



VITA MODULAR

PRECISION-ENGINEERED BUILDINGS

Bespoke space, *engineered.*

Genuinely bespoke house extensions, garden rooms and annexes — engineered off-site, installed nationwide, and delivered to a fixed, all-inclusive price and a guaranteed completion date.

Extensions | *Garden Rooms* | *Annexes*

vita-modular.co.uk

0330 133 7209

— WHY VITA MODULAR

Let us curate your *perfect building.*

Our buildings offer unrivalled solidity and performance, thanks to our trademark structural sub-frame — the hybrid method that has underpinned commercial construction for decades, now scaled and refined for the home.

Components are fabricated off-site in controlled factory conditions at our Warwickshire facility, then assembled and finished on-site — around 70% faster and up to 25% cheaper than traditional construction, with none of the mess or open-ended timescales.

That certainty is what sets us apart. Every project is delivered under a fully regulated JCT fixed-price contract that sets out the technical drawings, programme of works, payment plan and a committed installation date before a single component is manufactured — so you know exactly what you are getting, exactly what it costs, and exactly when it will be finished.

One inclusive price

Foundations, frame, cladding, glazing, electrics, flooring and decoration — one turnkey figure for our standard specification.

Engineered off-site

Built in Warwickshire, then assembled with minimal noise, dust and disruption — no cranes required.

Genuinely bespoke

Any size, layout and finish, engineered around your property rather than pulled from a catalogue.

— INSIDE THIS BROCHURE

House Extensions FROM £3,000 PER M ²	03
Garden Rooms FROM £19,950	15
Annexes FROM £58,950	28
Energy & Carbon 65% LESS EMBODIED CO ₂ E	40
Process & Contact SIX CLEAR STEPS	42

70%

FASTER

25%

CHEAPER

4wk

LEAD TIME

10yr

WARRANTY

200+

PROJECTS

UK

NATIONWIDE



— HOUSE EXTENSIONS

House Extensions

From £3,000 per m² inc. VAT

Precision-engineered prefabricated & modular extensions — 100% bespoke to your home, fully building-control compliant with every statutory approval managed for you, and delivered to a fixed price and a guaranteed four-week lead time.

SINGLE STOREY

SIDE RETURN

WRAP-AROUND

TWO STOREY

— LESS TIME · LESS COST · LESS HASSLE

Vita Modular extensions, *explained.*

The wall, floor and roof panels for your extension are manufactured off site, under controlled factory conditions, to exacting tolerances. Every panel is made to order around a structurally graded, zinc phosphate coated steel frame, then delivered to your home and assembled into place by our own team — tying perfectly into your existing building.

This isn't experimental. Our steel frame system has been used in commercial high-rise developments for decades, trusted precisely because it is fast, predictable and structurally robust at scale. Quality is controlled at every stage: because the structure is built indoors rather than in the open, tolerances are measured rather than estimated, materials never sit out in the weather, and each panel is inspected before it leaves the factory.

The fit-out is then completed traditionally — plastered and painted internal finishes, applied on site by trades, exactly as they would be in any conventional build. And because the structure is being manufactured while your groundworks go in, the programme collapses from months to weeks.

The result is a build that **exceeds the standards of traditional construction on all three measures that matter** — aesthetically, in build quality, and in assessed performance against Building Regulations, with U-values that beat new-build minimums.

DESIGN & BUILD — ONE CONTRACT, ONE TEAM

We are a **design and build contractor**, specialising in the turnkey delivery of projects. From the first conversation we manage every aspect of your project: concept design and the full technical drawing package, planning and building control submissions, structural engineering, manufacture, groundworks, installation and the complete internal fit-out. **One point of contact and one fixed price**, from conception through to handover — with no gaps between trades for problems to fall into.



£3,000

PER M² FROM

4wk

LEAD TIME

6wk

ON SITE

70%

FASTER

25%

CHEAPER

10yr

WARRANTY

— WHY CHOOSE VITA MODULAR

Why Choose Vita Modular for *Your House Extension?*

A house extension is a significant investment — so the choice of builder matters. Traditional site builds can drag on with open-ended timescales and spiralling costs, while cheaper alternatives often compromise on insulation, finish and compliance. Vita Modular's off-site precision manufacturing means your extension's structural panels arrive ready to assemble, dramatically cutting on-site time, weather risk and programme overruns — with a fixed price and a contractual completion date agreed before we start.

01

All-inclusive fixed pricing

No hidden extras. Foundations, steel frame, cladding, glazing, electrics, lighting, flooring and decoration are all in the number we quote.

02

Fully building-regs compliant

Independent building control signs off your extension at every key stage, with formal certification on completion — and we manage the entire process for you.

03

Structurally engineered steel frame

Our trademark sub-frame, built to last — the same hybrid method that has underpinned commercial construction for decades.

04

Fixed contractual completion date

Your JCT contract carries a committed installation and completion date. No open-ended timescales, and no "we'll be back next week."

05

Any size, shape or configuration

Bespoke by design, not a fixed range — engineered around your property and its setting rather than pulled from a catalogue.

06

Weeks, not months, on site

Most components are pre-built off-site while groundworks go in, so most extensions are complete on site in just 4–6 weeks.

— OUR RANGE & PRICES

A selection of our *modular builds*.

Bespoke-manufactured to any shape or size. Our extensions start from £3,000 per m² inclusive — covering VAT, foundations, structural frame, external walls, roof, electrics, flooring and glazing.



15 m² Extension
Contemporary fully-glazed rear extension, incl. structural alterations.

5M × 3M

£45,000

15 m² × £3,000



18 m² Extension
Expansive glazed rear — any bi-fold, sliding or french configuration.

6M × 3M

£54,000

18 m² × £3,000



21 m² Wrap-Around
Side-and-rear on a tight-access site, render + anthracite glazing.

7M × 3M

£63,000

21 m² × £3,000



40 m² Extension
Geometric lines and crittall-style glazing in a masonry brick finish.

10M × 4M

£120,000

40 m² × £3,000



2 Storey Extension
A versatile two-storey build, 100% tailored to your home.

40 M² TOTAL

£110,000

Fixed all-inclusive price



Bespoke Builds
Any shape, size or configuration — your imagination sets the boundary.

ANY SIZE

£3,000/m²

Priced on your m²

Pricing is pro rata per m² — each price above is simply your required floor area multiplied by that rate.

— EVERYTHING BELOW IS IN THE PRICE

Everything below is *in the price*.

