

➔ The Build Cost Calculator

A simple cost-estimating guide for people building their own home

One of the most important aspects when planning your self-build or home renovation/extension project is working out how much it is going to cost.

This figure will depend on the size and shape of the house, the level of your own involvement, where in the country you intend to build, and the materials you're going to use. If you can make even rough decisions about these factors, then you can begin to work out how much it is going to cost.

As a very general rule of thumb, expect a building plot to cost between a third and a half of the end value of the finished house. The costs of building a house will then depend on the variables listed above. All building work is usually quoted on a cost/m² basis. For example, a typical new four bedroom self-built home is around 200m² (with 100m² on two

storeys) and usually varies between £900-£1,500/m² (although self-builders achieve costs between £300-£3,000/m²).

Renovation costs are more difficult to establish as they involve many variables, but allow at least £1,000-£1,300/m² for work. This, added to the cost of the plot/house and with a 10-30 per cent contingency, should result in less than the final end value of the house.

The table below, based on information from the Build Cost Information Service (part of RICS), is updated monthly to help you work out a more accurate estimate (note, however, that these figures are for build costs only and do not account for VAT, which is not charged for self-build projects). There is an interactive online version at homebuilding.co.uk/costs to guide you through the process. ⓘ

HOW TO USE THE TABLE

1. Identify your build route from the four options;
2. Identify your expected level of specification: 'standard', 'good' or 'excellent';
3. Identify the estimated size of your finished house (either single or two/more storeys);
4. Choose your location;
5. Multiply the figure by your house size

		BUILD ROUTE A (DIY + Subbies)			BUILD ROUTE B (Subbies)			BUILD ROUTE C (Builder/Subbies)			BUILD ROUTE D (Main Contractor)		
		Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent	Standard	Good	Excellent
SINGLE STOREY													
>90m ²	Greater London	1185	1371	1649	1255	1452	1746	1325	1533	1843	1395	1613	1940
	South-East	1039	1203	1447	1101	1274	1532	1162	1345	1617	1223	1415	1702
	NW, SW, East & Scotland	945	1095	1316	1001	1159	1393	1056	1224	1471	1112	1288	1548
	Mids, Yorks, NE & Wales	904	1046	1258	957	1108	1332	1010	1170	1406	1064	1231	1480
91-160m ²	Greater London	1085	1317	1712	1149	1395	1812	1213	1472	1913	1277	1550	2014
	South-East	952	1155	1501	1008	1223	1589	1064	1291	1677	1120	1359	1766
	NW, SW, East & Scotland	866	1051	1367	917	1133	1447	968	1175	1527	1019	1237	1608
	Mids, Yorks, NE & Wales	829	1005	1307	877	1064	1383	926	1124	1460	975	1183	1537
161m ² +	Greater London	966	1268	1590	1023	1342	1684	1080	1417	1777	1137	1492	1871
	South-East	848	1111	1395	897	1177	1477	947	1242	1559	997	1307	1641
	NW, SW, East & Scotland	771	1011	1270	816	1071	1345	862	1130	1420	907	1190	1494
	Mids, Yorks, NE & Wales	737	968	1214	780	1025	1285	824	1081	1356	867	1138	1428
TWO STOREY													
90-130m ²	Greater London	1141	1320	1621	1208	1397	1716	1275	1475	1812	1342	1552	1907
	South-East	1001	1157	1422	1059	1225	1506	1118	1293	1589	1177	1361	1673
	NW, SW, East & Scotland	910	1054	1295	963	1116	1371	1017	1177	1447	1071	1239	1523
	Mids, Yorks, NE & Wales	870	1008	1237	921	1067	1310	972	1126	1383	1023	1185	1455
131-220m ²	Greater London	961	1163	1475	1017	1231	1562	1074	1300	1648	1130	1368	1735
	South-East	843	1021	1294	892	1081	1370	942	1141	1446	992	1201	1522
	NW, SW, East & Scotland	766	929	1177	811	983	1246	856	1038	1316	901	1093	1385
	Mids, Yorks, NE & Wales	733	888	1125	776	940	1192	820	992	1258	863	1044	1324
221m ² +	Greater London	886	1135	1424	939	1202	1508	991	1268	1592	1043	1335	1676
	South-East	778	995	1250	824	1053	1324	870	1112	1397	915	1170	1471
	NW, SW, East & Scotland	707	905	1137	749	958	1204	791	1012	1271	832	1065	1338
	Mids, Yorks, NE & Wales	677	865	1088	717	916	1152	756	967	1216	796	1018	1280

WANT MORE BUILD COST ADVICE?

➔ [Extensions Cost Calculator](#) ➔ [Hidden Cost of Self-build](#) ➔ [How to Reduce Costs](#) Visit homebuilding.co.uk/costs