

iHusTM

Building Individuality



Annexe Brochure 2023

ihusannexe.com



*Martin, 75
From Surrey*



Building Individuality

Begin an exciting new chapter in your family's life with your very own iHus annexe. And discover independent living in a stylish space built around you.

For 20 years now we've been delighting families nationwide, helping individuals to enjoy the freedom of detached living whilst bringing generations together. And with over 400 iHus builds to our name, we're true specialists at what we do. Small wonder every iHus comes complete with a ten-year insurance-backed guarantee, so you can sleep easy in your beautiful new home.

As seen in

BBC

The Telegraph

METRO

THE  **TIMES**

THE YORKSHIRE POST

Daily Mail

Welcome to the iHus Family



I'd like to thank you personally for your interest in iHus.

From the start we set out to build annexes around the individual. And to

this day, it gives me enormous satisfaction to hand people the keys to a beautiful new iHus which will help them to enjoy independent living close to their families.

Quality really has been our watchword. By creating each iHus to exacting standards we ensure your annexe is a place you'll be proud to call home.

And although we've now completed over 400 iHus annexes nationwide, each is a true one-off, individually inspected to ensure every last detail is perfect.

It's also important to me that you find the building process easy and stress-free. That's why we created our unique Signature Move process which takes care of everything - from planning permission to completing your iHus and our special after care service.

Our customers are so happy to join the iHus family and connect with other iHus owners. They will even welcome you into their home for a viewing if you are

considering annexe living. We call this community: Open Hus, it's a great way of making friends with like-minded people and share your experiences.

I look forward to helping you move to the next exciting phase in your life with an iHus of your own.

Trevor Smeaton

Trevor Smeaton, Chief Executive Officer



Setting standards for annexe building

We're proud to say we use NAPC for our development and planning consultancy, this ensures every annexe is designed, built, and delivered to the very highest standards in the industry so you can rest assured that the correct permissions are in place. To discover more visit www.NAPC.uk





Signature Move

A seamless transition to the next chapter of your life

There are four steps to Signature Move, which take you seamlessly from our first introduction right through to picking up the keys to your new home - and beyond to our aftercare service.

To book your
personal
consultation call
0808 164 1111





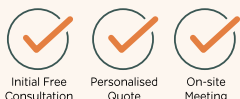
To book your free virtual consultation, call 0808 164 1111 or email enquiries@ihusannexe.com

Building Individuality

Understanding You

An initial call to understand your needs.

A personalised quote provided to you on-site where we will take measurements and discuss concerns.



Gaining planning permission

We will take care of gaining planning permission for your iHus.

Money Back Planning Guarantee

We're confident our team will secure your planning permission, we provide a special money-back guarantee.

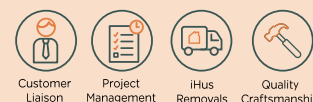


Build and delivery of your iHus

A customer liaison contact will be by your side throughout the process.

We offer a **Price Lock Guarantee** which locks-in our quotation for 6 months.

Our world-class project management will look after the build process and when it's time we will take care of the removals.



Moving into your new home

Our iHus handyman will be with you on the day you move in to ensure everything is perfect in your iHus.

Our iHus representative will drop by with a moving in gift to ensure you're happy with your new home.



Personal Consultation

We begin by getting to know you personally. Chatting over the phone or via Zoom, we'll begin to build a picture of you so we can build an iHus to match your needs and preferences.

Planning Permission

We're experts in this area, so we'll take away any stress and complications. We're so confident our team will secure your planning permission that we offer our copper-bottomed guarantee.

Delivery & Build

Thanks to our world class project management, we deliver 95% of all our homes on time. So you can stop worrying about delays - and start planning for life in your stylish new iHus.

Moving In

We want everything to be perfect when moving into your new home. So we ensure that all the finishing touches are made to your specification. All newly built annexes are approved by an iHus representative.

*Some items are chargeable and all items are subject to iHus standard terms and conditions, see website for details.



Open Hus

There's no better way to experience the build quality and skilful design of an iHus than to view one in person. And our Open Hus network lets you do just this.

Open Hus is our community of iHus owners who love to welcome prospective owners into their home. As well as being shown around, you can talk to like-minded people and hear for yourself how stress-free the whole process was. Coming from an iHus owner, we believe there's no finer endorsement.

