



FLEMINGHOMES

TIMBER FRAME SELF-BUILD. YOUR HOME. OUR PASSION.





INTRODUCING FLEMING HOMES

Fleming Homes has been designing, manufacturing and supplying one-off timber frame homes for self-builders across the UK and overseas for over 30 years. Our experience allows us to design homes that are visionary, aesthetic and liveable, and that complement the environment. Most importantly, it lets us turn your priorities for living into the home of your dreams! Our reputation for quality is built on precision engineering and carefully controlled manufacturing, and we match the quality of our products with exceptional service.

If you plan to manage your own project from initial design to erection, we offer a range of one-stop-shop services designed to save you time and money. These include our free design service, a planning and building regulations option, an extensive range of high specification fixtures and fittings, and meticulous manufacture and erection. If you're already working with an architect, we can also design and supply a timber frame home based on their designs.





BESPOKE HOMES FOR MODERN LIVING

Our homes are developed from a blank sheet of paper, and designed to meet your individual requirements. Whether you're looking for a breath-taking combination of space and luxury, or a small family home designed to cut the cost of living, our 30 years' expertise allows us to design homes that reflect the very best in modern living.

We've created over 1,500 beautiful, affordable homes for happy clients, and can offer you a wide range of existing designs as a basis for your new home, with the flexibility to customise any design to your own personal requirements. We can also manufacture and supply a timber frame from existing architect's drawings.





"There's nothing more rewarding for us than doing a great job, and seeing our clients happily settled in their new home. Our aim is to help you get there as smoothly and enjoyably as possible!"

Sarah Mathieson, Managing Director, Fleming Homes





WHY CHOOSE US?

You'll find us truly flexible in our approach to designing and manufacturing bespoke timber frame homes. We can work with you to bring your unique vision to life, work from architect's drawings, or modify an existing Fleming Homes design – it's up to you!

Our extensive specification includes high quality doors, windows, staircases, skirting, sills, plasterboard, and insulation. We know you'll be impressed with our wide range of products and superior finishes, but we also understand that you may want to supply your own doors and windows, or opt for just the timber frame structure. Whatever your requirements, we can adapt our timber frame solution to suit.



Self-build can be a once-in-a-lifetime experience, and it's important to us that you enjoy it. That's why you'll always find our design and technical teams at the other end of the phone, and happy to meet you to provide guidance, to ensure that your build is as smooth as possible.

Our clients tell us that our customer service is second to none. But don't take our word for it! If you'd like to speak to clients, we're happy to put you in touch.

WHY TIMBER FRAME?

Timber frame is efficient, flexible, and one of the most sustainable building methods on offer. Typically, timber frame homes reduce energy consumption, allowing you to future-proof your new home, and enjoy a lifetime of lower energy bills.

the benefits

- **FAST.** A timber frame home is wind and watertight in a matter of days, helping to ensure a much faster construction period
- **LOW RISK.** Timber frame homes are precision engineered and quick to assemble, allowing you to work to a reliable build schedule
- **EFFICIENT.** Timber frame provides a low U-value, high thermal performance, low waste, and high acoustic performance
- **SUSTAINABLE.** Timber frame has a reduced environmental impact compared to other construction methods
- **CARBON SAVINGS.** Wood is carbon-neutral

"I'd do it all again and with Fleming Homes. We are thrilled with our new house and it's turned out far better than we could have ever hoped for."

