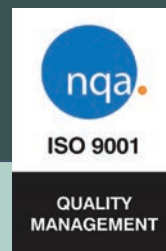


iHusTM Building Individuality



Annexe Brochure 2025

ihusannexe.com



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 over 20 years now we've brought the freedom of independence to individuals nationwide with our stunning collection of annexes. Better still, we've enabled families to enjoy all the benefits of true multi generational living.

To date we've planned and built over 500 annexes so you can trust us to deliver a place you'll be proud to call home. Every iHus comes complete with a ten-year insurance backed guarantee, so you can sleep easy in your beautiful new home.

We know the process of building an annexe can seem overwhelming but don't worry we are here to help you every step of the way.

As seen on:



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 see each new iHus come to life.

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. Although we've now built over 500 annexes, each is a true one off, individually inspected to ensure every last detail is perfect.

Its also important to me that you find the process as easy and stress free as possible. That's why we created our unique **Signature Move** process which takes care of everything, from your initial consultation and quote, to planning permission, to completing your iHus.

Our customers are so happy to be a part of the iHus family and connect with our other owners. They will even welcome you into their home for a tour if you are considering annexe living. We call this community **Open Hus**.

Trevor Smeaton

Trevor Smeaton
Chief Executive Officer

☎ 0808 164 1111

✉ enquiries@ihusannexe.com

🌐 www.ihusannexe.com





Signature Move

A seamless transition into the next chapter of your life.

There are four steps to Signature Move, which take you seamlessly from our first introduction, to gaining planning permission, the delivery and build of your iHus, and finally moving into your new home and our after-care service.

We have designed this unique service to make the whole process a smooth and trouble free one, and it's good to know we'll be by your side every step of the way.

To book your free virtual consultation please call: 0808 1641111 or email: enquiries@ihusannexe.com



Understanding You

We begin by **getting to know you** via a Zoom consultation, we'll listen to your ideas and start to understand your needs so we can build an iHus to match you.

A **personalised quote** will then be produced and sent to you. we offer a **Price Lock Guarantee** which locks in your quotation for 6 months.

This is then followed by a **comprehensive site survey**, where you'll also get to look at all the options you can choose from to make your annexe truly unique.



Getting to know you

Planning Permission

Our retained planning experts **NAPC** will take care of every aspect, applying for planning and liaising with all the relative authorities on your behalf. Taking away the stress and dealing with any complications that may arise.

We're so confident that our team will secure LPA permission that we offer our **Money Back Planning Guarantee**, meaning we'll refund every penny you've spent with us so far if the application is declined.



Money Back Planning Guarantee

Build & Delivery

Our customer liaison will be by your side, right through until you receive your keys. They will provide regular updates and answer any questions you may have along the way.

Thanks to our world class **project management** we deliver 95% of our builds on time. Meaning you can stop worrying about delays and start planning for life in your stylish new iHus.

We'll even take care of the **removals** process if you'd like!



Dedicated Project Management

Moving In & Aftercare

An iHus representative will be with you on the exciting day you receive your keys, they'll have some lovely gifts for you too! Our iHus handyman can be there as well if you choose.

Once you're all settled in, you'll have the option of joining our **Open Hus Community**, we'd love to have you!

After 6 months a member of our **aftercare team** will be in touch to arrange a visit to take care of any little snags.

Every iHus comes with a **10-year build guarantee**



10 Year Build Guarantee



Open Hus

Here at iHus we are immensely proud of our annexes, so too are our annexe 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 skillfully designed spaces. Not to mention hearing firsthand how stress free the whole process was.

With over 100 families in our Open Hus community, you are never too far from an iHus annexe to visit. This unique network is spread throughout England and Wales, so you can pick a location that suits you best.

To book your Open Hus visit call **0808 1641111** or email **enquiries@ihusannexe.com**

Wheatley Extra model with a dark grey Calderdale tile pitched roof, light grey cladding, anthracite grey windows and doors with a double gable. Built in Wisbech in 2021.

Cantley model with a flat roof, front over-sail canopy with LED downlights, grey green cladding, and white windows and doors. Built in Stoke on Trent in 2022.

Bespoke model with a flat roof, front over-sail canopy with LED downlights, untreated green oak cladding, and anthracite grey windows and doors. Built in Dorset in 2023

All available to visit as part of our Open Hus community



The Bawtry



One Bedroom

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.

Available in our Classic and 3632 range.

3632 Range
Price From
£95,750

Classic Range
Price From
£106,387



Models featured are available in a number of cladding and finish options.