Our unique network of show homes is truly nationwide, and there's bound to be one near you. So make an appointment today. And take the next exciting step towards owning your very own iHus.

To book your Open Hus visit call 0808 164 1111

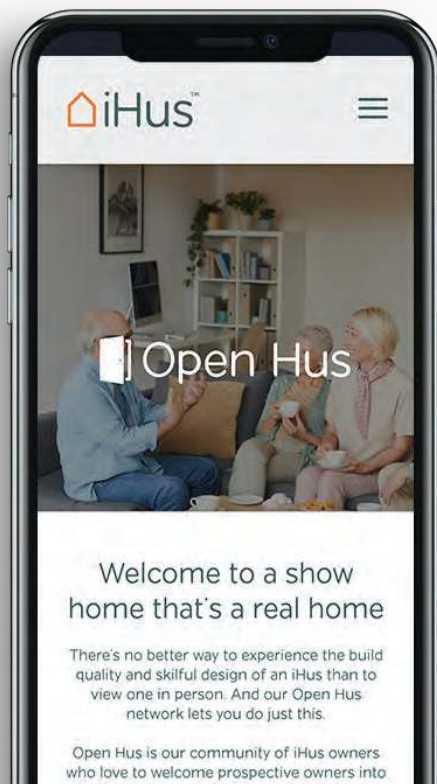
Here at iHus we're immensely proud of our homes. So too are our home owners. That's why, when we came to think about show homes, we had a novel idea: why not invite our prospective customers to visit one of our iHus owners to see their real-life iHus? After all, there's no better way to experience the quality of the build and the skilfully designed spaces. Not to mention hearing first-hand how stress-free the whole process was.

The response from our iHus community was overwhelming. And we think it's testament to the sheer hard work of our team that our customers nationwide are so delighted with our service that they are eager to give prospective customers a tour of their iHus.



It is no exaggeration to say that iHus has changed our lives. The beautiful annexe they have built has allowed our family to stay together with peace of mind and comfort into the future. From start to finish: planning, design, build – to the handing over of the keys, the process was managed with both professionalism and with warmth and understanding of our needs.

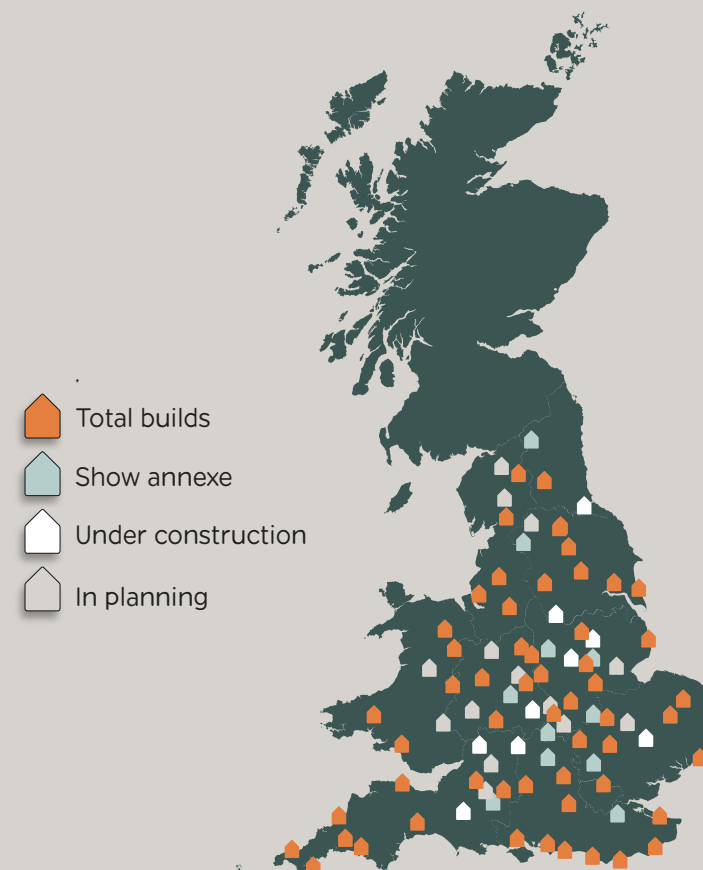
Caroline - Peterborough



iHus Nationwide

View an iHus near you

Choosing an iHus is an exciting adventure – so let your journey begin by visiting one of our iHus community members near you to see for yourself the quality and style of our annexe homes.



