

# NorwegianLog



## Family & Granny Annex Packages

For today's multi-generational living



“A brilliantly practical and future-proof solution for the whole family”

CUSTOMERS JOHN & PEARL, GLOUCESTERSHIRE



# Contents

Welcome to Norwegian Log Buildings	3
Environmental policy	4
Dave's story	6
Coral's story	8
For today's multi-generational living	10
Explore the Norwegian Log experience	12
The route to your perfect annex	14
Susan's story	16
Glyn and Anne's story	18
Our Family & Granny Annex Packages	20
What's Included	38
Bespoke service	39
Adam's story	40
Warranty & service plan	42
Customer service	43





# Welcome to Norwegian Log Buildings

Norwegian Log has been manufacturing and supplying traditional solid log buildings for private clients, public bodies, charities and commercial organisations for more than thirty years. In that time we have delivered over 1,500 buildings, which is clear evidence of our expertise and reliability.

## Our Values

As a team, we are united around a handful of shared values. **Respect** for millennia of traditional log construction. **Pride** in the skill of our workforce and in our own patented contribution to modern log technology.

**Admiration** for our natural, sustainable log raw material. **Determination** to ensure your delight when you move into your annex – and your enduring satisfaction in the years to come.

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“The team of people who erected the cabin were just brilliant  
and so professional”

JOHN AND ROSEMARY, BERKSHIRE.

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# Environmental policy

## Caring for our futures

Here at Norwegian Log we care about the legacy we leave behind for future generations, which is why we're taking active steps to minimise our environmental impact.

## Putting back

We use natural resources responsibly. All logging is accompanied by a comprehensive replanting programme. We do not take timber from tropical rain forests or other endangered habitats.

## Green materials

Using natural resources such as timber consumes less energy than manufacturing construction materials such as brick, concrete, steel and artificial components.

## Energy efficient

Log buildings themselves are very energy efficient thanks to their high level of natural insulation. This saves on direct energy consumption and reduces your running costs.







## Dave's story

# “It's allowed me to continue living next to my daughter”

Dave and his daughter Kelly were living in neighbouring properties when she decided to move, and he was worried that he'd be seeing less of her. Kelly's new home in Somerset had a leafy garden, which prompted Dave to explore annex options.

Dave's research led him to Norwegian Log. He viewed their show homes in Reading, and placed his order following a site visit back in Somerset. With no Planning Permission needed, Norwegian Log quickly obtained a Lawful Development Certificate and started construction.

“The boys on the job were brilliant and the service back-up has been great. Absolutely fantastic service.”

An on-trend dark grey kitchen with all the latest appliances takes pride of place. Dave's new home has two bedrooms, a spacious living area, a handy utility room and an entrance hall. Economical underfloor heating keeps the annex cosy.

“It's brilliant. I don't live in Kelly's pocket but she knows where I am. She can keep an eye out for me, and I help her with DIY. It's solved a major problem about my future.”

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“The build took four weeks to the day, exactly what they had promised”

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## Coral's story

# “It's given us all real peace of mind – it's our happy house”

As a full-time carer for her husband, Coral was keen to get extra support and company at home. At the same time, her niece Amy was seeking a new property.

“I started wondering about having an annex in my garden for Amy and her daughter Daisy,” explains Coral.

“My research led me to Norwegian Log. I did look at another company, but just kept on coming back to Norwegian Log,” says Coral.

The family visited the company's show homes in Reading, and quickly set the ball rolling.

Amy and Daisy's new Stavanger home has a chic, contemporary vibe. There is a large living area, a fitted kitchen and a convenient utility/boot room to keep things tidy. Daisy has a spacious bedroom, while Amy's large double features a dressing room. “It has exceeded my expectations and everything has just turned out brilliantly.”

“It feels so homely and the layout is really lovely,” says Amy. “The annex has a very private feel but Coral's house is just across the lawn. Coral and I needed help at the same time and we've been able to help each other. Wonderful!”

