

Home Extension



Where to start

Extending your home is a popular way to **increase space** and **add value** to your property. With the struggle and costs of shifting– from legal fees to stamp duty – the reasons to stay put and upgrade your existing home soon escalate.



Benefits to **extend**:

- Stay where you love ✓
- Increase the value of your home ✓
- Modernise ✓
- Get a bespoke design ✓
- Enjoy more living space ✓
- Various room choices ✓
- Make use of your outdoor space ✓



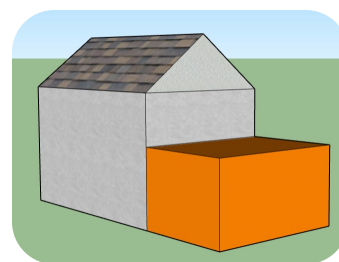
Move onto building your dream extension!

**The tables contain ballpark costs (eg. excluding VAT, steelwork, rooflights, underfloor heating, etc). There are many factors involved such as the style, finish and size of the extension. This guide and the contained images are intended for educational purposes only and does not replace independent professional judgement.*

Common Types of Home Extensions

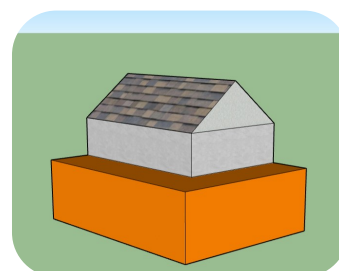
1. Single storey rear extensions

One of the most popular projects for home renovation which is perfect for extending a kitchen or making it open plan. You also have the option of adding bifold doors that extend into the garden.



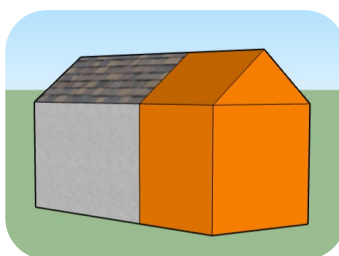
2. Wraparound extension

This involves extending both the side and back of the property. You can maximise the full potential of the ground floor room available and create a compact new addition.



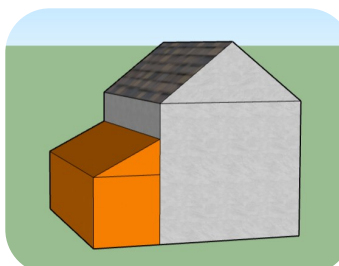
3. Double storey extensions

Perfect cost-effective option for creating a new room at home because we stick to the same roof and foundation as the bottom level. The roof can be flat or pitched but generally pitched to match the existing build



4. Single storey side extension

These small but powerful extensions make use of wasted alleyways and turn a small dark room into a brighter space with the addition of a rooflight or a glazed ceiling. This is a popular choice amongst owners of older Victorian and Georgian properties



To give an idea of **typical prices in 2022** for common types of extensions:

Type of Extension	Budget	Mid range
25m ² single storey extension	£35,000 - £43, 000	£43,000 - £50,000
60m ² double storey extension	£84,000 - £102, 000	£102,000 - £120,000
Single storey glass extension	£14,000 - £43,000	£43,000 - £72,000
40m ² Wraparound extension	£80,000 - £100,000	£100,000-£120,000
25m ² rear extension	£25,000 - £35,000	£35,000 - £40,000
40m ² side extension	£40,000 - £60,000	£60,000 - £80,000

Reference Article: <https://www.homehow.co.uk/costs/house-extension>

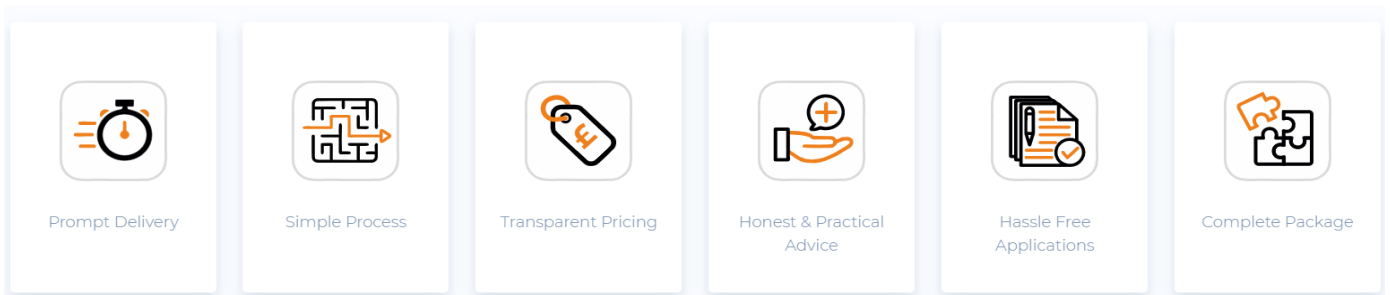
On the whole, the price of a home extension will vary immensely depending on:

- **Extension type**
- **Size** of property and extension
- **Complexity** of design
- **Location** of build
- **Quality** of materials used and professionals hired
- **Prior site condition**

*The best way to get an **accurate** quotation is to approach **at least 3 local builders** who can calculate the cost by taking into account building regulation plans, structural plans and specifications.*



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