

Range – OTB 2 1 of 2 1 x 12' (3.6m) x 20' (6.1m) Carriage House Incorporating:

1 x 12' (3.6m) x 20' (6.1m) Enclosed Parking Bay Specification:

- **4" x 2" (100mm x 50mm) Pressure treated CLS framing.**
- **Pressure treated EX22mm (finished size 16mm) Weatherboard exterior cladding (sawn finish).**
- **Exterior walls lined with breather membrane, fitted between the studwork and exterior cladding.**
- **Diagonal bracing to the walls for additional strength where necessary.**
- **Oak 6" x 6" (150mm x 150mm) sawn support posts, headers, and curved bracing, to the front.**
- **Clearance to the underside of the header approx. 80½" (2045mm).**
- **Staddle Stones under each support post.**
- **7' 4" (2235mm) to eaves & approx. 10' 9" (3277mm) to ridge, with a 17° pitch. (Measured from the top of the concrete to the ridge, including a single course of brick)**
- **Shaded Red Onduvilla roofing, boarded with OSB and lined with breather membrane between the OSB and roofing material, supported by roof purlins.**
- **Guttering and down pipe to the front and rear elevations, ready to take your water butt or run straight into your soakaway.**
- **1 x Set of double doors, fully furnished to include galvanised heavy-duty hinges, drop bolt, tower bolt, cabin hooks and a key locking throw lock for added security, to the front.**
- **1 x 30" (762mm) wide x 6' 8½" (2045mm) high personal door, fully furnished to include galvanised t-hinges, cabin hook and a pad bolt, to one gable end.**
- **1 x 43" (1092mm) wide x 34" (864mm) high pressure treated timber framed window, double glazed with one fixed and one opening pane, to one gable end.**
- **Walls insulated internally with Rockwool and lined with PLY, to eaves.**