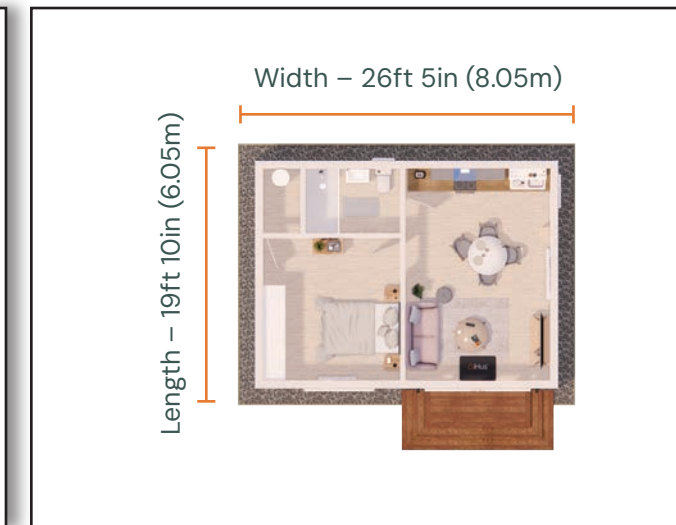


Bawtry Extra

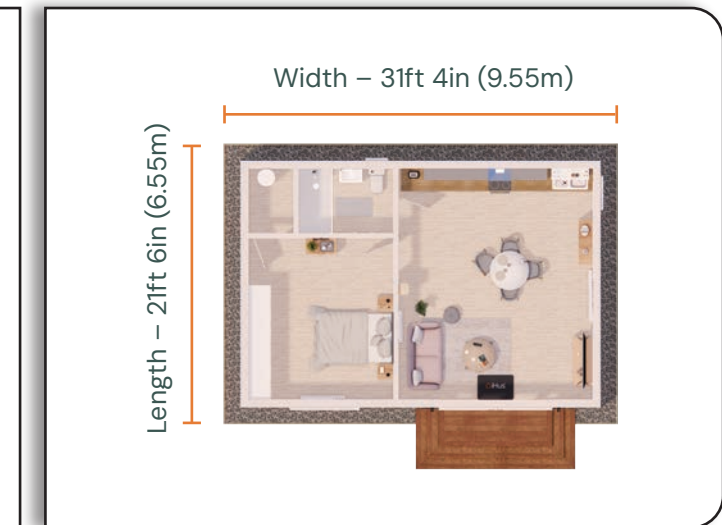
All drawings are for illustrative purposes only.



Bawtry



Bawtry Extra



Bawtry Extra Plus

To book your free virtual consultation, please call 0808 164 111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our Open Hus show homes near you.



SCAN ME

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You can also arrange to visit one of our Open Hus show homes near you.



SCAN ME



Cantley Extra

All drawings are for illustrative purposes only.



Cantley



Cantley Extra



Cantley Extra Plus



The Cantley

One Bedroom

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

Available in our Classic and 3632 range.

3632 Range
Price From
£100,255

Classic Range
Price From
£111,392

Models featured are available in a number of cladding and finish options.



The Ravenscroft



One Bedroom

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

Available in our Classic and 3632 range.

3632 Range
Price From
£108,170

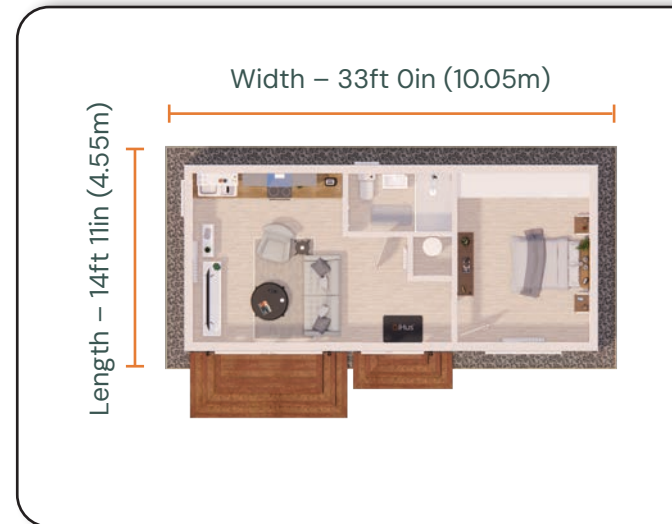
Classic Range
Price From
£120,184



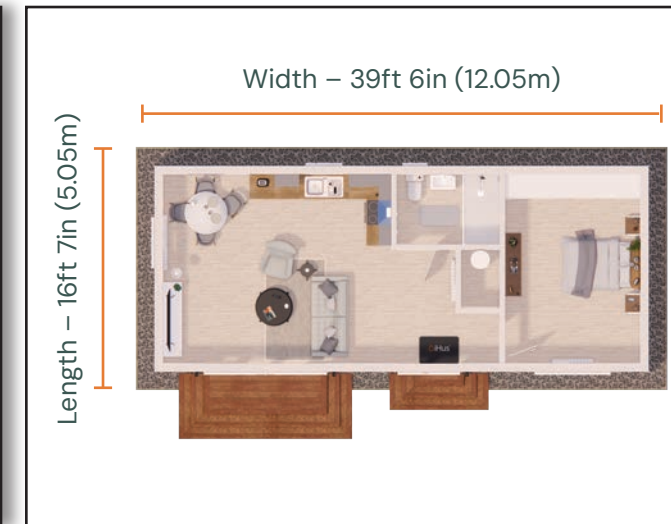
Models featured are available in a number of cladding and finish options.



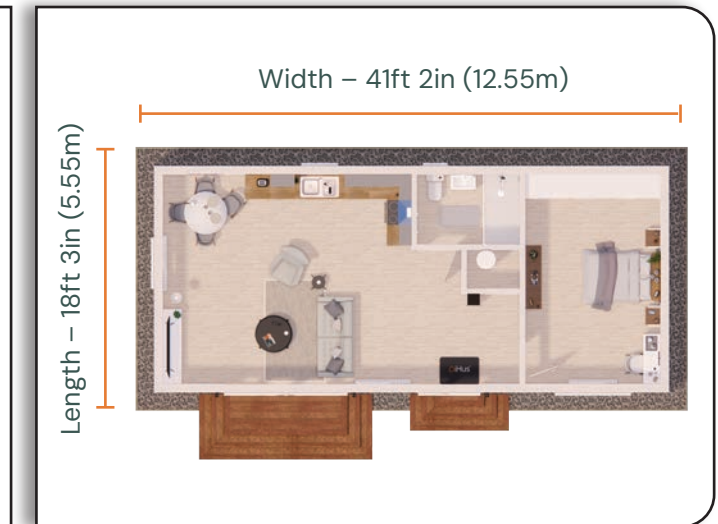
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Ravenscroft



