

I'm not a robot



Cheapest house extensions uk

Double Wraparound Type Size Finish Cost Per m2 Total Cost Wraparound Double Storey 30m260m2100m2 Basic £1,333 £40,000£65,000£90,000 Wraparound Double Storey 30m250m2100m2 Midrange £1,566 £47,000£70,000£95,000 Wraparound Double Storey 30m250m2100m2 High-Quality £1,833 £55,000£75,000£100,000 An orangery or conservatory is also a way to create extra space by using your garden. This means that they are registered to self-certify their work and issue a compliance certificate without the need for an inspection from a building control inspector. The cost to build a single garage extension is around £27,000. Also, check that they have Public Liability insurance and Employer's liability to cover legal costs that could arise if property is damaged or someone is injured while the building work is being carried out. Finding and Hiring a Professional Having an extension built can be a large investment. Pros ✓ Provides a larger amount of living space ✓ Creates a space that blends your indoor living space with the outdoors Cons ✖ May need a party wall agreement ✖ Often needs additional structural work Timber Frame Extension Costs Timber frame extensions are popular with householders who want to create a natural, warm look. The size and type of extension will also influence the price. What's the average cost of installing a new kitchen into my rear extension? An extension doesn't mean you can ask for more than the ceiling price for your area. Pros ✓ Less time to construct than a loft or basement extension ✓ Adds value to your home Cons ✖ Might reduce natural light to other interior rooms ✖ You're usually only adding to one room, which may not be enough space Double Storey Extension Costs The advantage of a double-storey extension is, of course, that you gain more space and have the opportunity to create living space downstairs and an extra bedroom, home office, or teenage den upstairs. An over structure extension is ideal if you don't have a lot of room to expand. You can have a double-storey, which could create space above for a new bathroom. Most extensions will add value to your home. If you need to install a new consumer unit, then you can expect to pay around £500. A side return extension is often smaller than a rear extension because of the availability of space. Insist that everything you discuss is put in writing, either on paper or by email. It might be necessary to update all of the wiring in your home in order to meet building regulations. If you don't want to pay for a building control officer to inspect the work, then you should look for a tradesperson registered with the Competent Person Scheme if the type of work is covered by the scheme. You might not need a structural engineer for your home extension. Basic loft extensions are an affordable option and will cost, on average, around £20,000, but you can also opt for a luxury conversion and spend £50,000 or more. You can create a room over a garage or on top of a single-storey extension you already have. Typical changes are the installation of a fire door or the rewiring of the whole house. The average cost to remove an existing single-storey extension is between £3,000 and £5,000. For example, the hourly rate a decorator can charge is between £12 and £20, which means you'll save around £96 to £160 a day. You can expect to pay around £2,100 per square metre for white or red oak. Can you use a conservatory during the winter? Skip to main content Skip navigation Are you looking for more space or thinking of buying a house and extending it yourself? If the build is approved, you won't need to apply for planning permission, and you'll save on the application costs. Conservatory Extension Type Size Average Cost Conservatory 3500mm x 2000mm £8,000 Conservatory 3500mm x 2500mm £9,000 Conservatory 4000mm x 2000mm £9,500 Type Size Finish Cost Per m2 Total Cost Orangery 15m225m240m2 Basic £734£880£912 £11,000£22,000£36,480 Orangery 15m225m240m2 Midrange £900£1,037£1,312 £13,500£25,925£52,480 Orangery 15m225m240m2 High-Quality £1,165£1,312£1,400 £17,475£32,800£56,000 You can also make use of your loft or basement to extend your home. Underfloor heating is also an option. Are you looking for more space or thinking of buying a house and extending it yourself? Both structures are created mainly from glass, which increases natural light and brings the outside in. You can choose to have a single or double-storey extension. A conservatory costs around £9,500 to install. A conservatory will cost less than a rear or side extension because they take less time to build, and they are often prefabricated. Pros ✓ Less time to build than a brick extension ✓ Environmentally friendly Cons ✖ Must be maintained to prevent rotting or insect damage ✖ Sound insulation isn't as good as brick Prefab Extension Costs A prefab extension is an affordable way to create extra space without the disruption and cost of a standard home extension. Your extension exceeds the limitations of the permitted development rights. A typical project manager will charge between 15% and 25% of the total build cost, so if you have the time and the patience, it's a way of saving. These are some of the costs you may have once your extension is built: Material Type Price Ranges Average Cost Flooring £7 - £70 Per m2 £112 - £1,120 for 16m2 Radiators £100 - £300 Each £200 - £300 Windows £375 - £450 Each £2,250 4 Casement Windows Doors £25 - £500 Each £350 Oak Internal Door Kitchen Units £75 - £400 Each £400 Double Solid Wood Unit Worktops £110 - £1,000 (2m x 960mm x 40mm) £250 Solid Wood£110 Laminated£1,000 Corian 6 Kitchen Appliances £600 - £9,000 £350 for each appliance Bathroom Suite Inc. Average costs, however, start at around £30,000, but if you have a 2-storey high-quality extension, you could be looking at between £87,000 and £114,000. The average cost of a medium-sized single-storey structure with mid-range fittings is between £47,500 and £55,000. Most councils offer a planning consultancy service, which costs between £50 and £150. You could pay as much as £6,000 to get the party wall agreements. A double-storey extension at the rear will cost, on average, between £40,000 and £50,000. Electrics will need to be carried out by a Part P-qualified electrician, and only a Gas Safe registered engineer can install gas appliances. A basement extension can be turned into a new kitchen, a guest bedroom, a home entertainment area, a home spa and more. If you use energy-efficient glass, it will minimise the heat that is normally lost through the roof. Choose a simple design - the most cost-effective floor plan is square (future buyers will appreciate neutrality, too)Plan ahead as much as possibleIf you have time, consider being your own project manager If you have good DIY skills, do some of the more basic work yourself Hire someone to produce your planning and building regulations drawings for a fixed, all-inclusive priceHire a reputable builder with proven problem-solving skillsIf possible, find individual subcontractors who turn over less than the VAT threshold - they won't charge you any VAT on labourBuy off-the-shelf where you can Buy second hand where possibleAvoid complicated groundworks Extending or converting areas of your house can be a great way to both improve your own enjoyment of your property and increase its value too. The cheapest extension will be a basic single-storey side extension, which can cost between £1,000 per square metre and around £1,500 per square metre. Take a look at these four homes with EPIC extensions. You can expect to pay, on average, between £4,000 and £6,000 for materials and labour. A mid-range price will be a mix of essentials and mid-range quality fixtures like flooring. An orangery, on average, will cost £27,000. The cost of installing underfloor heating will depend on the size of the room, but on average, you can expect to pay between £40 and £80 per square metre for electric underfloor heating. A double-storey extension of the same size in pine will cost around £40,000. You will probably pay around 25% more than you would for standard glass.You can also add heating. The following will give you a rough idea of the labour costs and timescales. Along with the cost of building the extension, there are often additional costs you'll need to consider. A basic price covers the essentials. Need some inspiration? Utilities and Drainage If your extension needs to have heating and water, then you will need to install these utilities along with drainage. Architects and Structural Engineer's fees - An architect will design your new extension and draw up the plans ready for the builder. A conservatory is the cheapest way of creating more space. The roof can be solid, glass or a mixture of both. A kitchen fitter or a carpenter will charge, on average, around £150.00 a day. Pros ✓ No loss of external space ✓ Reduced external noise Cons ✖ Building work can be very disruptive ✖ More expensive than other extensions DIY Vs Professional Build DIY Building a house extension isn't a job you should do as a DIY project. You can also visit your local planning department. Consultation costs at your local council are around £50 to £150, and a planning permission application will cost £206. However, there are limitations and conditions that must be met.You will need planning permission if: You want to build a two-storey extension at the front or side of your property. Bear in mind you will also need to budget for materials and other costs such as planning permission, but it should hopefully help you with your first step. Many extension projects come under Permitted Development Rights, which means a homeowner can make alterations or improvements to their home without planning permission. Expect to pay between £43,750 and £85,000 to build a double-storey extension. Plumbers charge between £40 and £60 an hour or a day rate of between £320 and £480. For example, you can add radiators to the room as long as they meet building regulations. Groundwork and Foundations Before the builder can start on the structure of your extension, they will need to prepare the ground and lay the foundations. Mostly, yes. Common materials are pine, maple and oak. VAT on Materials and Labour If you use a VAT-registered builder, then they will charge the standard VAT rate of 20% for a home extension. The average price to prepare and lay foundations for the average kitchen extension will cost around £2,000. Planning rules may be different for householders living in listed buildings or in a conservation area, so consult your planning department before making any decisions. The most common type of material is brick and block. We've also given a very rough estimate of how much an extension could add to the value of your property. Total cost: £37,500 Labour Costs and Timeframes Labour costs and timeframes depend on the type of extension you are having built. If you want to save money, then you can opt to do your tiling, decorating or flooring. Wraparound extensions combine a side return and rear extension for even more space. Interior Finishing Plastering, painting, decorating, and lighting are also costs that need to be added to your budget. However, you will need planning permission, and the decision will depend on how the balcony will affect your neighbours and the surrounding area. As long as the roof is reinforced and the waterproofing is good quality, you can create a balcony or roof terrace. The most expensive loft conversion is a Mansard loft conversion, which adds a new storey to your building. This is to give anyone who disagrees with your plans the opportunity to lodge an objection. Individual cost of a Single-storey average extension of 25m2 with a Mid-Range finish. Another way to save costs is to manage your own projects. A mid-range finish on a single garage will cost around £27,000. Why do I need a structural engineer? Pros ✓ Can utilise the space at the side of your property that isn't usually used efficiently ✓ No need to lose any space in your back garden Cons ✖ Not suitable for wide extensions ✖ Access may be difficult during the build, which could result in extra costs Wraparound Extension Costs Wraparound extensions use the side and rear of your home. Costs depend on the distance the drain needs to be moved and the type of drain. We've gathered a variety of quotes from building companies throughout the UK to give you ballpark figures for a house extension build. This is because you need to adhere to building regulations, and many aspects of the building work can only be undertaken by professionals, such as electrical and gas installation. For example, one builder may include the cost of a skip to remove debris and building materials. Access restrictions might also cause delays, and building work might come to a halt if the weather is bad. Your budget needs to include the costs of the planning, design, structure, plumbing and electricity. The costs will be higher, but they won't be double the cost of a single storey because you already have the costs of the roof and the structure. You want to make sure the professionals you use are experienced and reliable. A double garage extension will be around £64,000. FAQs Can you put an extension on your house without planning permission? Planning Permission - The Mid-Range news is that most home extensions don't need planning permission as long as you follow the rules and regulations of permitted development rights. You live in a listed building or a conservation area. However, if you are planning to build a two-storey extension at the side or front of your property, you will need to apply to your local planning department. Loft and Basement Extension Extension Size Type Total Cost Loft Extension 30 sqm VeluxGableDormerMansard £15,000£28,000£25,000£37,500 Loft Extension 40 sqm VeluxGableDormerMansard £20,000£36,000£32,500£50,000 Loft Extension 50 sqm VeluxGableDormerMansard £24,000£47,500£40,000£62,500 Type Conversion Cost Per Square Metre Basement Existing Basement £1,000 - £1,800 Basement Extension New Basement £2,000 - £3,000 All the prices of each type of extension are average costs. The average cost for a timber-framed single extension of 15m2 is around £24,000. The average cost of an architect is around 10% of the build cost. The cost is £206 in England and £202 in Wales. The price you pay for fixtures and fittings will depend on whether you want a basic, mid-range or high-quality finish. Ask each builder whether or not they are members of a trade association. A structural engineer will usually charge a day rate of around £450. Well before you go dreaming of sky lights and kitchen islands, take a look at our House Extension Cost Calculator below to determine how much you may expect to pay for the labour costs in England and Wales. You are responsible for making sure your home meets building regulation requirements. You'll need the time and the tools. Find out too when the work will begin and how long it will take. A project manager generally oversees the building project by hiring contractors, dealing with building control, organising utilities and managing the finances. Maple timber is priced at around £1,800 per square metre. An average-sized conservatory costs around £9,000. Type of Extension Finish Type Average Total Cost Over structure (Single Garage) BasicMid-RangeHigh-Quality £20,000£27,000£35,000 Over structure (Double Garage) BasicMid-RangeHigh-Quality £37,000£54,000£72,500 Building a two-storey extension will give you even more space. 