The Bawtry
from **£106,387**



The Bawtry Extra
from **£127,363**



The Bawtry Extra Plus
from **£140,760**



The Bawtry

As one of our most popular one-bedroom annexes, the Bawtry is the perfect choice for elderly care or an independent young adult looking for their first home.



The Bawtry Extra



Models featured show standard cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/bawtry-granny-annexe/>

All drawings are for illustrative purposes only.

The Cantley

The Cantley floorplan is designed to maximise space and fits comfortably into most back gardens.



The Cantley Extra



All drawings are for illustrative purposes only.

Models featured show wood cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/cantley-granny-annexe/>



The Cantley
from £111,392



The Cantley Extra
from £118,231



The Cantley Extra Plus
from £124,703

One bedroom

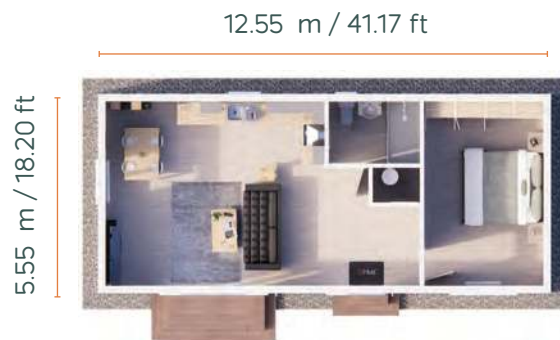
The Ravenscroft
from **£120,184**



The Ravenscroft Extra
from **£137,123**



The Ravenscroft Extra Plus
from **£144,336**



The Ravenscroft

The Ravenscroft is a spacious one-bedroom annexe, designed for those with a larger garden plot. All three footprints utilise a central shower room to separate the bedroom and the open-plan kitchen/living area to maximise living space.



The Ravenscroft Extra



Models featured show standard cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/ravenscroft-granny-annexe/>

All drawings are for illustrative purposes only.

The Duncroft

The L-shaped Duncroft is an ideal annexe for small corner plots. Each footprint features a double bedroom, shower room and a large open-plan kitchen/living area.



The Duncroft Extra



All drawings are for illustrative purposes only.

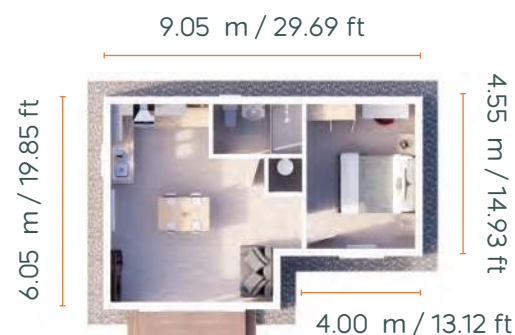
Models featured show wood cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/duncroft-granny-annexe/>



The Duncroft
from £121,046



The Duncroft Extra
from £129,821



The Duncroft Extra Plus
from £142,082

One bedroom

The Hickleton
from £129,832

9.05 m / 29.70 ft



6.05 m / 19.85 ft

The Hickleton Extra
from £141,954

10.05 m / 32.97 ft



6.55 m / 21.49 ft

The Hickleton Extra Plus
from £152,291

12.05 m / 39.53 ft



6.55 m / 21.49 ft

The Hickleton

The Hickleton is the largest of our one-bedroom annexes. All three footprints boast a spacious open-plan living area with a galley style kitchen adjacent.



The Hickleton Extra



Models featured show standard cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/hickleton-granny-annexe/>

All drawings are for illustrative purposes only.

The Melton

The Melton is designed with a master bedroom and a smaller second bedroom that can be used as a home study if preferred. The 'Extra Plus' provides a master bedroom larger than in most new build homes today.



The Melton Extra



All drawings are for illustrative purposes only.

Models featured show wood cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/melton-granny-annexe/>

12.05 m / 39.53 ft

4.55 m / 14.93 ft



The Melton
from £127,570

13.05 m / 42.81 ft

5.05 m / 16.57 ft



The Melton Extra
from £130,857

13.55 m / 44.46 ft

5.55 m / 18.20 ft



The Melton Extra Plus
from £135,436

Two bedroom  

The Cadeby
from £129,100

9.55 m / 31.33 ft



5.05 m / 16.57 ft

The Cadeby Extra
from £140,622

11.05 m / 36.25 ft



5.65 m / 18.54 ft

The Cadeby Extra Plus
from £145,743

12.55 m / 41.17 ft



6.05 m / 19.85 ft

The Cadeby

All three footprints offer an alternative layout with a central living space and bedrooms at adjacent sides of the annexe. If you love large open-plan living this annexe is the perfect style for you.