Ravenscroft Extra



Ravenscroft Extra Plus

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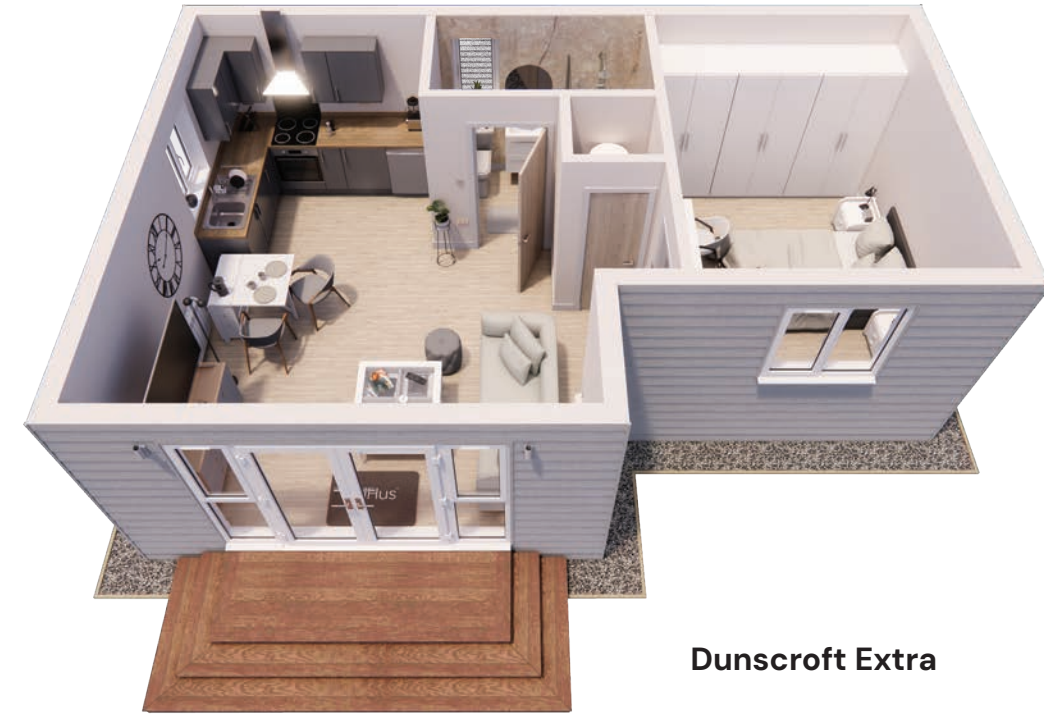
SCAN ME

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SCAN ME

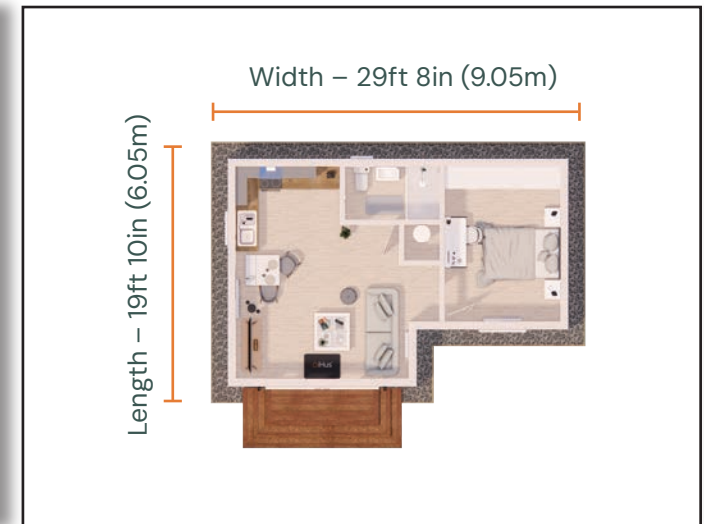


Dunscroft Extra

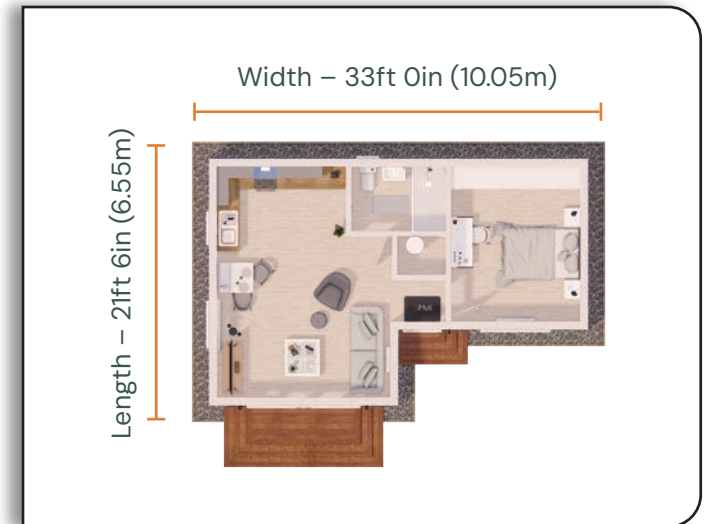
All drawings are for illustrative purposes only.



