



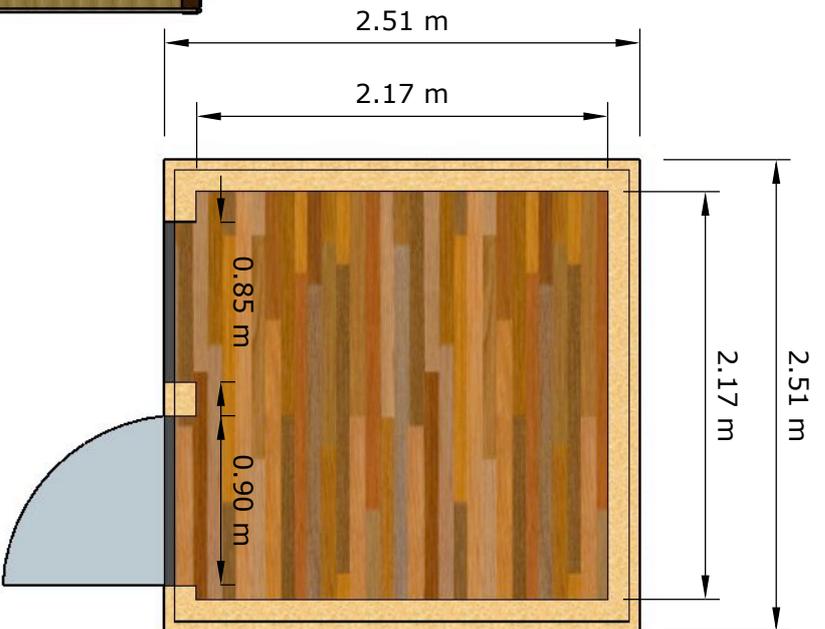
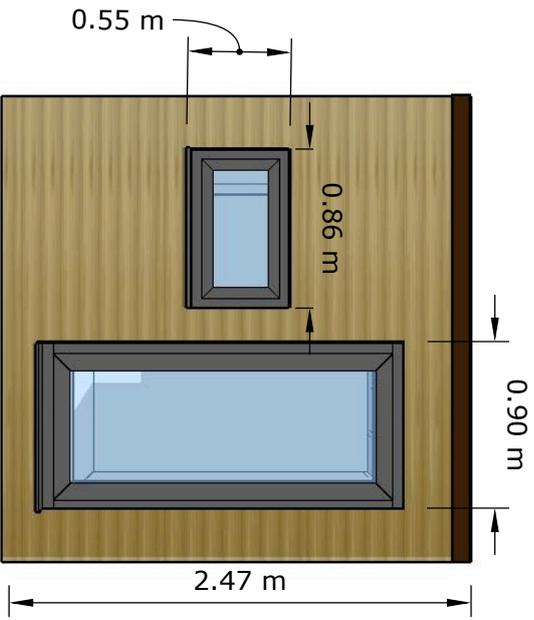
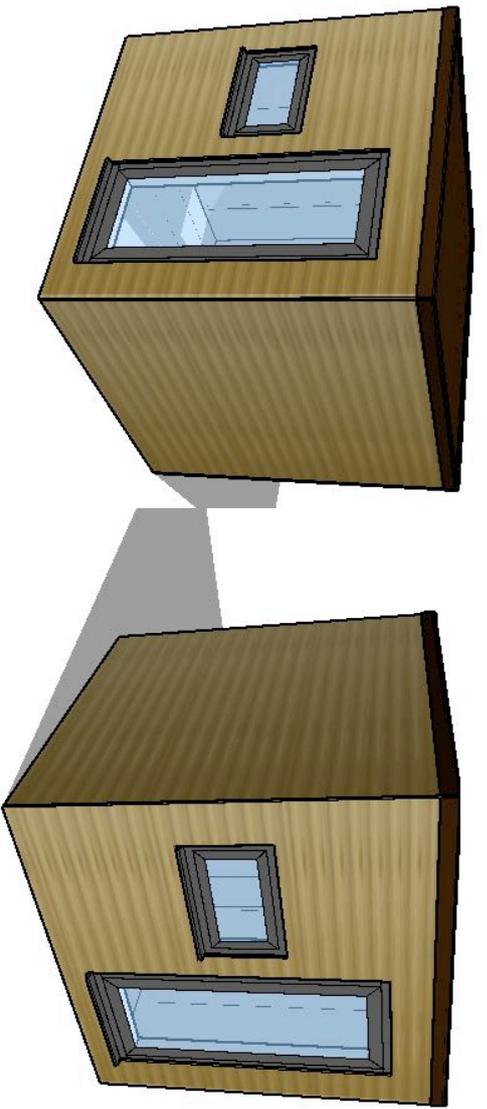
Miniature Manors Limited  
Winterpit Lane, Mannings Heath, Horsham,  
West Sussex, RH13 6LZ  
Telephone number: 01403 273550.  
Richard mobile: 07769973937  
Email: [contact@miniaturemanors.co.uk](mailto:contact@miniaturemanors.co.uk)  
Company number: 10267660  
VAT number: 247100440

