SHANETTE
SHEDS - GARAGES - BUILDINGS
SUPERIOR SPACE

Modular Garden Homes

independent living space in your own garden

LOW MAINTENANCE 1, 2 & 3 BEDROOM INSULATED STEEL MODULAR GARDEN HOMES

A practical way to create comfortable, independent accommodation for family, guests, students, long-term occupants or downsizing, without disrupting your existing home.

DUBLIN 12 : 160 JFK INDUSTRIAL RD. BLUEBELL. DUBLIN 12, D12 PY54 | PH: 01 459 4993
KILBEGGAN : TULLAMORE RD. KILBEGGAN CO.WESTMEATH N91 PC56 | PH: 057 933 2294
www.shanette.ie | email: sales@shanette.ie

When your home needs more space ...

Life changes. Families grow.
Sometimes the home you love simply needs more room.
Many homeowners across Ireland are now choosing our insulated steel garden homes to create additional accommodation and add value to their property.

When your home needs more space, a modular garden home can provide:

- Independent living space for family members
- Comfortable guest accommodation
- A downsizing option while remaining close to family

Our modular garden homes provide a practical way to create additional living space within your own property, without disrupting your existing home.

Each modular garden home is manufactured using a **100mm fully galvanised steel framework**, combined with **80mm high-performance insulated composite panels**, creating a warm, durable and low-maintenance living space all year round.

How it works

CREATING YOUR GARDEN HOME IS A STRAIGHTFORWARD THREE-STEP PROCESS.

1. Design & Planning

Start by sharing your ideas with our team. We will talk through the key details to ensure your modular garden home suits your space:

- **Access to your property**
- **Layout and size**
- **Level of insulation required**
- **Window and door options**
- **Exterior finish**

Once these details are agreed, we will confirm your order and provide an expected timeline for manufacture and installation. 50% Deposit paid on order and balance due on or before delivery.

2. Installation

Once the base is prepared by your builder, our team installs the insulated steel modular home structure with roof, windows and doors as scheduled.

3. Interior Fit-Out

Your builder and electrician then complete the internal walls, finishes and services to create your finished living space.

A smarter way to create living space

Modular Garden Homes at a Glance
One-, two- or three-bedroom garden homes Independent living space for family, guests, or downsizing.

Manufactured
Kilbeggan, Co. Westmeath.

Installation

- **Structure installed by Shanette**
- **Interior fit-out completed by your builder**
- **Base, internal finishes and services completed by others**
-

CE Certified 2D Modular Structural System

- Our modular garden homes form the structural shell of your new living space and are installed quickly and efficiently by our experienced team.
- Once installed, your builder can complete the internal layout, finishes and services to suit your individual requirements.
- This approach allows you to create a comfortable, independent living space designed around your needs, whether for family accommodation, guests, downsizing or additional living space.

Why Choose a 2D Modular System?

Shanette's 2D modular system is manufactured as engineered wall, floor and roof components and assembled on site. This approach provides:
• Greater design flexibility
• Easier access to sites with restricted entrances
• Factory-controlled quality
• Durable insulated steel construction manufactured in Ireland.

From a Trusted Irish Manufacturer

For over 40 years, Shanette has been manufacturing high-quality steel buildings in Ireland. From our manufacturing facility in Kilbeggan, Co. Westmeath, we design and manufacture insulated steel structures engineered for durability, performance and long-term reliability.