Dunscroft



Dunscroft Extra



Dunscroft Extra Plus



The Dunscroft

One Bedroom

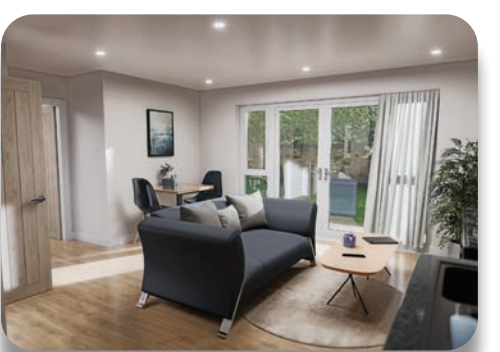
The L-shaped Dunscroft is an ideal annexe for small corner plots. Each footprint features a double bedroom, shower room and a large open-plan kitchen/living area.

Available in our Classic and 3632 range.

3632 Range
Price From £108,945

Classic Range
Price From £121,046

Models featured are available in a number of cladding and finish options.



The Hickleton



One Bedroom

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.

Available in our Classic and 3632 range.

3632 Range

Price From
£116,850

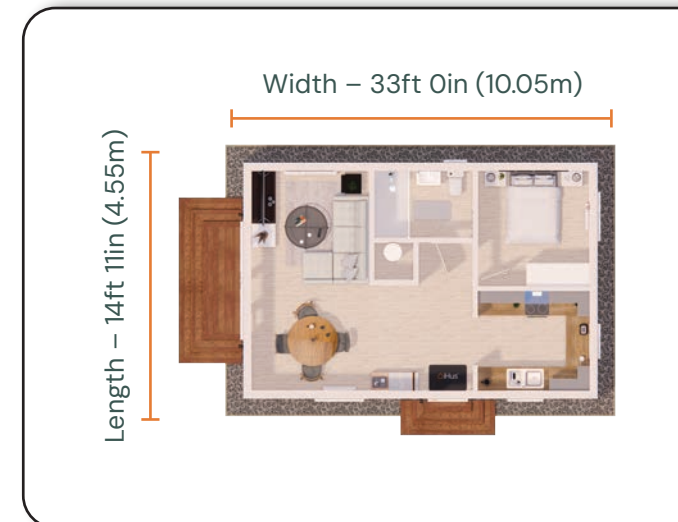
Classic Range

Price From
£129,832

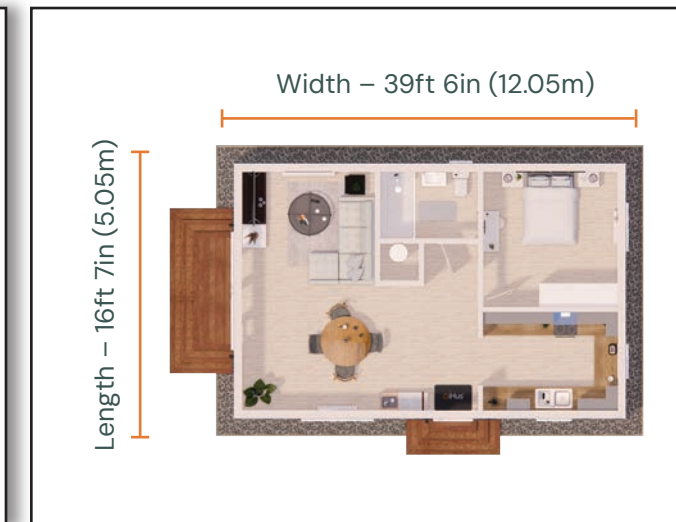


Hickleton Extra

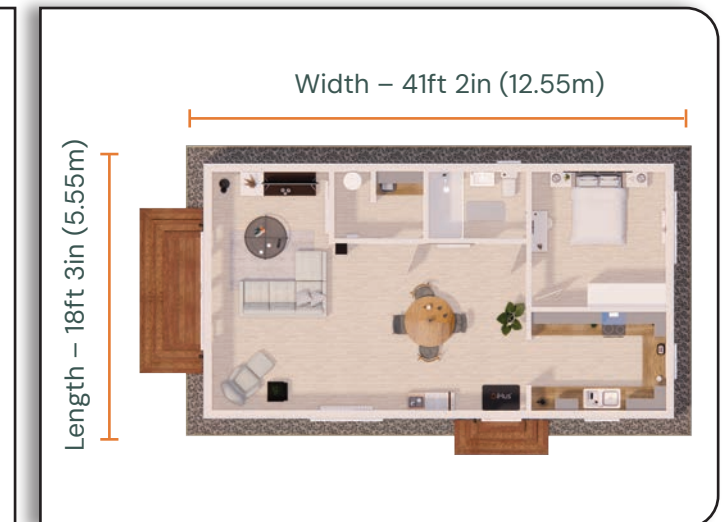
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Hickleton



Hickleton Extra



Hickleton Extra Plus

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You can also arrange to visit one of our Open Hus show homes near you.



SCAN ME

Models featured are available in a number of cladding and finish options.



Your Annexe, Your Way

Customise your annexe to fit your every need

iHus began as a custom design and build company, and that tradition continues in every project we take on. If our classic range doesn't quite match your ideal home, we can modify one of our models to better suit you or even design something new from the ground up. Whatever your idea, we'll work with you to craft an annexe that fits your needs, reflects your style and feels like home.