Every build is 100% bespoke and fully customisable — yet the quoted price is still genuinely all-in. Every item here comes as standard on every Vita Modular extension,.

INCLUDED AS STANDARD

 VAT included	 Ground screw foundations	 Silicone render or cladding	 Flat roof	 Painted walls & ceilings
 Electrics & lighting	 LVT flooring	 New windows & doors	 Structural steel frame	 10-year structural warranty

QUOTED SEPARATELY AS REQUIRED

 Demolitions Removal of existing structures where required for the new build.	 Ground preparation Site clearance, levelling and any specialist groundworks.	 Drainage works Foul and surface water connections to the existing system.
 Professional fees Architect and engineer drawings needed for the building control submission.	 Statutory approvals Planning and building control fees, itemised separately in your estimate.	 New structural openings Forming or altering openings between the existing house and the new space.
 Brick slips Masonry brick slip finish in place of the standard render.	 Pitched roofs Pitched roof construction in place of the standard flat roof.	 Kitchens / bathrooms Full kitchen and bathroom supply and installation.



How the exclusions are handled

Exclusions such as demolitions, ground preparation, drainage works, professional fees, statutory approvals and new structural openings can be quoted for separately as required. Building control fees are itemised separately in your estimate rather than included in our build price — but we manage the entire building control process on your behalf.

— A COMPLETE TURNKEY SERVICE · FROM PLANNING TO HANDOVER

Ancillary works & *service options.*

We provide the essential accompanying works needed to deliver a complete modular building solution — all carried out as part of our full-package turnkey service. One contract, one point of contact, one company accountable for the whole project.



Structural Works & Alterations

- New or modified structural openings
- Beam supports with associated foundations
- CDM-compliant temporary propping



Kitchens & Bathrooms

- Complete interior fit-out services
- Coordinated with the wider build schedule
- Tiling, worktops and appliance connection



Demolition & Ground Preparation

- Removal of existing structures
- Groundworks preparing your plot
- Site clearance and levelling



Drainage & Landscaping

- Essential connections for your new space
- Final touches that settle it into its setting
- Patios, paths and boundary reinstatement



All accompanying services above are available when instructed alongside one of our builds

Ancillary works are quoted separately from the standard inclusive price, priced in writing before your contract is signed, and delivered under the same JCT agreement and completion date.

— BESPOKE BY DESIGN — NOT A FIXED RANGE

Meticulous, bespoke design — *engineered to the highest standards.*

Every Vita Modular extension begins with a complete, bespoke drawing package, produced from scratch for your project — never pulled from a fixed catalogue.

Our in-house design team prepares a full technical suite for every build: general arrangement floor plans, elevations, and detailed construction sections covering the foundations, wall build-up, insulation and roof.



General arrangement plans

Floor plans setting out the footprint, layout and how the new space connects to your existing home.



Elevations

Every external face drawn to scale, showing cladding, glazing positions and how it sits against the house.



Construction sections

Detailed build-ups for foundations, walls, insulation and roof — the drawings building control signs off.

Because the design is created around you, you can tailor every element:

- Internal layout & room divisions
- Bespoke cladding — render, brick slips, timber, metal or composite
- Roof glazing, skylights and feature lighting
- Electrical & lighting positions
- Bi-fold, sliding and full-height glazing
- Premium internal joinery, flooring and decoration



EXTENSION TYPES

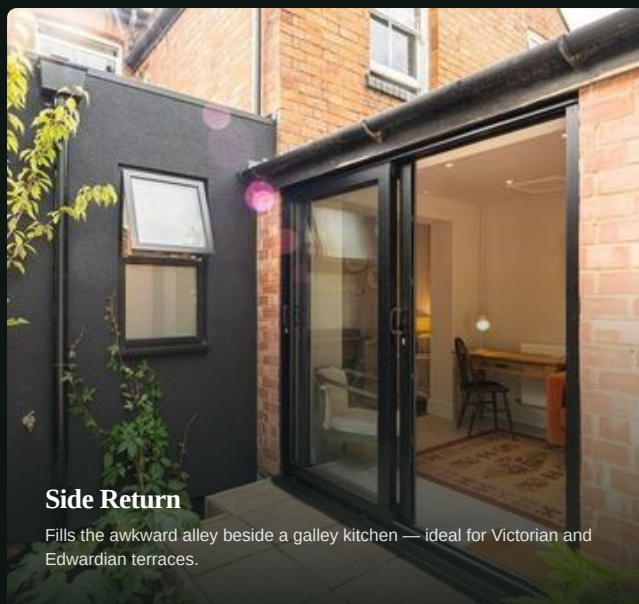
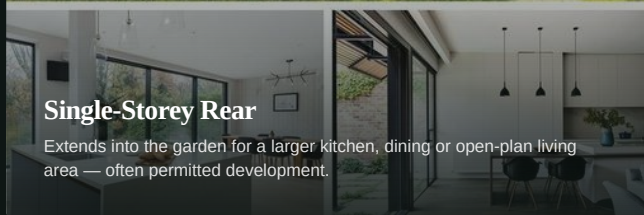
Built out to the *side & rear*.

Building out to the side or rear is one of the most popular and best-value ways to add space. Our off-site method is ideally suited to side returns and rear extensions alike — even where access is tight.



Single-Storey Rear

Extends into the garden for a larger kitchen, dining or open-plan living area — often permitted development.



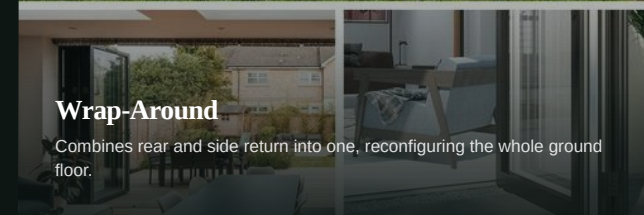
Side Return

Fills the awkward alley beside a galley kitchen — ideal for Victorian and Edwardian terraces.



Wrap-Around

Combines rear and side return into one, reconfiguring the whole ground floor.



- Often achievable under permitted development

- Rooflights & full-width glazing flood the space with light

- Built for tight access

- Building control drawings & approvals handled for you

- Two-storey option doubles space without losing garden

- Strongest ROI of any home improvement

MODULAR VS TRADITIONAL

The same space, *a better alternative way to build.*

Two builders can quote for the same extension and deliver entirely different experiences. The comparison below sets out how our off-site modular method differs from a conventional brick-and-block site build across the things that actually affect you — how long you live around the work, how certain the final cost is, and how consistent the finished quality turns out to be. Comparison figures for traditional builders are typical UK market estimates and vary by project, specification and access.