SHANETTE
STEEL SHEDS - GARAGES - BUILDINGS
SUPERIOR SPACE

BUILD WITH CONFIDENCE

45m² Garden Home

Layout, Budget & Planning Guide

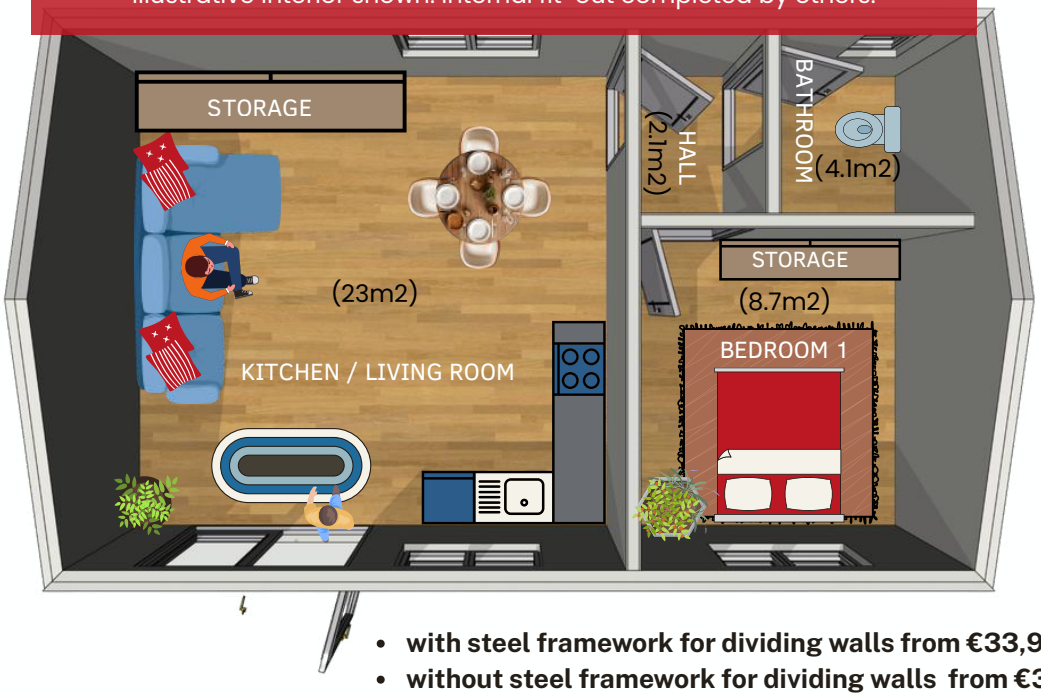
Our featured guide explores a sample one-bedroom layout, estimated complete project costs and an initial planning exemption checklist.

9.2m x 5m One-Bedroom Garden Home

A Clear Starting Point for Independent Living

Creating comfortable, independent accommodation close to home can feel complicated. Our one-bedroom garden home gives you a clear, practical starting point, with a well-planned layout, transparent pricing and the confidence of working with an experienced, certified Irish manufacturer.

Sample One-Bedroom Garden Home Layout
Illustrative interior shown. Internal fit-out completed by others.



- **with steel framework for dividing walls from €33,900**
- **without steel framework for dividing walls from €30,960**

SHANETTE STRUCTURE STARTING FROM €33,900 including VAT

A Comfortable One-Bedroom Layout

A practical one-bedroom layout that makes the most of the available space, with an open-plan kitchen and living area, separate bedroom, bathroom, hallway and storage.

Sample external dimensions: 9.2m × 5m
Eaves height: 2.6m

What Shanette Supplies

- 80mm insulated flat wall panels
- 80mm KS1000 LP insulated roof
- Windows and doors as shown
- Steel framework for the dividing walls
- Steel ceiling structure above the bedroom / WC

BUILD WITH CONFIDENCE

Manufactured in Ireland under certified quality, health and safety, and structural steel manufacturing systems. Shanette holds ISO 9001:2015, ISO 45001:2018 and EN 1090 certification. The Shanette Steel Frames Building System is covered by NSAI Agrément Certificate No. 22/0432.

The concrete base, internal wall slabbing, interior fit-out and services are completed by others.
We can recommend an independent contractor for the base and fit-out if required.

Prices shown are starting prices, include VAT and exclude BCAR-related costs. Prices may vary depending on the final size, layout, finishes and specification selected. All details are provided for guidance and are subject to change.

Illustrative Total Project Cost

To help you understand the potential overall cost, we've combined Shanette's starting price for the structure with sample estimates from independent contractors for the concrete base and interior fit-out.

	Amount
Estimate for Internal Finishes from CK Interiors	**€17,600.00**
• 15mm plasterboard and 100mm additional insulation • Airtightness detailing to windows, external walls and ceilings • Taped and jointed finish with white mist coat • 8mm laminate flooring with underlay and moisture barrier • Skirting, shaker doors and architraves	
Kitchen	**€6,500.00**
Kitchen supplied and fitted, this will consist of 6 base units plus 4 top level units and allow for free-standing fridge, items included are drawers 3 no, draining single bowl sink, single oven, electric hob, extractor and free standing fridge freezer 60/40 style. Kitchen price is €5,000 and with appliances €6,500	
Plumbing and Bathroom	**€8,800.00**
The estimate includes an under-sink water heater and water connections within the kitchen and bathroom. It also includes the supply and fitting of a bathroom with non-slip floor tiles, tiling to the shower area, a quadrant shower tray and enclosure, vanity unit and back-to-wall toilet.	
Electrical	**€8,000.00**
The electrical estimate includes the supply and fitting of a fuse board, sockets, switches, downlights, three wall-mounted heaters, a bathroom towel rail, extractor fan and an electrical connection for the shower. Any external service connections should be confirmed separately with the contractor.	