New for 2025

3632 Range

3632 Range

Perfect for buyers looking for great value without compromising on essential quality.

Classic Range

Ideal for those seeking a bespoke, premium-quality annexe with tailored features.

Build Standards

Built to 3632 BSI Standard

Built to Building Regulations

Customisation

Fixed designs

Fully bespoke designs available

Exterior

Fiber cement cladding, flat & pitched roof option

Fiber cement cladding, flat, pitched & vaulted roof option

Windows & Doors

PVCu windows and white internal doors only

PVCu windows and oak or white veneer internal doors

Interior Finish

Crafted MDF wall panel and white paint

Contemporary plasterboard wall covering and multiple paint options

Heating

Standard radiators and towel rail

Premium radiators and towel rail

Bathroom

Standard shower layout and pedestal sink

Custom layouts with wet room option and premium vanity

Kitchen

Shaker style with choice of countertops

Two premium styles with choice of countertops

Certification

Regulations compliant

Building control compliant

The Melton

 **Two Bedroom**

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 that's larger than those in most new-build homes today.

Available in our **Classic and 3632 range**.

3632 Range	Classic Range
Price From £114,815	Price From £127,570

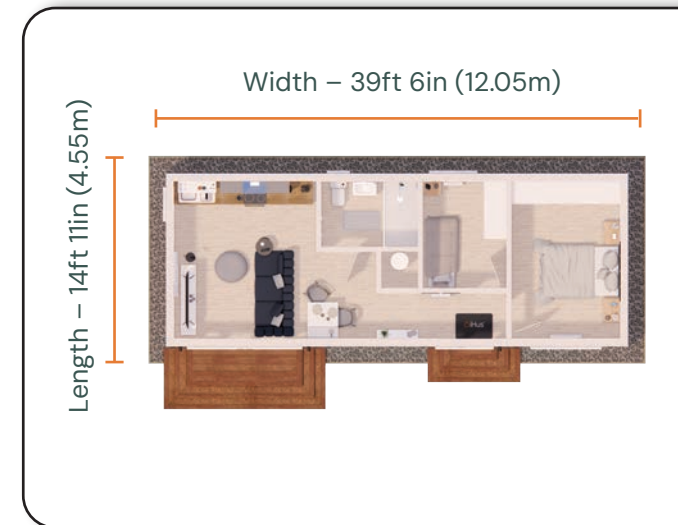


Models featured are available in a number of cladding and finish options.

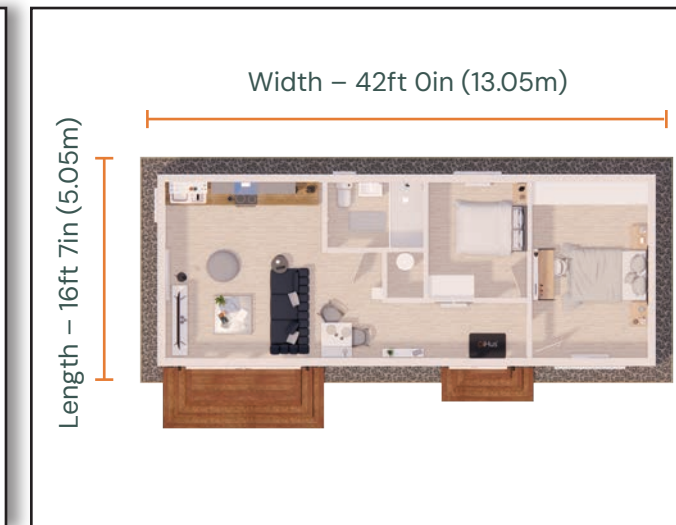


Melton Extra

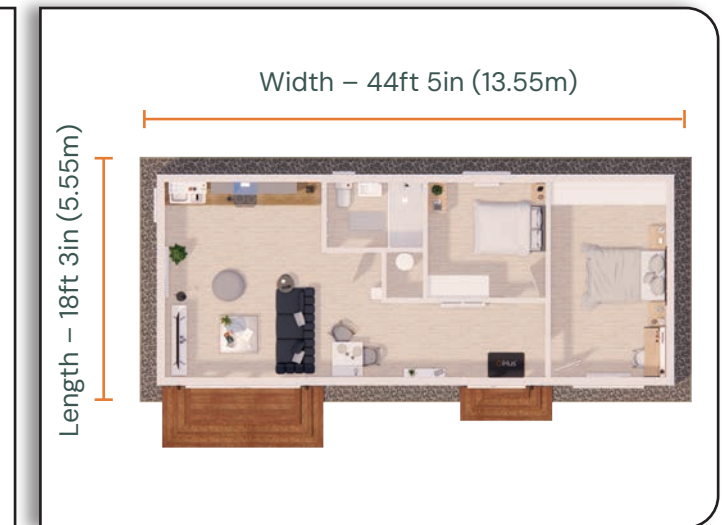
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Melton