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“Everything worked perfectly. The Norwegian Log team was great, I couldn't fault them”

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# For today's multi-generational living

Once, they were simply granny annexes. Perhaps just a temporary, rather utilitarian, structure tucked out of the way in a corner of the garden. But now more and more of us are seeing their full potential – the cost-effective cornerstone of multi-generational living.

## Bringing the generations together

Generations are living together for many reasons. Elderly people want to be close to their children, for mutual care and support. Young people can't leave the nest (or are boomeranging back to it) because they can't afford to move. Disabled people may need a safety net of support. Divorced people often can't afford a property of their own.

But we must all recognise that in these circumstances, space in your home will often be at a premium. And there will be friction that can strain family relationships.

Here at Norwegian Log, we have the solution. Our Annex Packages are the smart and straightforward way to provide self-contained accommodation that enables parents, children and the wider family to live within easy reach.

Instead of squabbles, we offer comfort, privacy and independence in a permanent, wonderfully liveable home. We offer a way to save on care costs, and have an enduring asset in your garden that will increase the value of your property.

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**“My family are leading their lives, and me, mine. But if they do need to help me, they don't have to go very far”**

MURIEL, KENT

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## Explore the Norwegian Log experience

Now you're ready to look more deeply into what we have to offer, start by discovering how we will provide the annex that's just right for you.

- You can read overleaf about how we will guide you through design, planning and installation.
- Then you can move on to explore our Family & Granny Annex Packages **(page 20)**: Timeless Traditional **(from page 22)** and Stylish Contemporary **(from page 30)**.
- You can see at a glance what's included **(page 38)**.
- While our standard family & granny annexes cover virtually all requirements, we offer a bespoke service to meet specific needs **(page 39)**.
- We offer an additional full interior fitout service on all our buildings, not just our selected Family & Granny Annex Packages. Contact us to find out more.

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**“People step through the door and say, Oh I like this,  
I want one of these”**

MURIEL, KENT

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The route to your perfect annex

## From enquiry to enjoyment in six easy steps

Step

# 01



### Initial consultation

When we meet, we'll discuss your requirements in detail. We have immense experience in this area, so what might seem challenging to you is routine to us. We'll explore your site using our planning software, and establish whether the model you choose will fit in your garden. We'll do all we can to help you get the most out of your site and budget.

Step

# 02



### Visit our show homes

Your visit to our show homes at our Reading headquarters is particularly important. There is simply no substitute for experiencing the real thing. One of our show homes is over 30 years old, so you will be able to confirm for yourself how their ambience and style endure without dating.

Step

# 03



### Design and quotation

On the basis of what we learn from our discussions with you, we'll provide you with a full design proposal and a comprehensive quotation.

“The LDC was a breeze.  
They sorted it all”

ANNE AND GLYN, CAMBRIDGESHIRE



Step

# 04



## Survey

At a time convenient for you, we'll visit your site and perform a detailed survey. We'll agree the precise positioning of your annex in your garden.

Step

# 05



## Planning

In most cases, you will **not need Planning Permission** for one of our annexes located in your garden. We will give you detailed advice and explanations once we know your situation. We will always obtain a Lawful Development Certificate on your behalf from your planning authority, which will confirm that you do not need Planning Permission for your annex.

Step

# 06

## Manufacture, delivery and installation

Once we have your LDC we can start producing your annex. We understand that you need certainty, so we will give you a confirmed delivery date as soon as possible. We install your annex quickly and cleanly, with great respect for your garden and main home, before a prompt and smooth final handover.



## Susan's story

# “I have the best of both worlds – all my friends want one”

Susan's daughter Tracey wanted to help her Mum as she moved into later life.

“Mum's old cottage had very steep steps,” says Susan, “So I started exploring options for an annex for her in my garden.”

Tracey gave Norwegian Log a call, and the project quickly took off. Norwegian Log managed the whole process from planning to build.

“Everything was so quick. We went to Reading to view the show homes. They started in November with planning, did the main building in April and finished it all in June. Everything went so smoothly,” says Susan.

Positioned so it's flooded with natural light, Susan's annex has a fitted kitchen/living area, double bedroom, utility room and a large bathroom with a sleek walk-in shower.

