

### How much does an extension cost?

There are lots of factors that'll impact your extension costs - how far you're going to build up and out, the quality of the build that your budget can stretch to and how much involvement you'll have in managing the project.

### Consider how specification will affect your extension costs.

Depending on where you are in the UK, the cost of a straightforward extension should allow for around £1000 - £2000/m<sup>2</sup>. The standard of specification you choose will have an enormous influence on the build cost. On average, an excellent finish is 40% more than a standard.

### How much does a single storey extension cost?

Expect to pay roughly....

- Basic quality: £1000 to £1680/m<sup>2</sup>
- Good quality: £1680 to £1920/m<sup>2</sup>
- Excellent quality : £1800 to £2500/m<sup>2</sup> or more.

### How much does a two story extension cost?

Expect to pay roughly....

- Basic quality: £1320 to £1620/m<sup>2</sup>
- Good quality: £1620 to £2000/m<sup>2</sup>
- Excellent quality: £2000 to £2500/m<sup>2</sup> or more

**BALANCE THE AMOUNT YOU ARE WILLING TO SPEND ON YOUR EXTENSION WITH THE ESTIMATED VALUE IT WILL ADD TO YOUR HOME.**

### Don't forget the other factors

There are many variables that will affect how much your extension will cost, such as:

- soil type (which affects the foundations)
- what the extension will be used for (and how much it will cost to fit it out)
- how much glazing you plan to specify
- size (it gets slightly cheaper per unit area as the size increases)

*All information correct at time of publication Feb 2020*