	Vita Modular	Traditional
Speed	✓ Up to 70% faster — 4-week lead time	✗ Longer, prone to delays
Cost	✓ Fixed, all-inclusive price agreed up front	✗ Variable, often exceeds budget
Quality	✓ Factory-controlled, consistently high	✗ Depends on site and labour
Changes	✓ 100% bespoke — any size, layout or finish	✗ Complex, slow and costly
Weather	✓ Most components pre-built off-site	✗ Rain, frost and storms stall progress
Site impact	✓ Minimal noise, dust, deliveries and waste	✗ Weeks of mess and skips
Guarantee	✓ Fixed completion date & 10-year warranty	✗ Varies by builder
Management	✓ One point of contact, fully managed	✗ Multiple trades to coordinate

— ADDING VALUE

Is an extension *worth it?*

The cost of moving up the ladder — stamp duty, agent and legal fees, removals and the price gap to a bigger home — often runs to tens of thousands before you have gained a single room.

£1.50

Average value added for every £1 spent on a well-designed extension.

A well-designed extension adds usable space exactly where you need it, for a fixed, known cost — and unlike moving, every pound stays in your own property. Extending is consistently one of the strongest returns available on any home improvement, particularly where it converts a cramped galley kitchen or dark rear room into open-plan family living.

Figures below are indicative for a ~£300k home with a £50k extension, and vary by region, property type and specification.

What an extension adds

Indicative uplift on a ~£300k home with a £50k extension



✓ Moving costs you lose

✓ Removals and survey costs

✓ Stamp duty on the new property

✓ Extending keeps every pound

✓ Estate agent & legal fees

✓ The uplift stays in your own home

Beyond the headline figure, an extension changes how the house actually works day to day. Knocking a cramped galley kitchen and a dark rear reception into one wide, glazed family space is the single most requested change we make — and it is the change buyers notice first. Because our price is fixed before we start and the completion date is written into your JCT contract, the return is calculated against a number that will not move. Figures below are indicative for a ~£300k home with a £54,000 extension, and vary by region, property type and specification.

— FEATURED PROJECT · MILTON KEYNES

Wrap-around kitchen diner extension.

MILTON KEYNES · 28 M² · £74,420

Wrap-Around Kitchen Diner Extension

A 7m × 4m wrap-around creating a bright open-plan kitchen diner, with a new 7-metre structural opening formed through the rear of the property, full groundworks and a silicone render finish to match the existing house. Delivered to a fixed price with the completion date written into the contract, and finished on site in six weeks.

£74,420

PROJECT VALUE

28 m²

ADDED SPACE

6 weeks

ON SITE

7m

STRUCTURAL
OPENING


FREQUENTLY ASKED QUESTIONS

House extensions — *your questions answered.*

The questions we are asked most often about modular house extensions — from planning permission and building control to lead times, mortgages and cladding options.

01 How long does a modular house extension take?

From order, we guarantee a four-week lead time, and most extensions are complete on site in an average of 6–8 weeks. Your panels are built in the factory at the same time as your foundations go in — so once we're on site, assembly is rapid. That's roughly 70% quicker than the brick-and-block route, and far less time living around a building site.

03 Do I need planning permission for a house extension?

Often not. Many single storey rear extensions qualify as permitted development, so no full application is needed — provided you stay within the set size and height limits. The main exceptions are conservation areas and Article 4 directions, listed buildings, and flats, which always need consent. Building control approval is required for every extension. We check exactly where your address stands and handle every drawing and submission for you, wherever you are in the UK.

05 What exterior cladding finishes do you offer?

Render and cladding are both included as standard, with brick slips available at additional cost, and we can use almost any exterior finish available on the market. Popular alternatives include brick, redwood timber, metal cladding, a living green wall, composite decking and fibre cement board, so your extension can complement or deliberately contrast with your existing home.

07 Do your extensions come with a guarantee?

Yes. Every customer receives a comprehensive, assignable 10-year warranty on the structural frame of your Vita Modular extension, which transfers to a new owner if you sell. Glazing, electrics, trims and all internal finishes are covered by an equivalent 2-year warranty.

02 Is there any issue mortgaging a property with a modular extension?

No — absolutely not. There's a lot of false reporting and misconception online around this, but our modular extensions are treated exactly the same as traditional extensions by lenders, valuers and insurers, because they use all standard construction materials and meet full building regulation standards.

04 What access do you need for installation?

Access is never an issue. We assess your property during the site visit, and because our modular system needs no cranes or heavy plant, panels can be manoeuvred and installed even where access is very restricted — tight side returns and narrow rear access are never a problem.

06 Do you offer finance plans?

We don't currently offer finance plans, but we do operate a staged payment plan: a 40% deposit to begin, with the balance spread across the weeks from order to installation, and the final 20% not due until completion and handover. We also accept debit and credit cards (card processing fees apply).

08 Are your extensions really bespoke, or built from standard units?

Genuinely bespoke. Every panel is made to order around a structural steel frame, so your extension can be any size, layout, configuration and external finish you want — engineered specifically around your home rather than selected from a fixed catalogue of standard units.

Still have a question? Speak to our specialists on 0330 133 7209, or read the full FAQ section on our website.

vita-modular.co.uk



— GARDEN ROOMS

Garden Rooms

From £19,950, fully installed

Precision-engineered garden offices, studios, gyms and leisure rooms — fully insulated for genuine year-round use, 100% bespoke, usually with no planning permission required, installed in days at a fixed, all-inclusive price.

OFFICE

STUDIO

GYM

WELLNESS

— INSULATED GARDEN ROOMS FROM £19,950, FULLY INSTALLED

Bespoke Insulated *Garden Rooms.*

Enjoy a stress-free experience with Vita Modular — specialists in bespoke, structurally engineered timber-frame insulated garden rooms installed right across the UK.

Whether it's a quiet home office away from the house, a studio for music, art or yoga, a private gym or a leisure room for relaxing, a garden room is one of the smartest ways to add fully usable space and property value — without the cost, mess and uncertainty of a traditional build.

Our structurally engineered timber-frame rooms are fully insulated in the walls, floor and roof to new-build thermal standards — a genuine year-round room, not a summerhouse that sits empty for half the year. Around 70% faster and far less disruptive than conventional construction, with an industry-leading 10-year guarantee.

