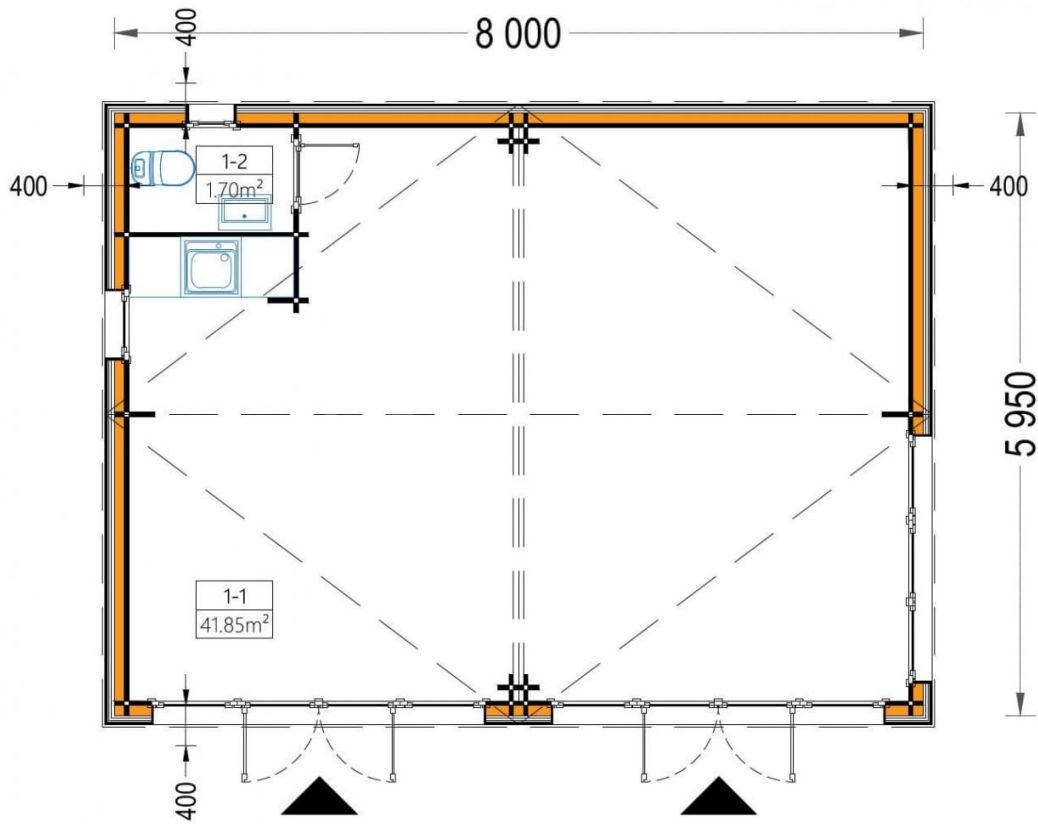
Visit our website to make sure this is the current price:

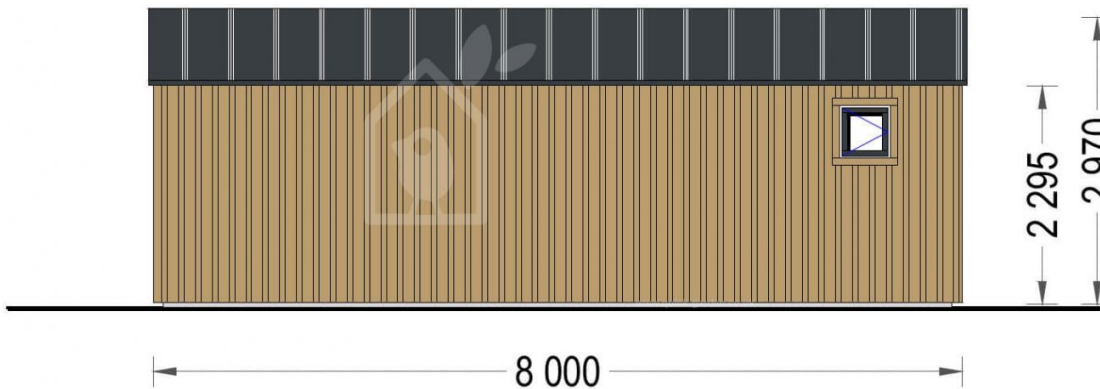
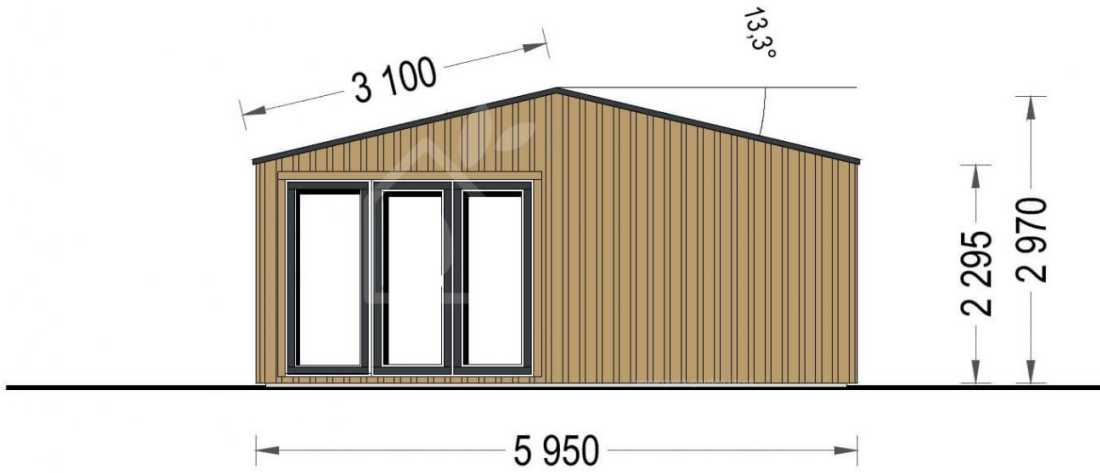
<https://www.quick-garden.co.uk/AV1966>