The Cadeby Extra



Models featured show wood cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/cadeby-granny-annexe/>

All drawings are for illustrative purposes only.

The Loversall

The Loversall provides plenty of living space and two good-sized bedrooms. The 'Extra Plus' is one of the most popular annexes within our Core range.



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Models featured show standard cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/loversall-granny-annexe/>

8.55 m / 28.05 ft

6.05 m / 19.85 ft



The Loversall
from £133,237

10.05 m / 32.97 ft

6.55 m / 21.49 ft



The Loversall Extra
from £138,021

12.05 m / 39.53 ft

6.55 m / 21.49 ft



The Loversall Extra Plus
from £149,861

Two bedroom

The Hatfield
from **£136,693**



The Hatfield Extra
from **£148,361**



The Hatfield Extra Plus
from **£154,077**



The Hatfield

The Hatfield is a spacious L-shaped annexe with two great-sized bedrooms. All three footprints look stunning and are ideal for large corner plots.



The Hatfield Extra



Models featured show wood cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/hatfield-granny-annexe/>

All drawings are for illustrative purposes only.

The Wheatley

The Wheatley is our newest, and most popular, two-bedroom annexe. The design provides a large amount of living space, as well as two good-sized bedrooms.



The Wheatley Extra



All drawings are for illustrative purposes only.

Models featured show standard cladding. Other cladding and finishes are available.

All prices shown are for standard flat roof designs.

<https://ihusannexe.com/annexes/wheatley-granny-annexe/>

10.05 m / 32.97 ft



6.05 m / 19.85 ft

The Wheatley
from **£139,128**

12.05 m / 39.53 ft



6.55 m / 21.48ft

The Wheatley Extra
from **£149,315**

13.55 m / 44.46 ft



6.55 m / 21.48ft

The Wheatley Extra Plus
from **£158,429**

Two bedroom  



Styling Options



External Finishes

Take your pick from a wide range of cladding styles and colours, various pitched or flat roof options, canopies, vaulted ceilings, French or bi-fold doors, composite decking and balustrades - to name but a few external choices.



Internal Options

Make your annexe a home with your choice of laminate flooring, digital electric radiators or underfloor heating, internal doors, light switches and LED downlights. You can even add an extra touch of elegance with a cast iron electric stove.

To view our annexe video walkthroughs
<https://ihusannexe.com/annexes/>



Fully Fitted Kitchen

All annexes come with a fully fitted kitchen in a selection of styles, colours and finishes. Choose your units, handles, worktop, backboard, sink and taps, then take your pick from our quality range of standard and premium appliances.



Shower, Bath, Wet Rooms

Our standard shower room combines practicality and comfort with premium fixtures and fittings. For that extra special touch, go for one of our bathroom and wet room upgrades with options such as a selection of specialist mobility equipment.