Engineered timber — precision-manufactured off-site, then assembled on site — is a proven, well-established method used across modern residential and commercial construction. No cranes or heavy lifting equipment are required, so we can install in even the tightest gardens.

And every garden room is 100% bespoke: any size, shape or configuration, engineered around your garden rather than pulled from a fixed catalogue.

- ✓ Foundations, cladding, glazing & flooring included
- ✓ Usually no planning permission required
- ✓ Most builds complete within 2 weeks on site
- ✓ Electrics, lighting and heating fitted
- ✓ 10-year structural guarantee
- ✓ 100% configurable



GARDEN ROOMS

16

£19,950

STARTING PRICE

7day

TYPICAL INSTALL

No PP

USUALLY NO PLANNING

All yr

FULLY INSULATED

200+

COMPLETED

10yr

WARRANTY

— WHY CHOOSE VITA MODULAR

Why Choose Vita Modular for *Your Garden Room?*

A garden room is a significant investment — so the choice of builder matters. Cheaper garden buildings are often poorly insulated and uncomfortable for half the year, while bespoke site builds can drag on with open-ended timescales. Vita Modular's off-site precision manufacturing means your garden room's structural panels arrive ready to assemble, dramatically cutting on-site time, weather risk and programme overruns — with a fixed price and a contractual completion date agreed before we start.

01

All-inclusive fixed pricing

No hidden extras — foundations, cladding, glazing, electrics, heating and flooring are all included as standard in the number we quote.

02

Full insulation for year-round use

Walls, floor and roof insulated to new-build thermal standards, so your room stays warm in winter and cool in summer.

03

Structurally engineered timber frame

Precision-cut and built to last, using a proven method used across modern residential and commercial construction.

04

Fixed contractual completion date

A committed installation date written into your contract — no open-ended timescales or drifting programmes.

05

Usually no planning permission

Most rooms fall under permitted development. We check your address and intended use, and handle any application that's needed.

06

Any size, shape or configuration

Designed to suit your garden — bespoke by design, not selected from a fixed range.

— OUR RANGE & PRICES

How much does a garden room cost? *Our range & prices.*

Available in any bespoke size or configuration, with a choice of cladding — from cedar and composite to render and masonry brick-slip. Every price includes foundations, engineered timber frame, full insulation, cladding, roof, heating, electrics, flooring and glazing.



3m × 3m Garden Room

Compact design and year-round comfort — office, studio or retreat.

9 M²

£19,950



4m × 3m Garden Room

A popular all-rounder — desk and seating, studio or compact gym.

12 M²

£24,950



5m × 3m Garden Room

A generous footprint that splits into zones — gym and changing area.

15 M²

£29,950



Bespoke Room

Optional shower room or kitchenette, premium finishes and smart-home integration.

BESPOKE

POA

Pricing is pro rata per m² — each price above is simply your required floor area multiplied by that rate.

— EVERYTHING BELOW IS IN THE PRICE

Everything below is *in the price*.

Every garden room is 100% bespoke and fully customisable — yet the quoted price is still genuinely all-in. You are buying a warm, wired, decorated room you can use the day we hand over the keys, not a shell to fit out yourself.

INCLUDED AS STANDARD

 Ground screw foundations	 Engineered timber frame	 Full insulation	 External walls & cladding	 Roof
 Painted walls & ceilings	 Electrics & lighting	 Heating	 LVT flooring	 UPVC doors & windows

QUOTED SEPARATELY AS REQUIRED

 Demolitions Removal of existing structures or outbuildings where required.	 Extensive ground preparation Significant levelling, retaining or specialist groundworks.	 Mains services connections Bringing power, water or data from the main house.
 Drainage works Foul and surface water connections where required.	 Optional plumbing, bathrooms & kitchens, bathrooms & kitchens Where a WC, shower or kitchenette is added to the room.	



How the exclusions are handled

Exclusions such as demolitions, extensive ground preparation, mains services connections, drainage works and any optional plumbing can be quoted for separately as required. We assess all of these during your site visit so the estimate reflects your actual garden.

— A COMPLETE TURNKEY SERVICE · FROM PLANNING TO HANDOVER

Ancillary works & *service options.*

We provide the essential accompanying works needed to deliver a complete garden room — all carried out as part of our full-package turnkey service, under one contract with one point of contact.



Finishes & Glazing

- Bespoke cladding — cedar, thermowood, composite, render, metal or brick slips
- Bi-fold, sliding and full-height glazing
- Roof glazing, skylights and feature lighting



Comfort & Climate Upgrades

- Underfloor heating, heat pumps & air conditioning
- Upgraded insulation and triple glazing
- Smart-home heating and lighting control



Bathrooms, Shower Rooms & Kitchenettes

- Optional WC, shower room or wet room
- Kitchenettes and treatment-room sinks
- Plumbing and waste connections as required



Decking, Drainage & Landscaping

- Decked areas, canopies and green roofs
- Essential drainage and services connections
- Paths, patios and boundary reinstatement



All accompanying services above are available when instructed alongside one of our builds

Ancillary works are quoted separately from the standard inclusive price, priced in writing before your contract is signed, and delivered under the same agreement and completion date.

— BESPOKE BY DESIGN — NOT A FIXED RANGE

Meticulous, bespoke design — *engineered to the highest standards.*

Every Vita Modular garden room begins with a complete, bespoke drawing package, produced from scratch for your project — never pulled from a fixed catalogue.

Our in-house design team prepares a full technical suite for every build: general arrangement floor plans, elevations, and detailed construction sections covering the foundations, wall build-up, insulation and roof.



General arrangement plans

Floor plans setting out the footprint, internal layout and room divisions.



Elevations

Every external face drawn to scale, showing cladding and glazing positions.