CK INTERIORS
0876907883

BoMag Groundworks
0871776835

Estimated Complete Interior Budget: Total including VAT : €46,421.50

Estimated Complete Project Budget for a 45m² One-Bedroom Garden Home	Incl VAT
Shanette 9.2m × 5m insulated modular garden home structure	**€33,900.00**
Interior fit-out by CK Interiors Ireland Limited:	**€46,421.50**
BoMag 9.2m x 5m insulated overhang concrete base	**€7,377.50**
Estimate concrete base cost includes VAT at 13.5%. Final cost is subject to ground conditions. Pipework and service connections are additional.	
Estimated Complete Project Budget including VAT	**€87,700.00**

Figures are provided for budgeting guidance only. Third-party works are contracted separately and do not form part of Shanette's quotation. Final costs will depend on site conditions, specification and service requirements. Professional design, planning verification, building-control compliance, certification, inspections, service connections, drainage, wastewater works and other site-specific requirements are excluded unless expressly included in writing. Relevant structural documentation and ancillary certificates relating to Shanette's contracted works can be provided at an additional cost where agreed.

Initial 45m² Planning Exemption Checklist

From 27 July 2026, certain detached garden homes may qualify as exempted development if all applicable conditions are met. This checklist provides general guidance only. Shanette does not assess or confirm whether a property or proposed development qualifies as exempted development.

Your Property

- The garden home will be located in the rear garden of the home you own and use as your sole or main residence.
- The principal house has not been subdivided into separate homes.
- At least 25m² of private garden space will remain after construction.

Size and Position

- The garden home will be a permanent detached structure measuring between 32m² and 45m².
- The proposed home and relevant existing garden structures will not exceed a combined area of 45m².
- Its overall height will not exceed 4 metres with a tiled or slated pitched roof, or 3 metres with any other roof type.
- The structure will be at least 0.6 metres from any wall or party boundary. Proposed windows will also be at least 0.6 metres from the boundary they face.

Access, Services and Use

- Independent pedestrian and/or wheelchair access can be provided within the property without creating a new entrance onto a road.
- Water, wastewater and other utilities can be connected through the principal property.
- Where an on-site wastewater system is used, it has sufficient capacity and the proposed home will not affect the approved percolation area.
- The garden home will remain connected to the principal house. It will not be sold separately or used for short-term letting.

Before Work Begins

- The relevant planning authority will be notified at least 14 days before work begins.
- All applicable Building Regulations and Building Control Regulations will be met.
- The development will be commenced and completed within the applicable exemption period, currently ending on 31 December 2030.

Important information - Read S.I. No. 340 of 2026 on IrishStatuteBook.ie
This checklist provides general guidance only. Planning eligibility, building-control compliance and intended use remain the responsibility of the customer and their appointed professionals. Independent professional advice should be obtained before ordering or commencing work.

Alternative Layout Options

These do not qulaify under the new planning exemptions

- Shanette manufactures and installs your unit, but the base and all interiors are to be completed by others. We can recommend a company for this.
- BCAR with Ancillary Certificates can be provided at an additional cost

Choose Your Modular Garden Home

All units are made to order. Prices shown are starting prices based on 80mm flat wall panels, an 80mm KS1000 LP insulated roof, steel framework for all dividing walls and the ceilings above the bedrooms and WC.

1-Bedroom Modular Garden Home

Dimensions: **10.3m x 6.2m** with 2.6m eaves
Bedroom 3268mm x 3950mm
Bathroom 2700mm x 2500mm
Kitchen/Dining 3778mm x 2600mm
Store 3268mm x 1790mm

Starting Prices

- **with steel framework for dividing walls from €43,800**
- **without steel framework for dividing walls from €38,550**