“It's good as Mum has her own access, everything's on one level and the rooms are a perfect size. It's also nice to be able to keep an eye on Mum and it's so lovely having her here,” says Tracey.

Susan is delighted: “Visitors just say ‘wow!’ and I am here to help with the grandchildren if needed.”

“All my friends want one,” she says. “I have the best of both worlds, with my own front door and my daughter across the garden.”

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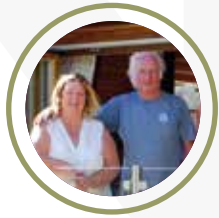
“It's so warm and well insulated, I just think it's excellent”

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## Glyn and Anne's story

# “We’ve downsized but can still have everyone over for Christmas!”

Glyn and Anne realised they needed to leave their cottage for a home on one level for their future years. Their nearby daughter has a large garden. And they love log cabins. The idea of an annex brought everything together.

“We also worked out that once we had sold our cottage, we would be mortgage-free here. It just all made sense,” says Glyn.

Before making their decision, Glyn and Anne visited Norwegian Log’s show homes in Reading. The company then quickly arranged a Lawful Development Certificate confirming that Planning Permission wasn’t needed.

“It was a breeze,” comments Glyn. “They sorted it all.”

Work started on site in mid-August and the couple moved in on 1 December.

“Norwegian Log did exactly what they promised. They were absolutely fantastic,” says Glyn.

Anne is thrilled with their spacious new home: “To begin with you feel as though you might lose your independence living so close. But although we have each other, my daughter’s family can’t see us and we can’t see them. Our annex makes everything so easy. It’s just what we need now we’re getting on.”

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“We had a dozen for Christmas dinner! The open plan layout is just great when we have the family over”

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## Our Family Annex Packages

You have eight Family Annex Packages to choose from. There are compact one-bed designs – ideal for smaller gardens – as well as generously spacious two-bed designs. And they are available in two styles to satisfy all preferences: Timeless Traditional and Stylish Contemporary.

Should you need an even bigger home, we have models with up to four bedrooms in our mainstream ranges. Our fitting out service is available for them, too. Contact us for details.

**Accessibility:** All our Annex Package floor plans are fully compliant with DDA requirements for disabled access without further modification.

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“Everything’s on one level and the rooms are a perfect size”

DAVE, SOMERSET

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## Timeless Traditional

We have exclusive UK rights to our Timeless Traditional annexes, which are manufactured for us by a leading Norwegian supplier. This guarantees total Scandinavian authenticity, strength and durability. Plus, of course, the classic log-cabin look and feel you would expect from log techniques refined over millennia.



## Stylish Contemporary

Our own patented jointing system enables us to introduce new design opportunities in our Stylish Contemporary range, such as distinctive floor-to-ceiling glazed bays for living areas. At the same time, we retain all the strength and durability you would expect from solid log. We design these sleek annexes to harmonise with any garden, and we manufacture them in the UK in our own high-tech factory.

Design	Bedrooms	Area	Page
Kelso	1	28.91m <sup>2</sup> (311 sq ft)	22
Melrose	1	41.58m <sup>2</sup> (447 sq ft)	24
Sherwood	2	54.30m <sup>2</sup> (585 sq ft)	26
Malvern	2	72.40m <sup>2</sup> (780 sq ft)	28

Design	Bedrooms	Area	Page
Bergen	1	30.00m <sup>2</sup> (323 sq ft)	30
Oslo	1	43.86m <sup>2</sup> (472 sq ft)	32
Røros	2	56.60m <sup>2</sup> (610 sq ft)	34
Stavanger	2	73.10m <sup>2</sup> (787 sq ft)	36

# Kelso

Kelso offers a warm welcome with traditional Scandinavian log cabin style in a compact package. There's a bedroom, shower room and living area, with a neat kitchenette that has everything close at hand. Kelso is easy to live in, and easy to site even in a small garden.

## One Bedroom

### At a glance

- Timeless Traditional
- Compact 28.91m<sup>2</sup> (311 sq ft)
- One bedroom
- Space-efficient living area with kitchenette
- Shower room



### More ideas

- For a more spacious one-bedroom Timeless Traditional annex, see Melrose on page 24.
- For a Stylish Contemporary annex of similar size, see Bergen on page 30.