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When you are looking for quotes, make sure you get at least 3 for each job so that you can compare their experience, skills and pricing. If I have a flat roof on my garage extension, can I turn it into a balcony? £240 - £320 Tiler £20 - £40 £160 - £320 Roofers £30 - £40 £240 - £320 Plumbers £40 - £60 £280 - £480 Plasterer £30 - £50 £240 - £400 Joiners £35 - £45 £280 - £360 If you and your neighbour share a wall, and that wall will be subject to building work, then you will need to have a Party Wall Agreement. Windows and doors depend on whether you choose to have uPVC, which costs between £250 and £900 depending on the size, or wooden windows, which can cost anything between £800 and £2,000 each. The most cost-effective type of loft conversion is Velux conversion. Cost of Removing or Altering an Existing Extension The cost of an extension revamp can be between £24,000 and £54,000 depending on the extension size, the type of alterations and the money you spend on fixtures, fittings, plumbing and electrics. The money you save will depend on the amount each tradesperson charges. Most timber frame extensions are made of pine, maple or oak. Some building works will require an inspection by a building control officer. Pros ✓ Adds value to your home ✓ Most bungalows have large gardens to accommodate side and rear extensions easily Cons ✖ May need extra building work to strengthen the structure ✖ An expensive extension may exceed your property's market value Rear Extension Costs A rear extension normally expands the living area or creates space for a new kitchen. Fees depend on your local authority, but on average, for plans, a building notice and an inspection will cost between £1030 and £1750. The cost for the conversion will depend on the size and the materials you use. With a bit of savvy and a lot of careful planning, you could be well on your way to your dream home in no time. The most expensive timber is oak. The average cost of building an extension covers a wide range as the cost depends on the type of extension and the size. If you want to remove an extension, the cost will depend on the complexity of the job. Finally, ask each builder about their experience and whether they have references or recommendations from previous jobs. Check what is included in each estimate, as this may differ. 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If you need to remove a load-bearing wall, for example, the structural engineer will tell you about the installation of steel beams such as RSJs. Does a house extension add value to my home? On any other type of property, the distance is 3m ✓ You can only use up to half of your garden space ✓ The new extension needs to be built using similar materials to your current home If you want to build an extension that goes beyond these limits, then you may need planning permission. The costs of planning permission are £206 in England and £202 in Wales. It is something you can do yourself or leave to the professional building your extension. It will be necessary to include the fee for the process, which is currently (2025) £120. Building your extension might also mean you have to move a drain to a new location. This means if you have a quote of £40,000 for a build, the total will be 20% more once VAT is added. A structural engineer will make sure the new structure is safe by looking at the type of building material you're using, the location of the extension, the structural support required and the weight of the build. They are either delivered ready-made or as a kit that you will need to assemble. An average home rewire costs around £4,000, but this price does depend on the size and the location of your home. The average cost for a single-storey side return extension is around £37,500. A high-quality finish means all fixtures and fittings are top quality and cost more than average. An alternative to brick and block is a timber frame. They are normally used to create a new kitchen or living area. Pros ✓ Cheaper to construct than most other types of extension ✓ No loss of garden space Cons ✖ Garage extensions are likely to have a flat roof, which may have drainage issues ✖ You won't have ground floor space Conservatory Extension Costs A conservatory usually has walls up to a metre in height and then glass panes the size of large windows. This may be an extra cost. This will mean using a surveyor. On top of these costs, you'll need to budget for appliances, lighting and flooring. The building regulations process costs between £50,00 and £100,00. Basement conversions often involve neighbours on either side of your home, and in this case, you will need two surveyors because basement projects are usually complex. Make sure you get at least 3 quotes from different builders with the same job details included in each quote so that they are easy to compare. A double-storey wraparound extension will cost in the region of £70,000. If you use tradespeople who are part of the Competent Person Scheme, you will save yourself time and money by having the work certified by the tradesperson instead of paying for a building control inspection. You should use a builder who is a member of the Federation of Master Builders (FMB) because it demonstrates the builder's credibility and commitment to high standards. You can find reliable builders by asking people you know for recommendations. The amount of time it takes to plan and build an extension will also depend on whether or not there are any hold-ups in design and planning. Pros ✓ A cheaper alternative to a standard home extension ✓ Doesn't take long to build Cons ✖ Doesn't add as much value to your home as a standard extension ✖ May be difficult to keep cool Orangery Costs Orangeries are typically a mix of glass and brickwork with a flat roof. They often have a glass lantern window which extends upwards from the flat roof. Decisions about your application will normally take between 6 and 8 weeks. For example, 15% of a £20,000 rear extension will be £3,000, and 25% of £200,000 