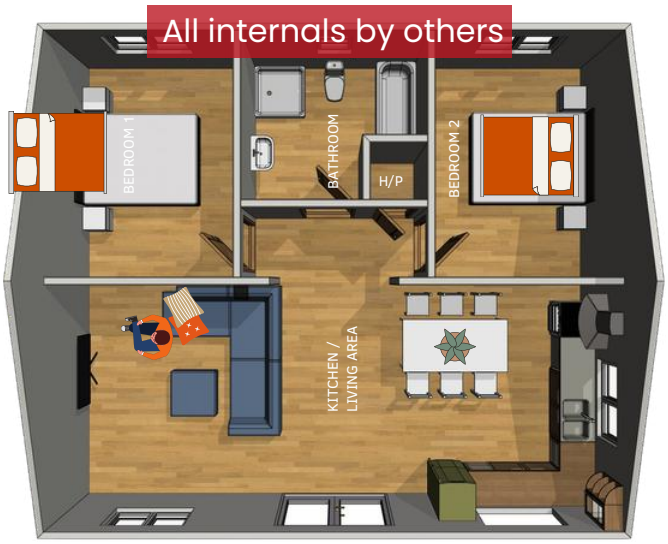
2-Bedroom Modular Garden Home

A comfortable option for family accommodation or downsizing.

Dimensions: **9.3m x 8.08m**
Typical layout includes:
• Two bedrooms
• Bathroom
• Kitchen / dining area
• Living space

Starting Prices

- **with steel framework for dividing walls from €51,700**
- **without steel framework for dividing walls from €44,800**



3-Bedroom Modular Garden Home

A spacious modular garden home suitable for long-term living.

Dimensions: **15.3m x 8m**
Typical layout includes:
Three bedrooms and one office
Bathroom and utility room
Kitchen / dining area / living room

Starting Prices

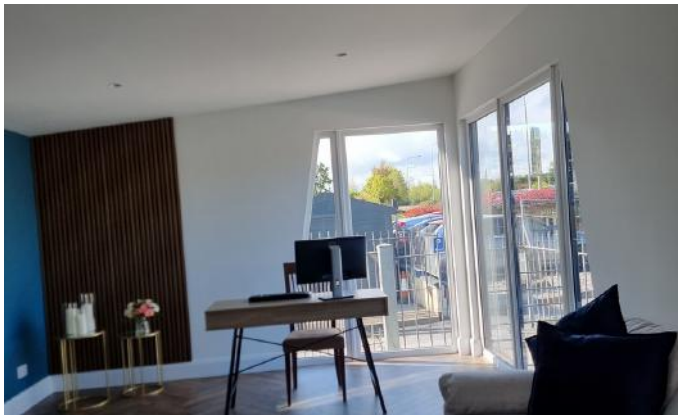
- **with steel framework for dividing walls from €86,500**
- **without steel framework for dividing walls from €73,000**

Prices shown are starting prices and include VAT but exclude BCAR-related costs. Prices may vary depending on the size, layout, finishes and specification selected. Windows and doors are included as shown. The concrete base, internal wall slabbing, internal fit-out and services are excluded. All prices and specifications are provided for guidance only and are subject to change.

Enhanced Preparation for a Smoother Fit-Out

As part of our commitment to quality and practicality, Shanette manufactures modular home frames with **600mm steel centres as standard.**

- This allows internal roof and wall slabbing to be installed efficiently and accurately during the fit-out stage.
- Frames can also be pre-drilled to suit your electrician's specifications, helping to simplify electrical installation and reduce time on site.
- Internal steel frames can be incorporated into the design to create clearly defined living spaces tailored to your requirements.



Designed Your Way

EXTERIOR FINISHES TO MATCH YOUR STYLE

Your steel modular garden home can be finished with a range of modern exterior options including:

- Insulated horizontal flat panel
- Kingspan box profile panels
- Standing seam cladding
- Fortex façade
- Kerraboard finishes

This allows your insulated garden home to complement your home and garden environment.

Window and Door Options

OPTIONAL EXTRAS

Window & Door Options

We have a large selection of window and door options for your modular garden home, please find a sample of some of our most popular choices below and request price from one of our sales team.