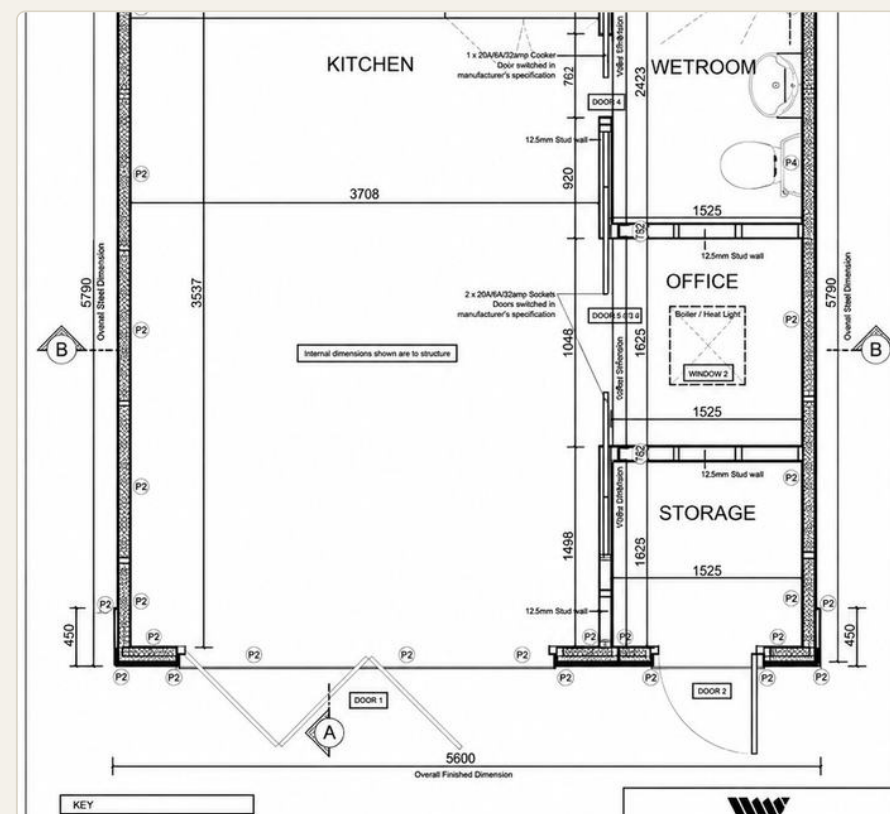


Construction sections

Foundations, wall build-up, insulation and roof detailed in full.

An unlimited range of optional extras:

- Underfloor heating, solar panels, heat pumps & air conditioning
- Upgraded insulation and triple glazing
- Cedar, thermowood, composite, render, metal or brick slips
- Roof glazing, skylights and feature lighting
- Bespoke acoustic soundproofing for music rooms and studios
- Smart-home heating, lighting and climate control
- Bi-fold, sliding and full-height glazing
- Bathrooms, shower rooms, WCs and treatment-room sinks



BESPOKE BY DESIGN — NOT A FIXED RANGE

How Vita Modular *compares.*

Many well-known garden room providers work primarily from defined product ranges — you choose a model from a catalogue in a set selection of sizes.

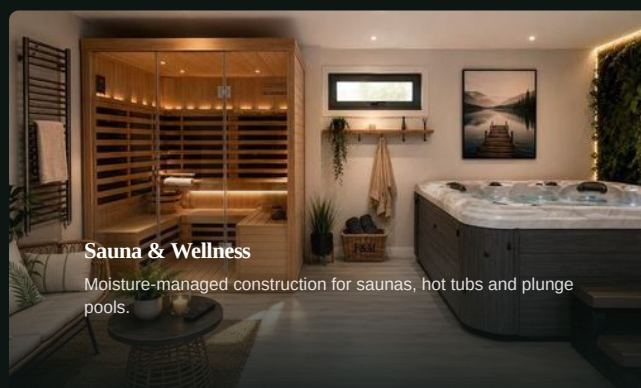
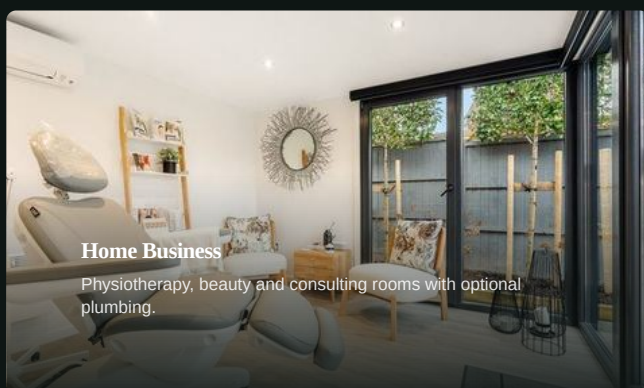
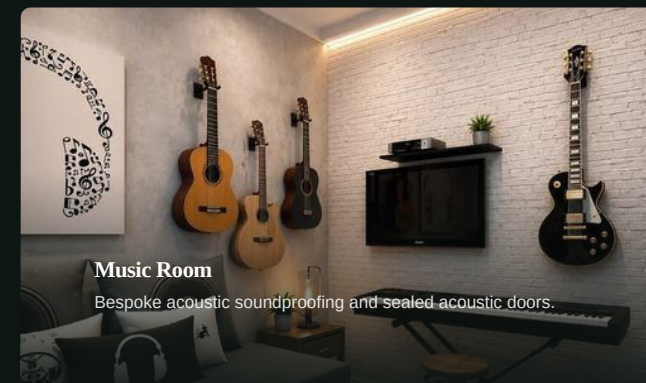
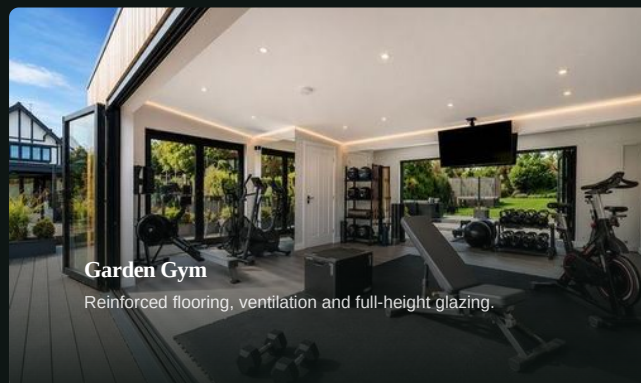
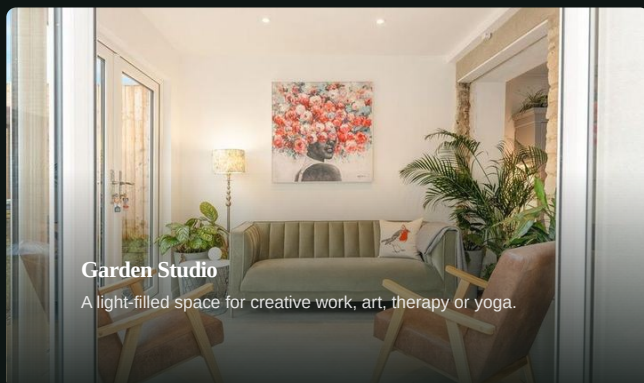
Vita Modular works the other way round. We start with a blank sheet and design your garden room around you, so there is no fixed range to choose from.