Custom Design and Build Projects

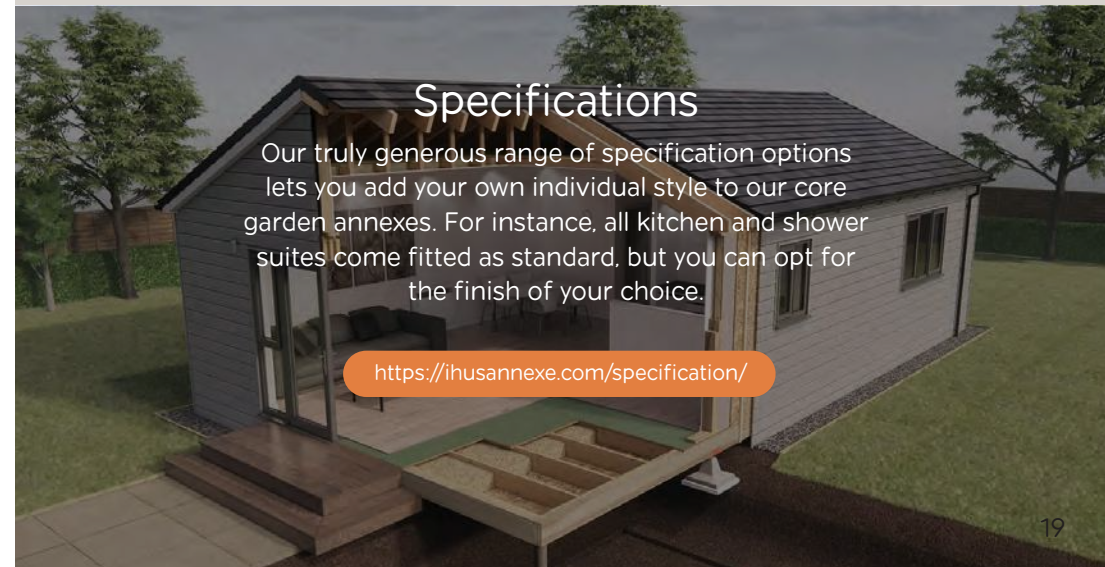
iHus was originally established as a custom design and build company. So, if you can't find a core annexe to suit your style and budget, we have the expertise to build something truly bespoke. Speak with one of our annexe consultants to find out more.

<https://ihusannexe.com/custom/>

Specifications

Our truly generous range of specification options lets you add your own individual style to our core garden annexes. For instance, all kitchen and shower suites come fitted as standard, but you can opt for the finish of your choice.

<https://ihusannexe.com/specification/>





Planning

Our primary method of obtaining permission to build is via a householder application. Once planning is granted, this provides permanent permission for the annexe and its ancillary use.

When you choose iHus to build your annexe, our planning permission service is automatically included. That means our in-house planning specialist will apply for planning permission and liaise with the relevant authorities on your behalf.

Building Control

All annexes are built to the same building control standard of a permanent home. This delivers a higher quality product and ensures our homes are safe as houses.

iHus Annexes are one of the founding charter members of the NAPC - Setting standards for annexe building.

<https://www.napc.uk/>



A Dual Approach

Planning + Caravan Act

As a Householder Application is our preferred form of permission to build, we usually recommend that a mended application is submitted or that the decision is appealed.

Should a Householder Application be unsuccessful, we will fall back to the Caravan Act to obtain permission.

This dual approach ensures that the planning stage is no longer than necessary, and that building works can start as soon as possible.



Money Back Planning Guarantee

We are so confident that our team will secure you planning permission, we're pleased to offer our special money-back guarantee. That means, in the unlikely event that planning consent is not given, we'll refund every penny you've spent with us up to this point.

94%

Our success rate of obtaining permission to build

10-12

Average time (weeks) to receive permission

130

Number of Local Planning Authorities worked with



Specialist Planning Team

Working in collaboration with our retained planning experts at the NAPC our specialist team are not your average planning consultants.

Headed by Oliver Wright with over 15 years in the planning industry we currently have a success rate of 94%. Rather than dealing with a range of residential and commercial projects we specifically work in this niche sector. Having gained this in-depth knowledge of all aspects of the planning and development process for garden rooms and annexes results in our unparalleled planning application success rate, so you are in safe hands.

With our specialist knowledge of planning regulations and the annexe and garden room industry, we can provide guidance for you within just two hours. Contact us today for an initial chat about your project.



Green Hus

At iHus we build for generations of families. And that gives us a special perspective on things. We want today's grandchildren to grow up in a cleaner, safer world. That's why our commitment to sustainable building and eco-friendly materials is tangible in every aspect of our homes.

Our Commitment

From our first ever iHus we set out to build in a cleaner, greener way. So we took a careful look at every aspect of construction. And as well as incorporating established eco-friendly techniques in our homes, we found surprising new ways of reducing our footprint. It's not always the easiest or quickest solution for us, but it's the right thing to do.

Meet the Team

Here are just some of the people who'll be working hard to make your new iHus a reality. Learn more about our passionate, hard-working team here.

<https://ihusannexe.com/ihus-team/>



Trevor Smeaton
Chief Executive Officer



Jon Lister
Financial Director



James Lund-Lack
Managing Director



Nigel Wooldridge
Sales and Project Development Manager



Andrew Colley
Sales and Project Development Manager



Wane Borg
Sales and Project Development Manager



Kevin Ryan
Project Manager



Matt Hassett
Project Manager



Bilbo Patterson
Project Manager



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