

The standard specification.

Every Móro price includes VAT, delivery and installation on a standard site. This document tells you what is included and what your garden needs to be for that price to apply. Prices are in the brochure and the online configurator.

1 How the price works

One specification	The Studio, the One and the One + Office are built to the same specification, sections 2 to 4, in the same Longford factory. They differ in size, layout and roof shape, and nothing else.
One set of site conditions	The price is based on a garden that meets the conditions in section 5. Most gardens do. We set them out in full so there are no surprises.
Beyond the standard	If your garden needs more, we tell you at the site survey and price it in your written proposal. You decide before you sign, and nothing is added afterwards. Want a larger home than the exemption allows? We build those too. They need planning permission, and we take you through it.

2 The home

STRUCTURE, EXTERIOR AND PERFORMANCE

A	3.0 m ³ /h/m ²	22/0429	60 years
BER RATING	AIRTIGHTNESS	NSAI AGRÉMENT	DESIGN LIFE

2.1 Structure

SYSTEM	Framespace light-gauge steel frame, precision-manufactured and assembled in Longford.
MODULES	The Studio arrives as one piece. The One and One + Office arrive as two, joined in your garden.
FLOOR	Insulated steel-framed floor with a radon barrier, on the standard foundation.
WALLS	Steel-framed, insulated and airtight, with a ventilated cavity behind the cladding.

2.2 Exterior

CLADDING	Fibre-cement boards with a timber look, in two colours. Designed not to rot or warp, with no painting required.
ROOF SHAPE	A single slope on the Studio, a gable on the One and One + Office. All under the 4 m planning limit.
ROOF	Insulated steel-framed roof with profiled metal sheeting on battens and a vapour control layer.
RAINWATER	Fascia, soffit, gutters and downpipes, draining to a soakaway in your garden.
ON SITE	The modules arrive fully fitted. On-site work is limited to finishing the joints and connecting the services.

2.3 Performance

ENERGY	BER A. We give you a BER certificate when it is finished, even though one is not required for a home this size.
U-VALUES	Floor 0.18, walls 0.18, pitched roof 0.16, windows 1.4 W/m ² K.
FIRE	Meets Part B of the Building Regulations. We check the distances to your boundaries at the site survey.
ACCESS	Level entrance, 0.8 m wide doors and a bathroom a wheelchair user can visit, to Part M.

3 Inside

EVERYTHING FITTED IN THE FACTORY

3.1 Windows and doors

WINDOWS	Double-glazed, with trickle vents and cills, fitted in the factory. U-value 1.4 W/m ² K.
FRONT DOOR	Insulated front door with a multi-point lock, a 0.8 m opening and no step.
GLAZED DOORS	Glazed doors to the garden are an upgrade. See section 6.

3.2 Kitchen

UNITS	Shaker-style fitted kitchen in a choice of colours, with soft-close doors and drawers.
WORKTOP	Laminate worktop with a matching upstand.
APPLIANCES	Built in: electric hob, oven, extractor, fridge-freezer, washer-dryer and dishwasher.
SINK	Stainless-steel sink with mixer tap.

3.3 Bathroom

SUITE	Toilet, basin and a walk-in shower with a tray and glass screen.
TILING	Tiled shower and splashbacks.
FLOOR	Vinyl tile flooring.
FITTINGS	Mirror and towel rail. A fitted vanity unit is an upgrade.
LAYOUT	Meeting Part M visitor standards, this bathroom provides step-free access and wheelchair space for comfortable guest use.

3.4 Floors and finishes

LIVING, BEDROOM	Oak-effect laminate flooring on underlay.
WALLS, CEILINGS	Plastered and painted white or off-white throughout.
JOINERY	Painted internal doors, skirting boards and door frames.

4

Services and paperwork

HEATING, ELECTRICS AND CERTIFICATION

4.1 Heating, hot water and air

HEATING	Air-to-water heat pump for heating and hot water, with radiators in every room and a thermostat.
VENTILATION	Mechanical ventilation to Part F of the Building Regulations.

4.2 Electrical and data

SUPPLY	Supplied from the main house, with a dedicated fuse board in the Móro.
FIT-OUT	Sockets, switches and LED lights throughout, in white.
DATA	Internet and TV points.
SAFETY	Mains-powered smoke and heat alarms, linked together, and a carbon monoxide alarm.
COMMISSIONING	Our electrician connects, tests and switches on the home on installation day.

4.3 Delivery and installation

TRANSPORT	The modules are brought from Longford to your garden.
INSTALLATION	Lifted onto the foundation by crane and joined by our team.