	Vita Modular 100% BESPOKE, DESIGNED AROUND YOU	Range-based providers CATALOGUE MODEL BRANDS
Design approach	100% bespoke. Designed from scratch around your garden, use and taste — no model to start from.	Choose a pre-designed model from a catalogue, then personalise within that model's options.
Size & layout	Any size, shape or configuration — engineered to your exact plot and intended use.	Set footprints and layouts per model (standard / extra / extra-plus size options).
External finish	Virtually any finish — render, brick, timber, metal or composite — to match or contrast your home.	Primarily timber cladding, within a defined palette of finishes and colours per model.
Internal wall finish	Traditional plaster skim and painted walls as standard — the same finish as a permanent home.	Many range brands use melamine or timber-faced panels as standard; plaster on higher specs.
Groundworks & ancillary	A complete turnkey service — base preparation, foundations, electrical connection, plumbing, decking and landscaping.	Ground works, mains connections and drainage are often left for the customer to arrange separately.
Insulation & heating	Full wall, floor and roof insulation to new-build standards with integrated heating, included as standard.	Insulation levels vary by model and spec tier; year-round comfort often needs an upgraded package.

— GARDEN ROOM USES

One system, *endless uses.*

Every garden room is 100% bespoke — we can build any size, shape or configuration. These are some of our most popular starting points, each fully customisable from the glazing and cladding to the internal layout and finish.



— PLANNING & VALUE

Do you need planning? *Usually not.*

Most garden rooms are built under permitted development and need no planning application at all. We confirm the position for your address and intended use as part of your free quotation, and prepare and submit a full application where one is required.

Permitted development, handled for you

Under permitted development you can usually build without planning permission provided the room is single storey, has a maximum eaves height of 2.5 metres, an overall height of 4 metres for a dual-pitched roof or 3 metres otherwise, and stays just 2.5 metres high if within 2 metres of a boundary. The room and other outbuildings must not cover more than half your garden.

- Conservation areas & Article 4 directions add further rules
- Listed buildings and flats always need consent
- Full planning prepared & submitted where needed (~8 weeks)

Is a garden room worth it?

Three years of renting workspace vs a one-off garden room



— RENT FOR YEARS, OR BUILD ONCE

What this means *in practice.*

Renting studio or office space is money out of the door every month, for a space you never own — and a commute attached to it.

£19,950

A garden office from — a one-off cost, on your own property.

Three years of renting a private studio can total around **£18,000**, spent with no asset to show for it, and a daily commute adds roughly **£3,000 a year** and around **200 hours** on top.

A garden office costs little more than the rent alone, wipes out the commute entirely, and stays on your property as a permanent, valuable room. **Build once, rather than paying month after month.**

Three years: rent vs build

Indicative figures — actual savings depend on rental rates, commute, location and use

Small studio rental — 3 yrs ~£18,000

Commuting — 3 yrs ~£9,000

Rent + commute combined ~£27,000

Vita Modular garden room from £19,950

✓ Rent is money you never get back

✓ A garden room is a one-off cost

✓ No commute, no travel time

✓ Adds lasting value to your home

✓ Ready to use in around 2 weeks

— FEATURED PROJECT · ST ALBANS

Contemporary garden room *with integrated WC and kitchenette.*

ST ALBANS · 17.2 M² · £48,000

Contemporary Garden Room

A premium 4m × 4.3m garden room with an integrated WC, full-height aluminium corner glazing and a sheltered side canopy. Fully insulated to new-build thermal standards for genuine year-round use, fitted out with air conditioning, floor-mounted sockets, premium glazing and LVT flooring, and handed over ready to walk into.