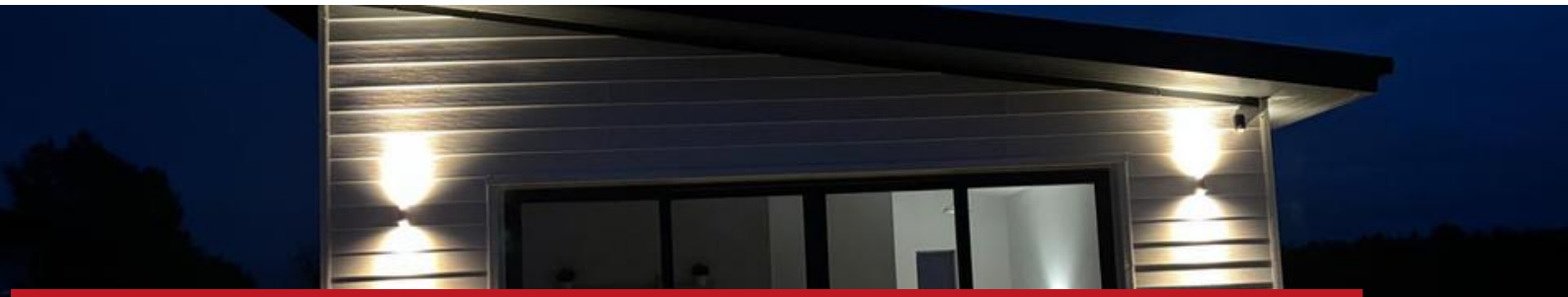
PLEASE DISCUSS SITE ACCESS WITH ONE OF OUR SALES TEAM

Access Requirements

- Garden buildings are delivered using our truck and HIAB.
- Adequate access is required, including sufficient width and no overhead restrictions.
- Where access is restricted, additional costs may apply, including but not limited to crane hire or the need to split units for delivery.

Free delivery & installation within 100km of Kilbeggan Factory.

All Prices include VAT @13.5% - Prices are subject to change without notice. We reserve the right to change prices and specifications of products without prior notice. Descriptions, colours, photographs, technical information and specifications are for guideline purposes only.



Frequently Asked Questions About Modular Garden Homes

THE STRUCTURE.

What is our modular garden home made from?

Each modular garden home is manufactured using a 100mm fully galvanised steel framework, combined with high-performance insulated composite panels for strength, durability and year-round comfort.

What is a 2D modular system?

A 2D modular system is a modern method of construction where wall, floor and roof components are manufactured in a controlled factory environment and assembled on site. This combines factory-controlled quality with the flexibility of on-site assembly.

Why does Shanette use a 2D modular system?

Our 2D modular system allows us to manufacture key structural elements in our factory in Kilbeggan and assemble them efficiently on site. This approach provides greater design flexibility, easier access to properties with restricted entrances, efficient transportation and factory-controlled quality.

Is it certified?

Yes. Our steel framework is CE certified and manufactured to meet strict Irish and European standards.
BCAR documentation and design calculations can be provided at an additional cost if required.

THE PROCESS

What is included?

We manufacture and install the insulated structural shell, including 600mm steel centres, the roof, windows, and doors, creating a secure, weather-tight building ready for fit-out.

How long does it take?

Installation is typically completed within a few hours to a few days, depending on the size of the unit.

Who prepares the concrete base?

The concrete base is prepared by your builder. We provide full specifications before installation.
Do not pour your base before finalising your order.

PLANNING & PRACTICALITIES

Do I need planning permission?

This depends on the size of your modular garden home. We recommend checking with your local authority.

How do payments work?

A 50% deposit secures your order, with the balance payable in instalments on or before delivery.

Our Certification

Not all modular garden homes are built to the same standard. **Build quality matters.**

All Shanette buildings are manufactured in Ireland at our Kilbeggan facility, using controlled systems designed to meet strict EU requirements for structural steel. Our processes, materials, and systems are independently certified to ensure consistent quality, structural integrity, and long-term performance.

Certification & Compliance

1) NSAI Agrément Certification – Certificate No. 22/0432

The Shanette Steel Frame Building System is certified under NSAI Agrément Certificate 22/0432. This independent technical certification confirms the system's fitness for purpose and suitability for use in construction, having been assessed for performance, durability, and compliance with relevant Irish building requirements. It provides designers, builders, and homeowners with clear, third-party assurance that the system is suitable when used as specified.

2) I.S. EN 1090-1:2009 + A1:2011 (EXC 2) CE Certification

This certification confirms that our steel buildings meet European safety and quality standards for structural steel. It verifies that Shanette's systems, processes, and factory production controls are compliant and that our structures are manufactured for long-term structural performance.

3) I.S. EN ISO 9001:2015 Quality Management

ISO 9001 is an internationally recognised quality management standard. Certification is awarded following independent assessment by an accredited certification body. At Shanette, it reflects our structured approach to continuous improvement across design, manufacturing, and supply processes.