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# THE POD

## Information Pack



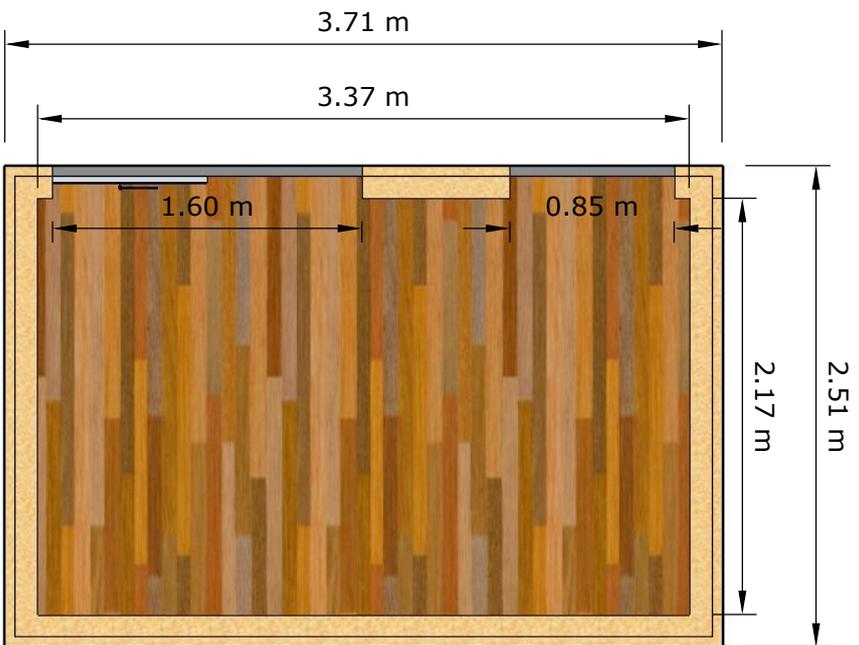
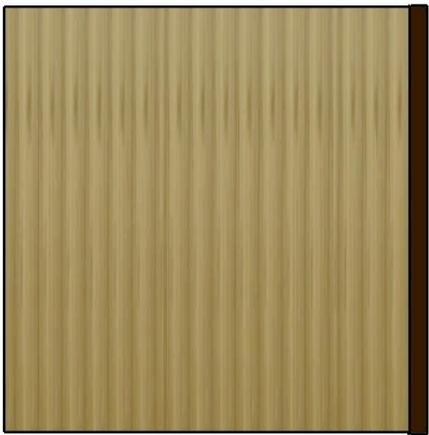
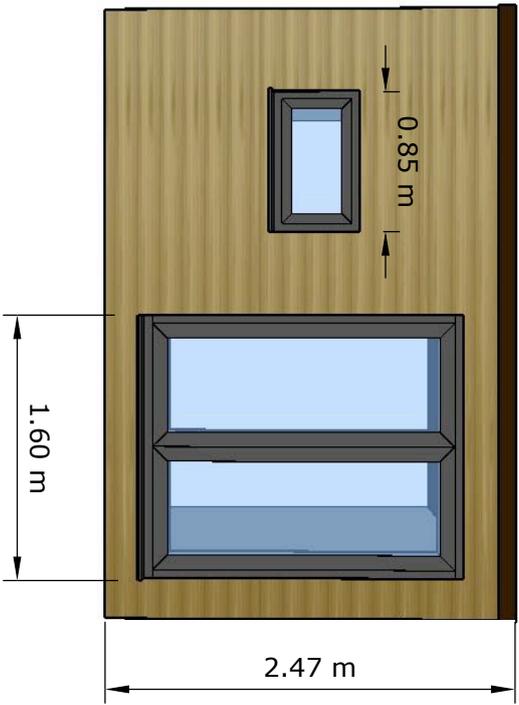