## Internal dimensions

7.00m x 4.13m (23' 0" x 13' 7")

## Room dimensions

- 1 Living area 3.66m x 4.13m (12' 0" x 13' 7")
- 2 Bedroom 3.27m x 2.21m (10' 9" x 7' 3")
- 3 Shower room 2.00m x 1.85m (6' 7" x 6' 1")
- 4 Utility Cupboard

## What's included

For full details of what's included, see page 38.



# Melrose

Live more spaciously in Melrose, our larger one-bedroom model that still fits into smaller gardens. There's a generous bedroom, a smart shower room and a living area/kitchenette that offers more scope for entertaining. Melrose has the cosy feel of the traditional Scandinavian log cabin.

## One Bedroom

### At a glance

- Timeless Traditional
- Generous 41.58m<sup>2</sup> (447 sq ft)
- One bedroom
- Spacious living area with kitchenette
- Shower room



### More ideas

- For a larger Timeless Traditional annex (two bedrooms), see Sherwood on page 26.
- For a Stylish Contemporary annex of similar size, see Oslo on page 32.



## Internal dimensions

7.00m x 5.94m (23' 0" x 19' 6")

## Room dimensions

- 1 Living area 3.93m x 5.94m (12' 11" x 19' 6")
- 2 Bedroom 3.00m x 3.45m (9' 10" x 11' 4")
- 3 Shower room 1.73m x 2.43m (5' 8" x 7' 11")
- 4 Utility Cupboard

## What's included

For full details of what's included, see page 38.



# Sherwood

With two double bedrooms, Sherwood offers space for families. Space for guests. Space for hobbies. There's a lounge/diner with kitchen, even a convenient utility off the entrance hall. Yet all this comes in a compact traditional cabin-style building that will fit many typical gardens.

 **Two Bedrooms**

## At a glance

- Timeless Traditional
- Compact 54.30m<sup>2</sup> (585 sq ft)
- Two bedrooms
- Spacious living area with kitchen
- Shower room
- Utility
- Hall



## More ideas

- For a more spacious two-bedroom Timeless Traditional annex, see Malvern on page 28.
- For a Stylish Contemporary annex of similar size, see Røros on page 34.
- Deluxe 6.8m (22' 3") external width version available. Please contact us for details.

## Internal dimensions

9.15m x 5.94m (30' 0" x 19' 6")

## Room dimensions

- 1 Living area** 4.15m / 3.08m x 5.94m  
(13' 7" / 10' 1" x 19' 6")
- 2 Bedroom 1** 3.66m x 2.62m (12' 0" x 8' 7")
- 3 Bedroom 2** 2.49m x 3.25m (8' 2" x 10' 8")
- 4 Shower room** 2.37m x 1.93m (7' 9" x 6' 4")
- 5 Utility** 1.00m x 2.03m (3' 3" x 6' 8")
- 6 Hall** 1.20m x 2.03m (3' 11" x 6' 8")

## What's included

For full details of what's included, see page 38.





# Malvern

Malvern is a delightful Scandinavian-style cabin for the larger garden that really gives families room to stretch. Two double bedrooms (one with en-suite shower room, plus a family bathroom) are complemented by the large lounge/diner and convenient kitchen.

 **Two Bedrooms**

## At a glance

- Timeless Traditional
- Generous 72.40m<sup>2</sup> (780 sq ft)
- Two bedrooms, one with en-suite shower room
- Spacious living area with kitchen
- Second bathroom
- Hall/utility



## More ideas

- For a Stylish Contemporary annex of similar size, see Stavanger on page 36.
- Deluxe 6.8m (22' 3") external width version available. Please contact us for details.
- Larger Norwegian Log homes (up to four bedrooms) are available. Please contact us for details.