is £50,000. But on average, a new kitchen will cost between £2,000 and £11,000. Materials Used Another factor that will affect the cost of a home extension is the type of materials used in the construction. A double-storey conversion can add around £11%. If you want even more space, you can have a dormer built, which will cost, on average, between £30,000 and £45,000 for 40 sqm. Simply add your postcode below and select the size of extension. Well before you go dreaming of sky lights and kitchen islands, take a look at our House Extension Cost Calculator below to determine how much you may expect to pay for the labour costs in England and Wales. You are responsible for making sure your home meets building regulation requirements. You'll need the time and the tools. Find out too when the work will begin and how long it will take. 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Pros ✓ Adds value to your home ✓ Most bungalows have large gardens to accommodate side and rear extensions easily Cons ✖ May need extra building work to strengthen the structure ✖ An expensive extension may exceed your property's market value Rear Extension Costs A rear extension normally expands the living area or creates space for a new kitchen. Fees depend on your local authority, but on average, for plans, a building notice and an inspection will cost between £1030 and £1750. The cost for the conversion will depend on the size and the materials you use. With a bit of savvy and a lot of careful planning, you could be well on your way to your dream home in no time. The most expensive timber is oak. The average cost of building an extension covers a wide range as the cost depends on the type of extension and the size. If you want to remove an extension, the cost will depend on the complexity of the job. 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If you need to remove a load-bearing wall, for example, the structural engineer will tell you about the installation of steel beams such as RSJs. Does a house extension add value to my home? On any other type of property, the distance is 3m ✓ You can only use up to half of your garden space ✓ The new extension needs to be built using similar materials to your current home If you want to build an extension that goes beyond these limits, then you may need planning permission. The costs of planning permission are £206 in England and £202 in Wales. It is something you can do yourself or leave to the professional building your extension. It will be necessary to include the fee for the process, which is currently (2025) £120. Building your extension might also mean you have to move a drain to a new location. This means if you have a quote of £40,000 for a build, the total will be 20% more once VAT is added. A structural engineer will make sure the new structure is safe by looking at the type of building material you're using, the location of the extension, the structural support required and the weight of the build. They are either delivered ready-made or as a kit that you will need to assemble. An average home rewire costs around £4,000, but this price does depend on the size and the location of your home. The average cost for a single-storey side return extension is around £37,500. A high-quality finish means all fixtures and fittings are top quality and cost more than average. An alternative to brick and block is a timber frame. They are normally used to create a new kitchen or living area. Pros ✓ Cheaper to construct than most other types of extension ✓ No loss of garden space Cons ✖ Garage extensions are likely to have a flat roof, which may have drainage issues ✖ You won't have ground floor space Conservatory Extension Costs A conservatory usually has walls up to a metre in height and then glass panes the size of large windows. This may be an extra cost. This will mean using a surveyor. On top of these costs, you'll need to budget for appliances, lighting and flooring. The building regulations process costs between £50,00 and £100,00. Basement conversions often involve neighbours on either side of your home, and in this case, you will need two surveyors because basement projects are usually complex. Make sure you get at least 3 quotes from different builders with the same job details included in each quote so that they are easy to compare. A double-storey wraparound extension will cost in the region of £70,000. If you use tradespeople who are part of the Competent Person Scheme, you will save yourself time and money by having the work certified by the tradesperson instead of paying for a building control inspection. You should use a builder who is a member of the Federation of Master Builders (FMB) because it demonstrates the builder's credibility and commitment to high standards. You can find reliable builders by asking people you know for recommendations. The amount of time it takes to plan and build an extension will also depend on whether or not there are any hold-ups in design and planning. Pros ✓ A cheaper alternative to a standard home extension ✓ Doesn't take long to build Cons ✖ Doesn't add as much value to your home as a standard extension ✖ May be difficult to keep cool Orangery Costs Orangeries are typically a mix of glass and brickwork with a flat roof. They often have a glass lantern window which extends upwards from the flat roof. 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