£48,000

PROJECT VALUE

17.2 m²

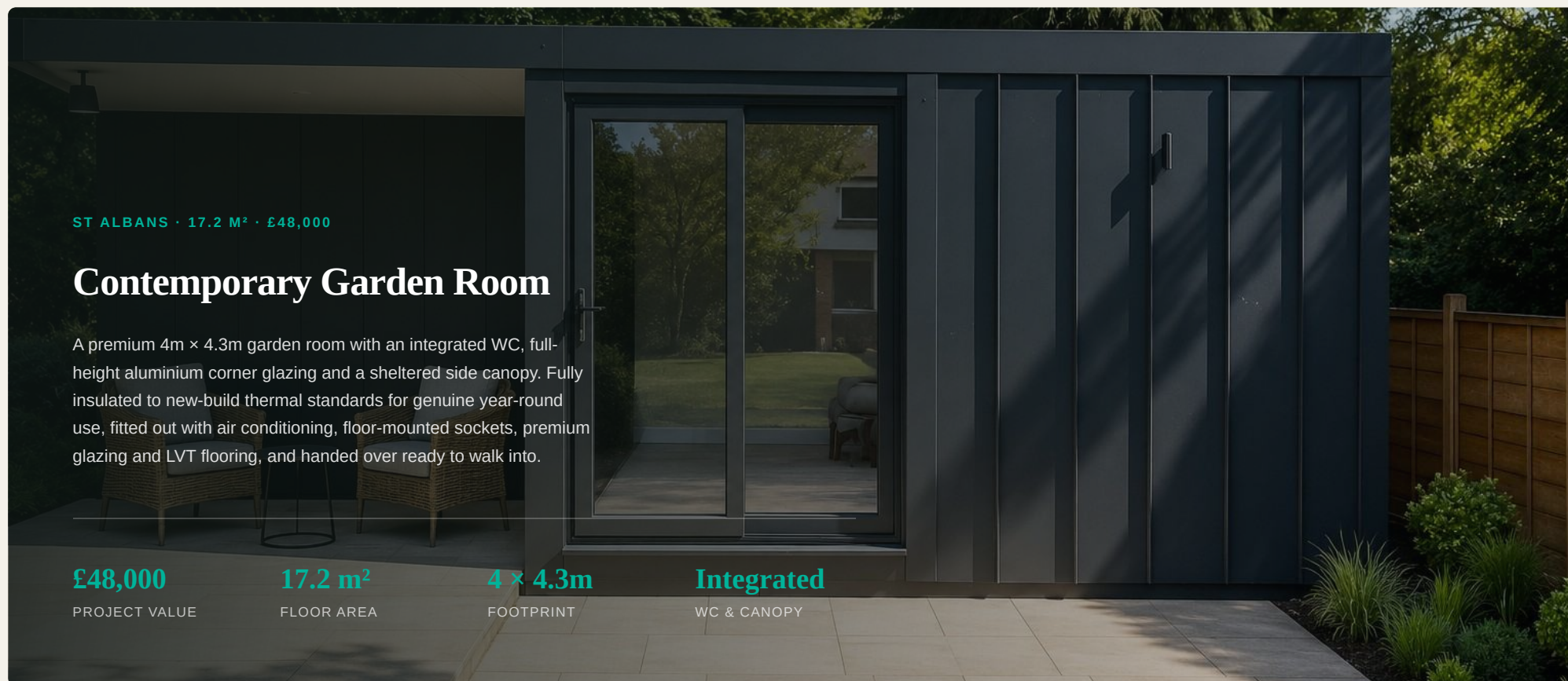
FLOOR AREA

4 × 4.3m

FOOTPRINT

Integrated

WC & CANOPY



FREQUENTLY ASKED QUESTIONS

Garden rooms — *your questions answered.*

The questions we are asked most often about insulated garden rooms — from permitted development and year-round use to plumbing, foundations and soundproofing.

01 Do I need planning permission for a garden room?

In most cases, no. A garden room used in connection with your home — as an office, studio, gym or leisure space — normally falls under permitted development and needs no planning application, provided it stays within set size and height limits (typically single storey, under 2.5m high near a boundary, and not covering more than half the garden). Conservation areas, Article 4 directions, listed buildings and larger or taller designs can change this. We check your address and advise as part of your free quote, and manage any application on your behalf if one is needed.

03 Do you pay council tax or business rates on a garden room?

A garden room used purely for personal use, such as a home office, gym or studio, does not normally attract additional council tax or business rates. Business rates can apply if the room is used wholly for business and visited by customers or staff. Tax treatment depends on your circumstances, so we recommend confirming with your local authority or accountant.

05 What foundations does a garden room need?

Most of our garden rooms sit on a fast, low-disruption galvanised screw-pile foundation system, which avoids the cost, mess and curing time of poured concrete and works well even on uneven or sloping plots. Where you already have a suitable concrete base, we can often build onto it and pass on a saving accordingly. We confirm the right foundation for your garden during the site survey.

07 What access do you need for installation?

We assess your garden's access during the site visit. Because our modular system needs no cranes or heavy plant, our panels can be carried through a standard side return or even through the house if needed, so narrow or awkward garden access is rarely a problem.

02 Are garden rooms warm in winter?

Yes. Every Vita Modular garden room is fully insulated in the walls, floor and roof to new-build thermal standards, with double or triple glazing and integrated heating, so it stays genuinely warm in winter and comfortable in summer. Unlike a typical conservatory or an uninsulated timber garden building, it's designed for comfortable use in every season, including the coldest months.

04 Can a garden room have a toilet, shower or kitchenette?

Yes. While most garden offices, studios and gyms don't need plumbing, we can add a WC, shower room or kitchenette where you'd like one, with the necessary water supply and drainage connections handled as part of our turnkey service. Adding plumbing can affect the planning route, and we'll advise on that as part of your quote.

06 Can you soundproof a garden room for music?

Yes. We offer bespoke acoustic soundproofing options for garden music rooms, recording spaces and studios. These can include high-density acoustic insulation in the walls, floor and roof, resilient floating floors, isolated stud construction, acoustic plasterboard, sealed acoustic doors and double or triple glazing. We design the level of soundproofing around how you'll use the room and how close it sits to neighbours.

08 Do you offer finance plans?

We don't currently offer finance plans, but we do operate a staged payment plan: a deposit to begin, with the balance spread across the build, and a final payment on completion and handover. We also accept debit and credit cards (card processing fees apply).

Still have a question? Speak to our specialists on 0330 133 7209, or read the full FAQ section on our website.

vita-modular.co.uk



— ANNEXES

Annexes

From £58,950 inc. VAT

Precision-engineered, self-contained annexes — 1, 2 and 3 bedroom options with full kitchen and bathroom, every one 100% bespoke, built to Caravan Act or full Building Regulations, with a guaranteed four-week lead time.

1 BED

2 BED

3 BED

FULLY ACCESSIBLE

INDEPENDENT LIVING

Bespoke independent *living spaces.*

A granny annexe — also known as a granny flat — is a self-contained living space, with its own kitchen and bathroom, built in the garden of an existing home. Whether it's keeping elderly relatives close while preserving everyone's independence, creating a home for adult children, or generating rental income, an annexe adds fully usable living space and property value.

Our structurally engineered timber-frame annexes are the perfect solution for anyone seeking an exceptional quality, building-control approved bespoke annexe at an affordable, fixed and inclusive price — around 70% faster and up to 25% cheaper than conventional construction, with an industry-leading 10-year guarantee.

And every annexe is 100% bespoke: any size, shape or configuration, with any number of rooms — engineered around your garden rather than pulled from a fixed catalogue.

Whether it's keeping elderly relatives close while preserving everyone's independence, creating a home for adult children, generating a rental income or adding a dedicated studio, a self-contained annexe is one of the smartest ways to add fully usable living space and property value — without the cost, mess and uncertainty of a traditional build.

Our structurally engineered timber frame annexes are building-control approved and delivered at an affordable, fixed and inclusive price — around 70% faster and up to 25% cheaper than conventional construction, with an industry-leading 10-year guarantee on every build.



ANNEXES

29

£58,950

STARTING PRICE

4wk

LEAD TIME

1–3

BEDROOMS

70%

FASTER

200+

COMPLETED

10yr

WARRANTY

— WHY CHOOSE VITA MODULAR

Why Choose Vita Modular for *Your Annexe?*

A granny annexe is a significant investment — so the choice of builder matters. Traditional site builds can drag on for months with open-ended timescales and constant disruption to family life. Vita Modular's off-site precision manufacturing means your annexe's structural panels arrive ready to assemble, dramatically cutting on-site time, weather risk and programme overruns — with a fixed price and a contractual completion date agreed before we start.

01

All-inclusive fixed pricing

VAT, foundations, frame, cladding, glazing, electrics, flooring, decoration and the full kitchen and bathroom fit-out are all in the number we quote.

02

Fully building-regs compliant

Independent building control signs off your annexe at every key stage, with formal certification on completion — and we manage the entire process.