**Internal dimensions**

12.19m x 5.94m (40' 0" x 19' 6")

**Room dimensions**

<b>1 Living area</b>	5.20m x 5.94m	(17' 1" x 19' 6")
<b>2 Bedroom 1</b>	3.35m x 3.74m	(11' 0" x 12' 3")
<b>3 En-suite</b>	2.00m x 2.13m	(6' 7" x 7' 0")
<b>4 Bedroom 2</b>	3.50m x 2.57m	(11' 6" x 8' 5")
<b>5 Bathroom</b>	2.42m x 2.13m	(7' 11" x 7' 0")
<b>6 Hall/utility</b>	2.33m x 2.13m	(7' 8" x 7' 0")

**What's included**

For full details of what's included, see page 38.



# Bergen

Compact Bergen is cosy and easy to live in, and easy to site even in a small garden. One of our Stylish Contemporary models, Bergen has a bedroom, shower room and comfortable living area, with a neat kitchenette that has everything close at hand.

## One Bedroom

### At a glance

- Stylish Contemporary
- Compact 30.00m<sup>2</sup> (323 sq ft)
- One bedroom
- Space-efficient living area with kitchenette
- Shower room



### More ideas

- For a more spacious one-bedroom Stylish Contemporary annex, see Oslo on page 32.
- For a Timeless Traditional annex of similar size, see Kelso on page 22.



## Internal dimensions

7.00m x 4.13m (23' 0" x 13' 7")

## Room dimensions

- 1 Living area 4.21m x 4.13m (13' 10" x 13' 7")
- 2 Bedroom 3.27m x 2.33m (10' 9" x 7' 8")
- 3 Shower room 2.25m x 1.73m (7' 5" x 5' 8")
- 4 Utility Cupboard

## What's included

For full details of what's included, see page 38.

# Oslo

Our larger one-bedroom Oslo fits easily into typical gardens. There's space to spare in the generous bedroom, smart shower room and the living area/kitchenette that's great for entertaining. Warm and welcoming Oslo is from our Stylish Contemporary range.

## One Bedroom

### At a glance

- Stylish Contemporary
- Generous 43.86m<sup>2</sup> (472 sq ft)
- One bedroom
- Spacious living area with kitchenette
- Shower room



### More ideas

- For a larger Stylish Contemporary annex (two bedrooms), see Røros on page 34.
- For a Timeless Traditional annex of similar size, see Melrose on page 24.





## Internal dimensions

7.00m x 5.94m (23' 0" x 19' 6")

## Room dimensions

- 1 Living area 4.58m x 5.94m (15' 0" x 19' 6")
- 2 Bedroom 3.00m x 3.45m (9' 10" x 11' 4")
- 3 Shower room 1.73m x 2.43m (5' 8" x 8' 0")
- 4 Utility Cupboard

## What's included

For full details of what's included, see page 38.

# Røros

With two double bedrooms, Røros offers more space for families, guests and hobbies. Yet all this comes in a compact Stylish Contemporary building that will fit many typical gardens. There's a lounge/diner with kitchen, even a convenient utility off the entrance hall.