4) I.S. EN ISO 45001:2018 Occupational Health & Safety

This international standard recognises our commitment to occupational health and safety. Achieving ISO 45001 means Shanette has robust systems in place to protect our team, manage risks, and maintain safe working environments. For our clients, it provides reassurance that every project is delivered with safety as a top priority.

NSAI Agrément

Shanette Steel Frame Building System
CERT No. 22/0432

HEALTH & SAFETY
ISO 45001:2018
NSAI Certified

QUALITY
ISO 9001:2015
NSAI Certified

NSAI

Certificate of conformity of the factory production control,
0050 - CPR - 0537

The manufacture (excluding welding) of structural steel components up to and including Execution Class 2 (EXC 2) as defined in EN 1090-2

Shanette Sheds Ltd
Tullamore Road
Kilbeggan, Co. Westmeath, Ireland

Tullamore Road
Kilbeggan, Co. Westmeath, Ireland

I.S. EN 1090-1:2009+A1:2011

the factory production control is assessed to be in conformity with the applicable requirements

I.S. EN 1090 - 1:2009 + A1:2011 (EXC 2)

NSAI

Certificate of Registration
of Quality Management System
to I.S. EN ISO 9001:2015

Shanette Sheds Ltd
Tullamore Road
Kilbeggan
Co. Westmeath
Ireland

The design, manufacture and installation of sectional steel buildings

I.S. EN ISO 9001:2015 Certification:

NSAI

Certificate of Registration
of Occupational Health and Safety
Management System to
I.S. ISO 45001:2018

Shanette Sheds Ltd
Tullamore Road
Kilbeggan
Co. Westmeath
Ireland
N91 PC56

I.S. EN ISO 45001:2018 Certification:

Why these certifications matter to you?

When you choose Shanette, you are choosing more than a building. You are choosing a manufacturing process that is independently assessed, consistently controlled, and designed for long-term performance.

- **Confidence in structural performance**

Certified systems and EN-standard structural-grade steels support strength, stability, and resistance to wind and environmental loads.

- **Independent technical assurance**

NSAI Agrément Certificate 22/0432 provides third-party validation that the Shanette Steel Frame Building System is suitable for its intended use when installed in accordance with the certification.

- **Consistent quality, every time**

ISO 9001 ensures repeatable processes, traceability, and continual improvement throughout design and manufacturing.

- **Safety-led delivery**

ISO 45001 confirms that health and safety are embedded into how our buildings are manufactured and installed on site.

Our commitment to quality is evident in our certified systems and CE-marked processes. Every stage of design, manufacturing, and supply is managed by our qualified and experienced team, ensuring a durable solution that meets your needs and adds value to your property.

The Following Ancillary Certs can be provided by Shanette at an additional cost.

ED
ACEI/EI-BCR 1401

(Ancillary Design Certificate)
Ancillary Certificate of Compliance : Design
Commencement Notice | 7 Day Notice

EC
ACEI/EI-BCR 1402

Ancillary Certificate of Compliance on Completion
(Ancillary Completion Certificate)
Design of the works

EI
ACEI/EI-BCR 1403

Ancillary Certificate of Compliance on Completion
(Ancillary Completion Certificate)
Inspection Plan

CS
CIF / 01

Ancillary Certificate of Compliance on Completion
Certificate signed by sub-contractor| Specialist Contractor |
Specialist assigned by the builder | Main contractor on completion

SD
RIAI ACD 02

Ancillary Certificate of Compliance : Design
Commencement Notice | 7 Day Notice
To be completed by a specialist or unregistered consultant

SC
RIAI ACCD 02

Ancillary Certificate of Compliance : Design
(Completion)
To be completed by a specialist or unregistered consultant

SI
RIAI ACI 02

Ancillary Certificate of Compliance on Completion
(Ancillary Completion Certificate - Inspection)
To be completed by a specialist or unregistered consultant

Start Planning Your Garden Home Today

If you are considering a modular garden home for your property, our team would be happy to discuss your project. Visit our show areas to explore our designs and exterior finishes or contact our team to discuss your project and explore the best solution for your property.

ANTHRACITE STANDING SEAM & WOOD EFFECT FACADE

KINGSPAN BOX PROFILE

GOLDEN OAK HORIZONTAL FLAT PANEL

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