Paul Bates, Caernarfonshire



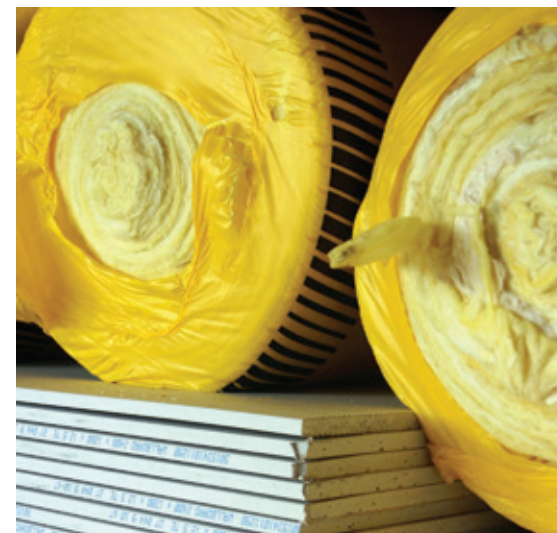


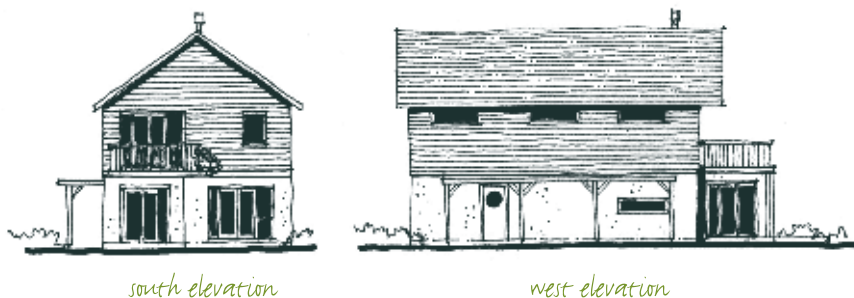
BUILDING FOR A SUSTAINABLE FUTURE

Timber frame construction is widely accepted throughout the world as the most sustainable building resource available. Wood sourced from responsibly managed forests contains less embodied energy than other building materials, and is practically carbon-neutral. All our timber products are sourced from reputable companies whose products are certified under the Forest Stewardship Council (FSC) system.

We strive to promote sustainable development through effective design. Our experienced design team will guide you through the different energy-saving options, to help ensure you make the best decisions for your sustainable home.

Whether you need advice on renewable energy devices, SAP calculations, or savings estimates for your home, we can help you achieve a bespoke energy-efficient design to help mitigate the effects of climate change.





CASE STUDY - FLEMING HOMES DESIGNED

This is the latest dwelling out of three timber frame homes built by seasoned self-builders, Mr & Mrs Downie. Their simple but concise brief was to design a home that was contemporary and energy-efficient.

Simple detailing on the exterior of the dwelling perfectly complements the neat brickwork/cedar cladding combination, to give each elevation a contemporary look. Internally, space on the ground floor is split by a brick chimney, and diner-type seating and exposed timber beams create a stylish open plan that flows into a sheltered outdoor patio area.

The rectangular shape of the building maximises efficient wall areas which are layered with high-performance insulation. Thorough air tightness detailing is designed to completely seal the building envelope, and glazing has been limited in the non-south elevations.

TOTAL FLOOR AREA: 132m²



"We are onto our third self-build project. We've used Fleming Homes' design team for each of our houses and have been delighted with their flexible, friendly and reliable approach to timber frame supply."

Mr & Mrs Downie, York



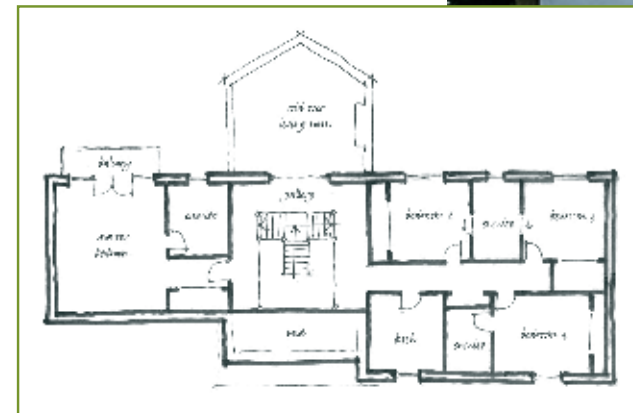
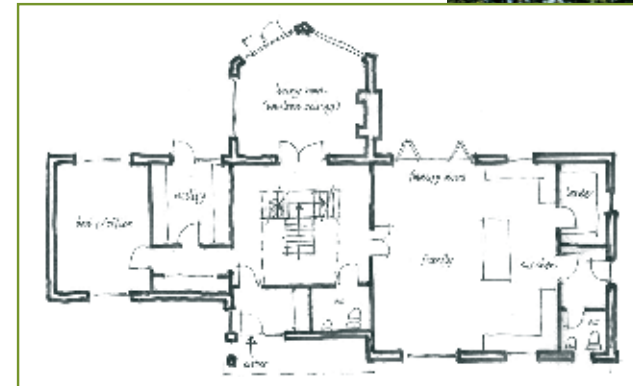
CASE STUDY - ARCHITECT DESIGNED

This 4-bedroom home was designed by Selkirkshire-based architect Gordon Melrose. The client worked with Gordon Melrose Building Design to establish their ideas, before contracting Fleming Homes to design and manufacture their timber frame.