 **Two Bedrooms**

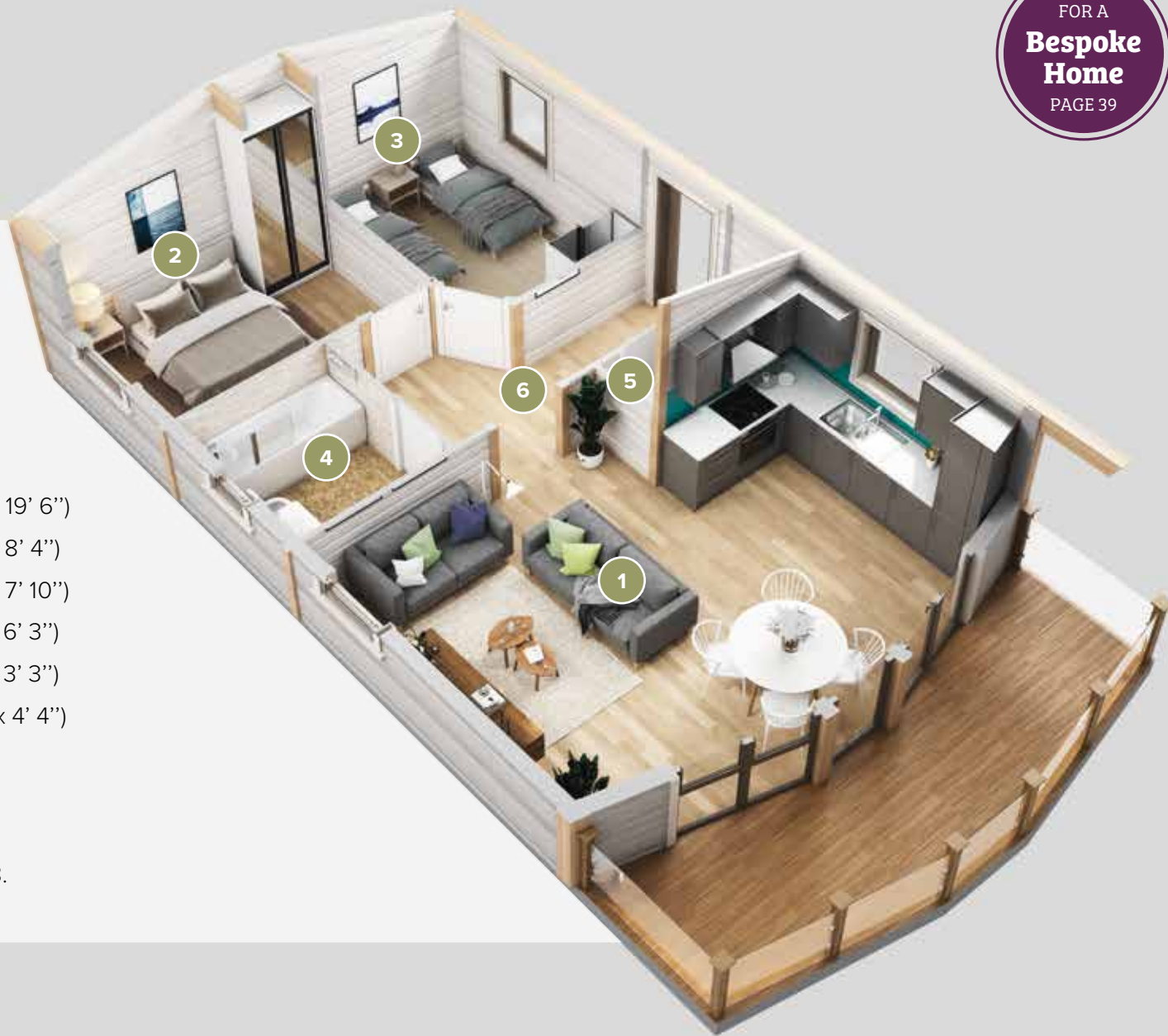
## At a glance

- Stylish Contemporary
- Compact 56.60m<sup>2</sup> (610 sq ft)
- Two bedrooms
- Spacious living area with kitchen
- Bathroom
- Utility



## More ideas

- For a more spacious two-bedroom Stylish Contemporary annex, see Stavanger on page 36.
- For a Timeless Traditional annex of similar size, see Sherwood on page 26.
- Deluxe 6.8m (22' 3") external width version available. Please contact us for details.



## Internal dimensions

9.15m x 5.94m (30' 0" x 19' 6")

## Room dimensions

1	<b>Living area</b>	4.9m x 5.94m	(16' 1" x 19' 6")
2	<b>Bedroom 1</b>	3.45m x 2.54m	(11' 4" x 8' 4")
3	<b>Bedroom 2</b>	3.43m x 2.39m	(11' 3" x 7' 10")
4	<b>Bathroom</b>	2.22m x 1.91m	(7' 3" x 6' 3")
5	<b>Utility</b>	1.9m x 1.0m	(6' 3" x 3' 3")
6	<b>Hall</b>	3.96m x 1.33m	(13' 0" x 4' 4")

## What's included

For full details of what's included, see page 38.