# POD A



bespoke garden rooms

miniature  
manors



# POD B

# Specifications

<u>Doors type</u>	<u>Door height (mm)</u>	900	1600
Single Door (d)	1950		
Patio door	1950		

<u>Window type</u>	<u>Window height (m)</u>	0.85
Opener	0.55	

		Y
<u>Cladding</u>	Ceder with UV protection	
	Pressure treated TGV	
	Envirobuild composite cladding	

<u>Roof</u>		Y
	EPDM Rubber Roof	

<u>Foundations</u>		Y
	Pile foundation	

<u>External electrics - Optional Extras</u>	Y
Up/down Lights	
External socket	
Electrical connection to house	

<u>Surface mounted internal electrics</u>	White
Single Socket	
Double sockets	2
Light Switch	1
Dimmer Switch	
LED Spot Lights	
LED Track Lights	
LED Triple Spot Lights	
Swivel Spot Lights	
Radiator	
Smoke Detector	
PIR sensor	
Fusebox	

<u>Wall finish</u>		Y
	Internally plastered	

<u>Insulation</u>	<u>Type</u>	<u>Ceiling / walls/ flooring</u>
	75mm 'Actis hybris'	

<u>Flooring type</u>	Y	N	Oak	Chesnut	Grey
Laminate					
Skirting					

**Excluded from our price:**

- Parking costs
- Internal painting
- Electrical connection to be priced on a case by case basis
- Builds outside a 20 mile radius of RH13 6LZ are subject to additional travel costs

**What we will need from you:**

- Photographs of area of garden
- Distance of where garden room will sit in relation to your home
- Your address
- Details of access to garden
- Ideal start date

**Total cost for Garden POD A - £9,750 (inc VAT)**

**Total cost for Garden POD B - £11,750 (inc VAT)**

<u>Optional Extras</u>	Y	Cost
Extra internal socket		£80
External socket		£90
External spot light (per light)		£100
External up/down light		£140
Vertical cladding		£300
Flush electrics		£350
750mm decking along frontage		£500
Patio door upgrade		£575
300mm Overhang on 2.5m side		£500
300mm Overhang on 3.7m side		£750
Cedar cladding / Composite cladding		Price on request

*If there's anything you wish to discuss please feel free to get in contact and we'll be happy to answer any questions you may have.*

*We hope to hear from you soon!*



www.miniaturemanors.co.uk  
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## Terms & Conditions

The terms 'Miniature Manors', 'we' and 'us' refer to Miniature Manors Ltd, Company Number: 10267660, VAT Number: 247100440. The term 'customer' or 'your' refers to the customer or company that has purchased our services to create a garden building.