Melton Extra



Melton Extra Plus

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SCAN ME

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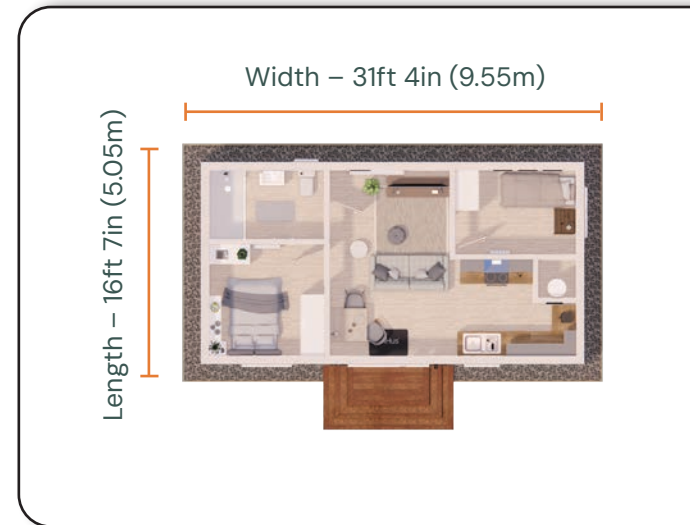


SCAN ME

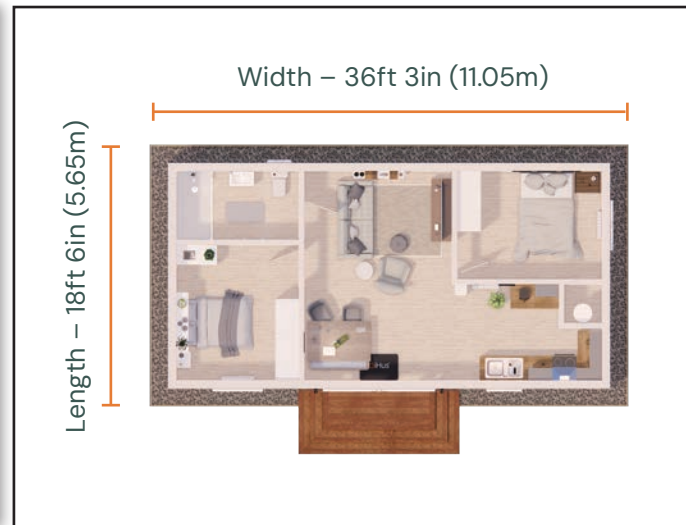


Cadeby Extra

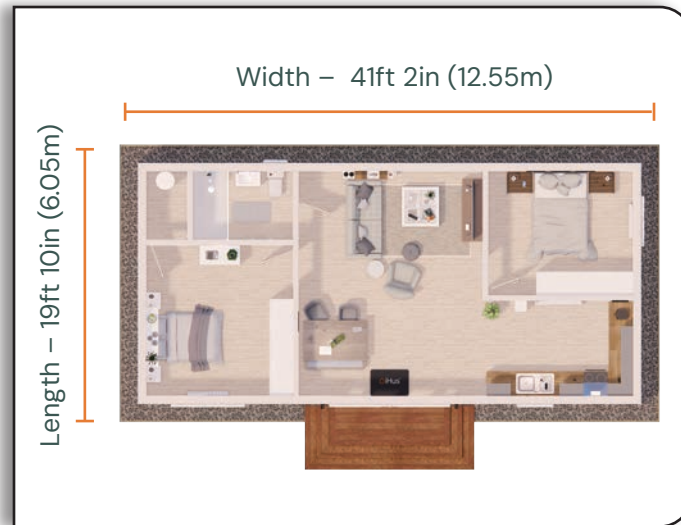
All drawings are for illustrative purposes only.



Cadeby



Cadeby Extra



Cadeby Extra Plus



The Cadeby

Two Bedroom

All three footprints of the Cadeby 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.

Available in our **Classic** and **3632** range.

3632 Range

Price From £116,195

Classic Range

Price From £129,100

Models featured are available in a number of cladding and finish options.



The Loversall

 **Two Bedroom**

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

Available in our **Classic** and **3632** range.

3632 Range	Classic Range
Price From £119,915	Price From £133,237



Models featured are available in a number of cladding and finish options.



Loversall Extra

All drawings are for illustrative purposes only.

 <p>Width - 28ft 1in (8.55m)</p> <p>Length - 20ft 6in (6.25m)</p> <p>Loversall</p>	 <p>Width - 33ft 0in (10.05m)</p> <p>Length - 21ft 6in (6.55m)</p> <p>Loversall Extra</p>	 <p>Width - 39ft 6in (12.05m)</p> <p>Length - 21ft 6in (6.55m)</p> <p>Loversall Extra Plus</p>
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SCAN ME

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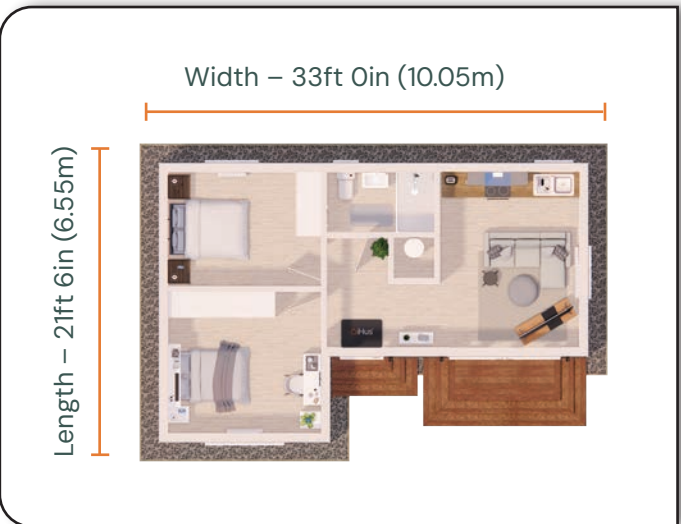