# Stavanger

Stavanger gives larger families room to stretch in a Stylish Contemporary home for the larger garden. Two double bedrooms (one with en-suite shower room) are complemented by a further bathroom, large lounge/diner and convenient kitchen.

 **Two Bedrooms**

## At a glance

- Stylish Contemporary
- Generous 73.10m<sup>2</sup> (787 sq ft)
- Two bedrooms
- Spacious living area with kitchen
- En-suite shower room
- Second bathroom
- Utility



## More ideas

- For a Timeless Traditional annex of similar size, see Malvern on page 28.
- Deluxe 6.8m (22' 3") external width version available. Please contact us for details.
- Larger Norwegian Log homes (up to four bedrooms) are available. Please contact us for details.

## Internal dimensions:

12.19m x 5.94m (40' 0" x 19' 6")

## Room dimensions

<b>1 Living area</b>	5.28m/5.93m x 5.94m	
	(17' 4"/19' 5" x 19' 6")	
<b>2 Bedroom 1</b>	3.45m x 3.45m	(11' 4" x 11' 4")
<b>3 Bedroom 2</b>	3.32m x 2.42m	(10' 11" x 7' 11")
<b>4 En-suite</b>	2.44m x 2.42m	(8' 0" x 7' 11")
<b>5 Bathroom</b>	2.42m x 2.03m	(7' 11" x 6' 8")
<b>6 Hall/utility</b>	2.23m x 2.02m	(7' 4" x 6' 8")
<b>7 Inner hall</b>	3.32m x 0.95m	(10' 11" x 3' 1")

## What's included

For full details of what's included, see page 38.



# What's included



## An instant home

When you order one of our Annex Packages, you get a comfortable, convenient second home in your garden ready to move into within just a few weeks.



## Complete coordinated service

We take care of all the planning, design and installation. In other words, all the paperwork and hassle that goes with a new property. We provide and coordinate all the different trades, giving you the convenience of a single, responsive supplier.



## Installation

Our installation service covers the insulated weatherproof structure of the annex that we erect on your base in your garden. That includes the roof, internal walls, double-glazed windows and doors, floors and decoration.



## Fitting out

We install the key elements: internal mains services, kitchen fittings, bathroom, electrics, plumbing and floor coverings.

Our packages include all the finishing touches for convenience and comfort. These include integrated kitchen appliances, the options of wet room upgrades, Wi-Fi controlled space heating, modern LED lighting, a range of luxury floor finishes including carpet. There are multiple colour options to choose from for kitchens, bathroom wall linings and floor finishes.

We are also happy to meet your additional needs – simply contact us to discuss your options.

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**“It’s so warm and well insulated”**

SUSAN, BUCKINGHAMSHIRE

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## Bespoke service

We recognise that customers may have highly individual requirements. That's why we offer our bespoke service. All you have to do is talk to our designer, and we'll take care of the rest.

Looking for inspiration? Take a look at our huge selection of buildings beyond our annex range, which go up to four bedrooms. Our bespoke full fitting out service is available for all of them. Contact us to find out more.



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**“It’s a very economical way of living”**

BOB AND IRIS, HERTFORDSHIRE

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## Adam's story

# “My son and his family live here now but we’ll swap homes when I get older”

Adam Melcher wanted to move from Yorkshire to Surrey with his wife Vicky and their young daughter. Their aim was to join Adam's parents in the family business, but property prices were an obstacle. They found Norwegian Log online.

They realised they needed that something extra, so we introduced them to our designers.

The Melchers' delightful 20m x 6.8m three-bedroomed home has a contemporary kitchen/dining space, large sitting room,

boot room and family bathroom, plus a dressing room and en-suite off the master bedroom.

There are advantages for parents Steve and Mandy, too. They have their family only yards away, and they have a reassuring plan for the future. “When Adam's family grows up, we can move in there while they move into the main house. We will have support on our doorstep,” says Steve.

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“It was like building a new house, we could have exactly what we wanted, which was great”

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# Warranty & service plan

## Extendable five-year warranty

We build our Family & Granny Annexes to a high standard that we have refined over more than 30 years. We will send you a Warranty Certificate for your completed annex that guarantees the main structure for five years.