4.4 Certification

DESIGN TEAM	Our designers and engineers, and all the Building Control paperwork.
BUILDING CONTROL	The Commencement Notice, the Assigned Certifier and the Certificate of Compliance on Completion.
PLANNING	Your 14-day notice to the council, prepared with you.
PACK	A certification pack with the product and design warranties. We hold professional indemnity insurance throughout.

4.5 Handover

CLEANING	Cleaned before you get the keys.
AFTERCARE	A year of aftercare, and one named person looking after you from order to keys.

The standard site conditions

CHECKED AT YOUR SITE SURVEY AND CONFIRMED IN WRITING

Outside these? We price it first. Anything beyond S1 to S19 is extra work that depends on your garden. We spot it at the survey, price it in your proposal and agree it before you sign. We publish no prices for it, because every garden is different.

5.1 Position

- S1 The Móro sits in the rear garden, **within 7 m of the back of your house.**
- S2 It sits at least **0.6 m from every boundary** and leaves at least 25 m² of private garden space.
- S3 Existing sheds and garages count towards the 45 m² limit; what is left depends on your Móro's size (13 m² with the 32 m² Studio).

5.2 Ground and foundation

- S4 The ground is **firm and level** where the home will sit. No rock, soft spots, filled ground or steep slopes.
- S5 A **simple foundation**, designed by our engineer for firm, level ground. We strip the topsoil and spread it on your garden.
- S6 No land drains, gravel beds, retaining walls or extra groundwork are needed.

5.3 The site itself

- S7 The spot is clear. Nothing to knock down or remove, and no pipes, manholes or cables under it.
- S8 The work does not need planning permission, and no planning condition on your house stops you building.
- S9 The modules arrive fully fitted. On-site work is limited to finishing the joints and connecting the services.

5.4 Services

- S10 **Up to 12 m of drain** to your house's existing drain, with a small pump so it does not rely on a slope.
- S11 One soakaway for rainwater from the roof.
- S12 **Up to 20 m of water pipe** from your existing supply.
- S13 Electricity from your house's fuse board, in an underground duct or above ground where the site allows.
- S14 No new ESB or Uisce Éireann connection and no new septic tank. If you have a septic tank, it has spare capacity.

5.5 Access and the lift

- S15 The delivery lorry can stop on the road or your driveway, close to the garden.
- S16 A standard mobile crane can set up **within 15 m of where the home will sit.**
- S17 **Clear sky above:** no overhead wires, overhanging trees or anything else in the crane's way.
- S18 The lift is over a house of **no more than two storeys.**
- S19 No road closure, escort or traffic management is needed for the lorry or the crane.

Beyond the standard

EXTRA WORK, WHAT IS NEVER IN THE PRICE, AND WHAT YOU CAN ADD

6.1 Extra work

The usual reasons a garden needs more. Priced after your survey, agreed before you sign.

- A home more than 7 m from the house, or longer pipe and cable runs.
- Soft, sloping or rocky ground that needs a stronger foundation.
- A larger crane, a longer reach, or a lift from the front of the house.
- Brick-slip cladding, which is heavier and needs a bigger crane.
- Road closures, escorts or traffic management.
- Taking out trees, sheds or walls.
- Moving pipes, manholes or cables that are in the way.
- Extra finishing work in the garden.

6.2 Not included

- Landscaping, paths, patios and decking.
- Blinds, curtains and furniture.
- A new ESB, Uisce Éireann or wastewater connection.
- Tree removal, boundary walls and fences.
- Land drains or extra groundwork.
- Road closures and escorts.
- Planning permission, if your site needs it, and any professional fees that go with it. We also build larger homes that need planning permission. Just tell us.
- Planning levies and development contributions, where they apply.
- Wells, boreholes and other off-mains services.

6.3 Upgrades

- Cladding in render, fibre-cement panels, standing-seam metal or brick slips.
- Glazed doors to the garden.
- More kitchen colours, and quartz or stone worktops.
- Engineered oak or herringbone flooring.
- A fitted vanity unit, a terrazzo-look floor or tiling to the ceiling.
- Fitted wardrobes and decking.
- Elderly enabled pack: grab rails, non-slip floor, contrast colours and an emergency alarm.
- Premium interior: a choice of timber floor, kitchen taps, cabinets and worktops, and a bathroom theme.
- Bespoke: a design consultation with our interior designer.
- Furniture packs, from the basics to fully furnished.

Correct at the time of printing and subject to change. Prices include VAT and are based on the site conditions in section 5; extra site work is priced after the survey and agreed in writing before you sign. The Class 3A exemption applies to owner-occupiers, has conditions and runs to 31 December 2030. © 2026 Móro Living Limited, registered in Ireland No. 826758, registered office Aghafad, Longford, N39 E337.