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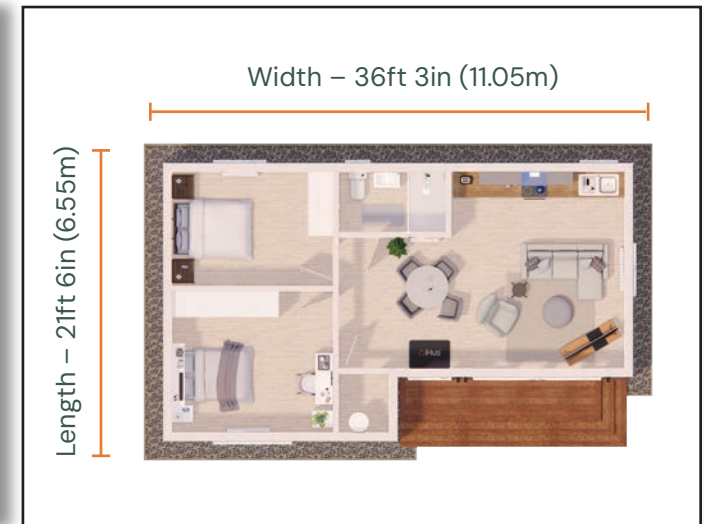


Hatfield Extra

All drawings are for illustrative purposes only.



Hatfield



Hatfield Extra



Hatfield Extra Plus



The Hatfield

Two Bedroom

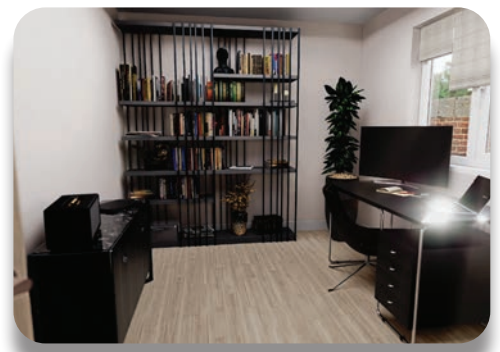
The Hatfield is a spacious L-shaped annexe with two great-sized bedrooms. All three footprints look stunning and are ideal for large corner plots.

Available in our Classic and 3632 range.

3632 Range
Price From
£123,025

Classic Range
Price From
£136,693

Models featured are available in a number of cladding and finish options.



The Wheatley

 **Two Bedroom**

The Wheatley is our most popular two-bedroom granny annexe, providing plenty of living space and two good-sized bedrooms. This model is a product of valued customer feedback.

Available in our **Classic** and **3632** range.

3632 Range
Price From
£125,220

Classic Range
Price From
£139,128

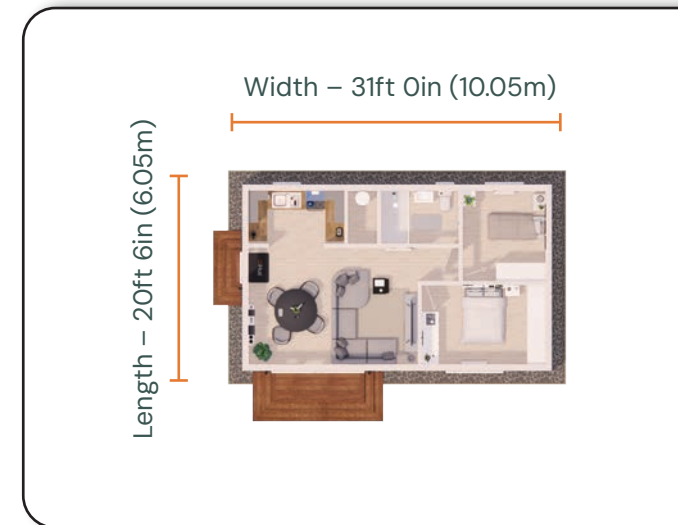


Models featured are available in a number of cladding and finish options.