However, you can extend your warranty to up to 25 years. Simply maintain your annex properly, just as you would any other kind of building, with the help of our Service Plan. That way, you will keep it in the best possible condition and protect your investment.

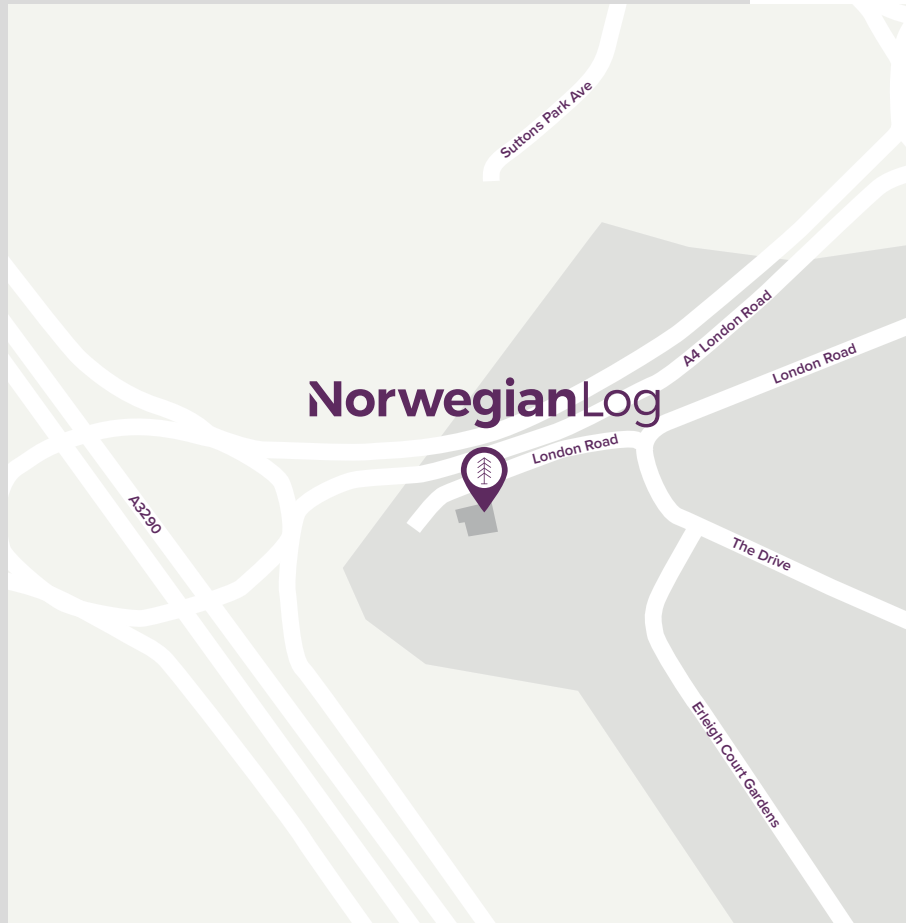
We also pass on to you all the manufacturers' warranties covering the goods we install as part of your fit-out.

## Service Plan

When you receive your Warranty Certificate, you will also receive an invitation to join our Service Plan. The Service Plan extends your warranty to up to 25 years, subject to your continued participation in the scheme.

### Why do I need a Service Plan?

Our Service Plan gives you the reassurance of knowing that your annex has an expert inspection every second year. For example, your annex will need treatment with a microporous stain from time to time, to maintain the lustre of the log and protect it from ultraviolet light, wind and rain. We will advise you if work becomes necessary, and leave you free to engage the contractor of your choice to carry it out.



## Customer service

### Norwegian Log Buildings Ltd.

230 London Road, Reading,  
Berkshire, RG6 1AH

**T** 0118 966 9236

**E** [sales@norwegianlog.co.uk](mailto:sales@norwegianlog.co.uk)

**W** [www.norwegianlog.co.uk](http://www.norwegianlog.co.uk)

### Office hours

Monday to Friday 0900 – 1700

### Show buildings

We have show buildings in Reading available for you to view. By appointment only: please book your visit on 0118 966 9236.



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