### Product Warranty, Design & Materials

- Our garden buildings are designed to last for at least 25 years. We offer a 10 year structural warranty against building defects which is valid on completion of your project.
- Our warranty does not cover defects which are deemed to be created by the customer through misuse of the product.
- Our warranty does not cover defects which are deemed to be created by natural causes such as subsidence or an unsuitable base that was not provided by our team.
- If Miniature Manors remedies a defect which is deemed to be caused by misuse of the product or by natural causes (such as unsuitable base from another supplier), then we will charge the customer for the materials and labour time taken to fix the issues.
- If the customer uses an independent tradesperson to carry out any work on the garden building, our warranty does not cover their work. For example, a plasterer or decorator who has not been appointed by the Miniature Manors team.
- If an independent tradesperson makes any alternations to the garden building such as new window fittings, extensions or kitchen/bathroom installations, our warranty will become void.
- In the unlikely circumstances that the customer has an issue with their garden building, it is the customer's responsibility to inform Miniature Manors immediately, and in writing, so that we can remedy the defect as soon as possible. We cannot accept responsibility if we are not informed immediately and the defect causes further damage to the structure over time.
- We would like to remind customers that timber is an organic product, subject to naturally occurring changes that result from different environmental conditions e.g. changes in colour, surface, splits, and shrinkages. We cannot accept any responsibility for these natural changes.
- All of our wood is pressure-treated against rot and should stay at a high quality for at least 15 years when cared for by the owner.
- Our quotations do not include the long-term maintenance of your exterior cladding or decking. It is the responsibility of the customer to apply any UV protection or stain to the building if they wish to. We are able to advise which product is most suitable, and can carry out this work for you at a separate cost.
- All wood used in the construction of our buildings originates from sustainable forests.
- We accept no responsibility for any injury that might be caused whilst using our structures.
- The designs provided in our quotations serve as a guide only. If the customer would like to make changes to the design, Miniature Manors Ltd must be notified at least 6 weeks prior to the build start date.
- We reserve the right to use images of your structure on our website and in our marketing material.

### Building Regulations

- The customer is responsible for confirming that the structure complies with local authority building legislation and regulation before proceeding with a build. We do not accept any responsibility for the customer's failure to do so.

### Conditions of Site

- The customer is responsible for ensuring that their garden is accessible for our team and their equipment.
- If the customer has agreed to clear an area of the garden prior to the build start date and fails to do so, there will be a charge given to the customer for the time it takes our team to make the garden ready for the build.
- We endeavor not to cause any damage to your property or land, but do not accept any responsibility in the unlikely event that this occurs.

### What our Clients think...

"First class from start to finish - the design process was excellent, the price compared extremely favourably with top national companies, and the build went really well. The lads were great to have on site, very courteous and they left everything immaculate. It has surpassed my expectations. Thanks so much, Rich and team, you've made me very happy!"

Mrs Melia - Art Studio Garden Room, Horsham



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- Our team will require access to a toilet throughout the build process. In the event that this is not possible, a portaloos will be ordered to site and the cost will be added to the customer's final invoice. Please discuss this with your site manager ahead of the build.
- Our team will require access to an electricity supply throughout the duration of the build.
- Where free parking or off-road parking is unavailable by the customer's property, it is the customer's responsibility to make parking arrangements for our team and up to three vehicles. The customer must provide parking permits where necessary, or cover the cost of any pay & display tickets. In such instances, the Miniature Manors team will aim to lift-share and minimise the number of parking permits required.

#### Payment Conditions

- All prices are subject to VAT at the current rate.
- We will continue to offer our structures at the price in your quotation for a maximum of 3 months. After this period, we reserve the right to change our quotation if a deposit has not been made.
- Any additional work requested by the customer that is not in the agreed list of specifications will incur a separate charge. This is £25 (+ vat) per hour per worker, plus the cost of any additional materials used. Any additional work that is carried out on a larger scale, will incur a separate quotation to be agreed by Miniature Manors and the customer prior to the work taking place.
- If payment is not made by the customer within 7 days of receiving our invoice, there is a 5% surcharge for the customer.
- Payments made with debit or credit card via our iZettle portal will incur a 1.75% additional charge payable by the customer by BACS.
- If the 50% deposit is made by the customer and the customer decides that they no longer wish to go ahead with the build, only half of their payment will be refunded by Miniature Manors Ltd.

#### Payment Terms - The Pod

A 50% deposit is required to confirm your start date and design.  
A 25% payment is required on the first day of the build.  
The final 25% payment is required on completion of the work.

#### Please make payments to:

Miniature Manors Ltd  
Sort code: 20-12-80  
Account number: 93716376

#### Miniature Manors Representative:

Signed \_\_\_\_\_ Print \_\_\_\_\_

Date \_\_\_\_\_

#### Customer's Signature:

Signed \_\_\_\_\_ Print \_\_\_\_\_

Date \_\_\_\_\_

#### What our Clients think...

"We would like to thank Miniature Manors for a superb garden office. The team were very professional, and they delivered the project in less time than anticipated. Due to weird angles, the entire building had to be designed and built bespoke, and it is faultless."

Mr Olivier - Garden Office, Haslemere