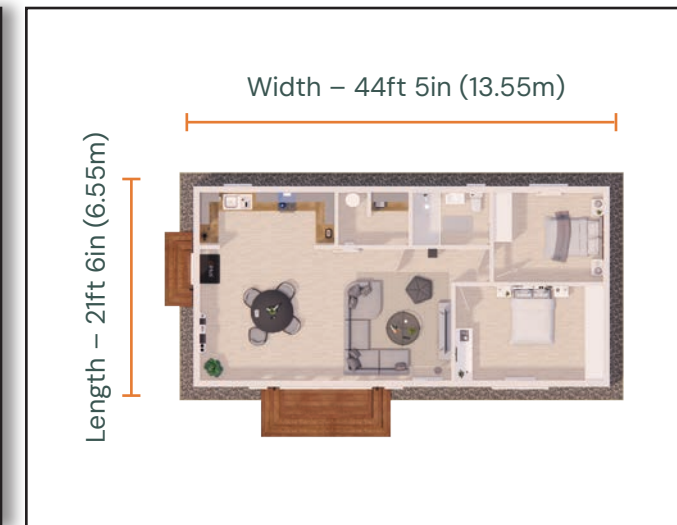


Wheatley Extra

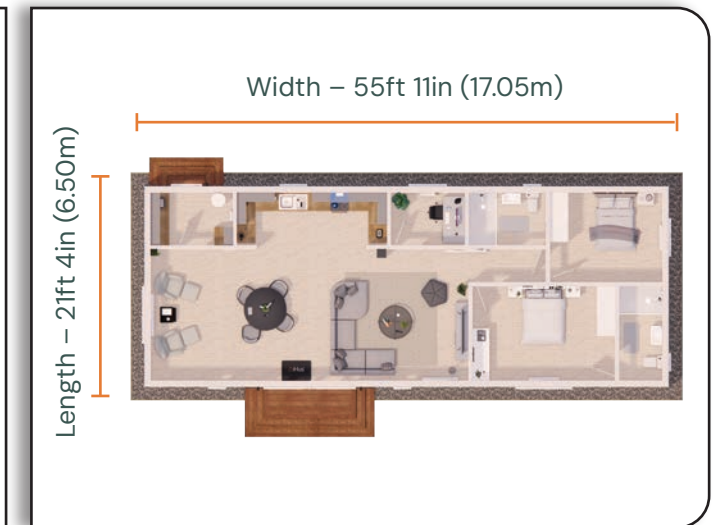
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Wheatley



Wheatley Extra



Wheatley Extra Plus

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You can also arrange to visit one of our Open Hus show homes near you.



SCAN ME



i(Hus) is for Individuality

Custom Design

iHus was originally established as a custom design and build company. So, if you can't find an annexe in our core range to suit your style and needs, we have the expertise to build something truly unique.

We can base the design on one of our models and rework the internal layout, or we can start from scratch and build something completely bespoke if you have your own idea in mind.



External Finishes

Our standard cladding comes in a wide range of colours for you to pick from, or you can choose to upgrade to our rustic untreated green oak cladding.

You can opt for a flat roof with an over-sail canopy and LED downlights, or a pitched roof available in a variety of finishes. French or bi-fold doors, and windows in a range of colours. Choices of external lighting, composite decking, and balustrade. We also offer solar panel packages for all our models.

If you're struggling for inspiration, why not take a look at our 'Be Inspired page'?



Styling Options

Kitchen & Living Space

Style your new annexe to suit you, with your choice of laminate flooring, internal doors, digital electric radiators, and light switches.

All our annexes come with a fully fitted kitchen available in a selection of styles and colours. Choose your units, handles, worktop and splashback. Then take your pick from our quality range of standard appliances or choose to upgrade to our premium appliances.



Shower, Bath & Wet Rooms

Our standard specification shower room combines all the comfort you could want with the practicality you need, with our range of premium fixtures and fittings.

Choose from a selection of tile board and vinyl flooring colours, or for that extra special touch why not opt for a bathroom or an accessible wet room. Each one of these options comes with a range of upgrades for you to pick from.

To request a copy of our options brochure, call 0808 164 1111 or email enquiries@ihusannexe.com





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

Planning Permission

When you choose iHus to build your annexe, our retained **planning experts NAPC** will apply for planning permission and liaise with the relevant authorities on your behalf. Dependant on the range of annexe you choose, we will either go down the route of Dual Approach planning application or Caravan Act application for the 3632 range.

Our specialist team are not your average planning consultants, headed by Oliver Wright, who has 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. Gaining this in-depth knowledge of all aspects of the planning and development process for annexe and garden rooms has resulted in our unparalleled planning application success rate, so you're in safe hands.



iHus are one of the founding charter members of the NAPC, setting standards for annexe building. They are the UK's only annexe and garden room planning and development consultancy.

www.napc.uk

Building Control

We look after this part of the process too for our Classic range annexes, working alongside **Vantage Building Control**. They are registered by the Building Safety Regulator (BSR) and are a Registered Building Control Approver (RBCA).

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



Our Dual Approach

A Householder Application

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

The Caravan Act

We also submit the same plans under the caravan act. If the council agrees the proposal meets the definition of a mobile home, and the use will be ancillary, they will issue a certificate of lawfulness and the build can begin.

This dual approach offers the best chance of success. Also ensuring 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

250

Number of Local Planning Authorities worked with





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 is why we created **Green Hus** and are proud to have an ISO Accreditation for Environmental Management System.

Our commitment from our first ever iHus was to build in a cleaner, greener way. We looked at every aspect of construction and incorporated established eco-friendly techniques in our homes.

We construct the solid timber frame, which is FSC or PEFC certified from carefully managed and replensihed stocks in **our purpose-built factory reducing greenhouse gases by up to 30%**. We use off site machinery, eliminating most of the site traffic helping to keep air pollution down. We use **screw piles** for our solid foundations rather than concrete, the world's second greatest contributor to carbon emissions. The composite decking we use is made from a long lasting, almost entirely recycled material.

Our insulation is ultra efficient to reduce energy consumption, and we install green electric heating and hot water systems. The radiators feature the latest advanced control technology to **reduce power consumption by over 60%**. Every model features LED lighting, which are 90% more energy efficient than halogen alternatives, and our solar panel packages help to turn your annexe into a small-scale energy supplier and help reduce carbon emissions.



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.



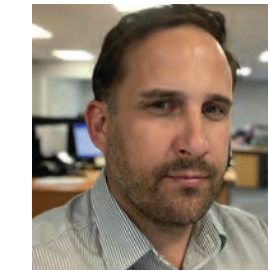
SCAN ME



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



Sean Cronin
Sales and Project
Development Manager



Jan Hill
Customer Liaison

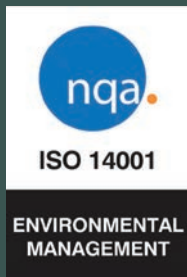


Lydia Kilner
Administrator



Dayna Powney
Sales Executive





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Head Office iHUS, Plumtree Farm Industrial Estate, Bircotes, Doncaster, DN11 8EW