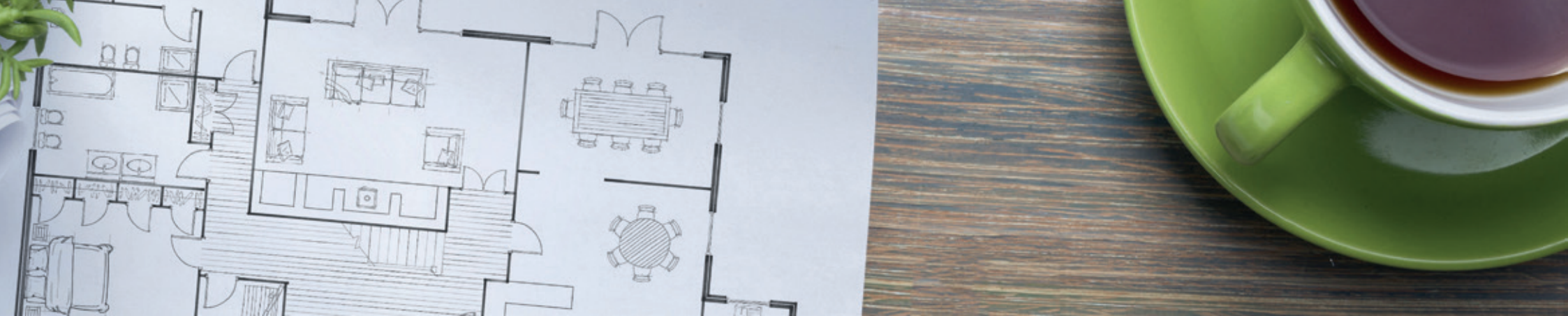
The design of this family home developed around the number of rooms required by the client. A large, grand entrance hall separates the master suite from the children's bedrooms with a feature oak staircase. Coupled to the hall is the main living room with a glazed gable showcasing magical rural views to the west. The living room ceiling is vaulted and the internal wall is glazed, which maximises the impression of size and space.

The timber frame solution from Fleming Homes included aluminium clad timber windows, high-performance external doors and open-tread oak staircase with glass balustrade.

TOTAL FLOOR AREA: 372m²







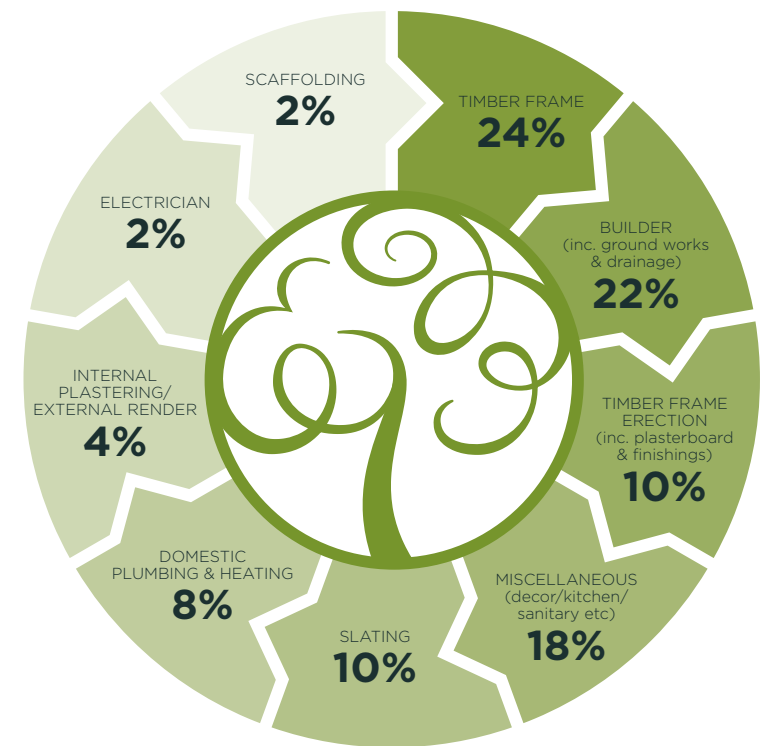
COSTING YOUR PROJECT

If your dream is to live in a converted barn, create a contemporary living space, or simply build a home that will cost less to run in the future, self-build can be a cost-effective way to do this.

The cost of your new home will depend on your specification, and your chosen build route. You might appoint a main contractor, employ sub-trades in conjunction with a project manager, or project manage the build yourself. Each route will have a different impact on the cost of your timber frame.

Our comprehensive planning and building regulations service includes full certification by a structural engineer, and gives you the option of managing your own project, from initial design to erection. Combined with our free design service, this offers real potential to reduce your total build cost.

For an accurate estimate, contact us to discuss your project, or visit our website for up-to-date guidelines on costing your timber frame home.



Here's how costs typically break down with a timber frame self-build home.

"Fleming Homes are one of the finest and most client-focused commercial firms we have ever encountered. It was a very happy and positive experience."

Dr & Mrs Lovegrove, Perthshire

CONTACT US

Whether you're a seasoned timber frame builder, or just starting your first self-build adventure, call us today.

We'll provide you with a no-obligation quotation, so it'll cost you nothing to get the ball rolling.



FLEMINGHOMES

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