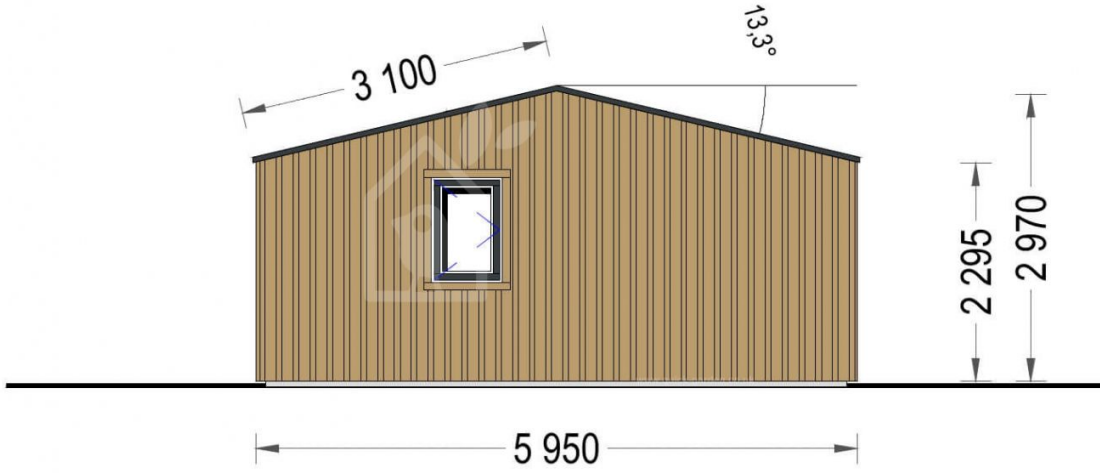


Finance available. Contact us!

Specifications & detailed sketches







Product specifications

Material	Slow grown spruce
Doors	2* 331 cm x 192 cm, 1* 85 cm x 192 cm
Roof Area	59 m ²
Floor area	48 m ²
Windows	1* 246 cm x 192 cm, 1* 70 cm x 105 cm, 1* 50 cm x 50 cm
Eaves height	229.5 cm
Ridge Height	297 cm
Roof	18-20 mm Thick Tongue & Groove Boards
Roof Overhang (Front, Side, Back)	40 cm
Floor	18-20 mm Thick Tongue & Groove Boards
Wall	34 mm Thick Timber Log + 18-20 mm Timber Cladding
Wood Treatment	Optional
Roof Slope Ratio	13,3°
Anti Rot Warranty	10 Year
Living space	43.55m ²
Total Number of Rooms	2
Roof Covering Material	Optional
External dimensions (WxD), Metric	800 cm x 595 cm

Select product features according to your needs

Clear water-based primer for interior RP Wood® (supplied in tins)	+£234.00
Installation service (Starting from £5406 + VAT, payable on completion)	+£0.00

Metal roofing	Red	+£3,098.00
	Green	+£3,098.00
	Black	+£3,098.00
TIKKURILA Ultra Classic paints	White	+£322.00
	Yellow	+£446.00
	Brown	+£338.00
	Clear	+£291.00
Bitumen roofing shingles + underlay	Red shingles	+£1,029.00
	Black shingles	+£1,029.00
	Green shingles	+£1,029.00
Steel gutter system Ruukki	Anthracite Grey	+£1,128.00
	Anthracite Grey + Installation	+£1,498.00
Timber frame base (£6240 payable on completion, available with installation service only)		+£0.00
PVC windows / doors (White)	PVC windows & doors	+£5,721.00
	PVC windows & doors + Installation	+£6,236.00
PVC windows / doors (Anthracite)	PVC windows & doors	+£7,636.00
	PVC windows & doors + Installation	+£8,323.00

Customer Service

Free delivery *

Mainland England and Wales

4 - 8 working days for products in stock

4 - 8 weeks for products not in stock or custom-made products

Mainland Scotland

8 - 15 working days for products in stock

4 - 8 weeks for products not in stock or custom-made products

* An extra charge for deliveries to mainland Scotland applies only for items which are priced under £3000. In such cases you will find these charges on each product page. For all items whose price is over £3000, delivery to mainland Scotland is free of charge.

Payment

We accept card and bank payments.

To submit your order, you can either choose to pay a deposit of 20% of the total price or to pay the whole price in one go.

Planning permission

Contact us for any advice you may need regarding basic planning permission or building regulation matters. We will always be happy to help you.

10 yrs. warranty

All garden buildings with a wall thickness of at least 34mm come with a 10-year anti-rot guarantee. Structures with 28mm wall thickness come with a corresponding 5-year anti-rot guarantee.