03

Structurally engineered timber frame

Precision-cut and built to last, using a proven method used across modern residential and commercial construction.

04

Fixed contractual completion date

A guaranteed four-week lead time and a committed installation date, so you can plan the disruption into your calendar.

05

Caravan Act or Building Control

We build to both routes and talk you through the differences, managing every drawing, submission and approval either way.

06

Any size, shape or configuration

Any number of rooms, engineered around your garden — bespoke by design, not selected from a fixed range.

— OUR RANGE & PRICES

How much does an annexe cost? *Our range & prices.*

Bespoke-manufactured to any shape, size or configuration with any number of rooms. Every price includes VAT, foundations, engineered timber frame, cladding, flat roof, plumbing, heating, electrics, flooring, aluminium glazing and full kitchen & bathroom installation (client to supply all second-fix kitchen and bathroom fixtures).



1 Bedroom Annexe

Compact design and comfortable living — kitchen, bedroom and bathroom.

6M × 4M · 24 M²

£58,950



2 Bedroom Annexe

Maximises space without compromising the garden.

8M × 5M · 40 M²

£91,950



3 Bedroom Annexe

A complete family home within your garden.

10M × 5M · 50 M²

£112,950



Bespoke Annexe

A guest retreat or independent living suite with premium finishes.

BESPOKE

POA

PRICING BASIS

Prices shown are based on Caravan Act compliant builds with 0% VAT. Full Building Regulations builds are charged at the standard 20% VAT rate; your written quote sets out the exact figure for either option. Pricing is pro rata per m².

— EVERYTHING BELOW IS IN THE PRICE

Everything below is *in the price*.

Every annexe is 100% bespoke and fully customisable — yet the quoted price is still genuinely all-in, VAT included. Kitchen, bathroom, heating, plumbing and decoration are all part of the number we quote, never an optional extra.

INCLUDED AS STANDARD

 VAT included	 Building foundations	 Engineered timber frame	 External walls & cladding	 Flat roof	 Painted walls & ceilings	 Internal partitions
 Plumbing	 Heating	 Electrics & lighting	 LVT flooring	 Aluminium doors & windows	 Full bathroom installation	 Full kitchen installation

QUOTED SEPARATELY AS REQUIRED

 Demolitions Removal of existing structures where required for the new build.	 Ground preparation Site clearance, levelling and any specialist groundworks.	 Mains services connections Bringing power, water and drainage from the main house.
 Drainage works Foul and surface water connections to the existing system.	 Professional fees Architect and engineer drawings needed for the submission.	 Statutory approvals Planning and building control fees, itemised separately.



How the exclusions are handled

Exclusions such as demolitions, ground preparation, mains services connections, drainage works, professional fees and statutory approvals can be quoted for separately as required. On a full Building Regulations annexe, building control fees are itemised separately — we manage the entire process on your behalf.

PLEASE NOTE

Second-fix kitchen and bathroom fixtures and fittings are supplied by the client. We install them as part of the build — the units, appliances, sanitaryware, taps and tiling are chosen and provided by you, so you get exactly the finish you want.

— A COMPLETE TURNKEY SERVICE · FROM PLANNING TO HANDOVER

Ancillary works & *service options.*

We provide the essential accompanying works needed to deliver a complete modular annexe — all carried out as part of our full-package turnkey service, under one contract with one point of contact.



Accessibility & Disability Provisions

- Level-access thresholds and wider doorways
- Wet rooms, grab rails and roll-in showers
- Step-free layouts designed around mobility needs



Kitchens & Bathrooms

- Fully fitted kitchens with integrated appliances
- Complete bathroom and wet-room fit-out
- Coordinated with the wider build schedule



Demolition & Ground Preparation

- Removal of existing structures where required
- Groundworks preparing your plot
- Site clearance and accurate levelling



Drainage & Landscaping

- Essential connections to support your new space
- Mains services brought from the main house
- Final landscaping that settles it into its setting



All accompanying services above are available when instructed alongside one of our builds

Ancillary works are quoted separately from the standard inclusive price, priced in writing before your contract is signed, and delivered under the same JCT agreement and completion date.

BESPOKE BY DESIGN — NOT A FIXED RANGE

Meticulous, bespoke design — *engineered to the highest standards.*

Every Vita Modular annexe begins with a complete, bespoke drawing package, produced from scratch for your project — never pulled from a fixed catalogue.

Our in-house design team prepares a full technical suite for every build: general arrangement floor plans, elevations, and detailed construction sections covering the foundations, wall build-up, insulation and roof.



General arrangement plans

Room-by-room layouts covering kitchen, bathroom, bedrooms and circulation.



Elevations

Every external face drawn to scale, showing cladding and glazing positions.



Construction sections

Foundations, wall build-up, insulation and roof detailed for building control.

Tailor every element of your annexe:

- Internal layout & room divisions
- Level-access thresholds and wider doorways
- Kitchen and bathroom specification throughout
- Bespoke cladding — render, brick slips, timber or composite
- Electrical & lighting positions
- Wet rooms and step-free accessible layouts
- Underfloor heating, heat pumps & air conditioning
- Bi-fold, sliding and full-height glazing



BESPOKE BY DESIGN — NOT A FIXED RANGE

How Vita Modular *compares.*

Many well-known annexe providers work primarily from defined product ranges — you choose a model from a catalogue in a set selection of sizes.

Vita Modular works the other way round. We start with a blank sheet and design your annexe around you, so there is no fixed range to choose from.

	Vita Modular 100% BESPOKE, DESIGNED AROUND YOU	Range-based providers CATALOGUE MODEL BRANDS
Design approach	100% bespoke. Designed from scratch around your garden, needs and taste — no model to start from.	Choose a pre-designed model from a catalogue, then personalise within that model's options.
Size & layout	Any size, shape or configuration, with any number of rooms — engineered to your exact plot.	Set footprints and layouts per model (standard / extra / extra-plus size options).
External finish	Virtually any finish — render, brick, timber, metal or composite — to match or contrast your home.	Primarily timber cladding, within a defined palette of finishes and colours per model.
Internal wall finish	Traditional plaster skim and painted walls as standard — the same finish as a permanent home.	Many range brands use melamine or timber-faced panels as standard; plaster on higher specs.
Groundworks & ancillary	A complete turnkey service — base preparation, foundations, electrical connection, plumbing, drainage and landscaping.	Ground works, mains connections and drainage are often left for the customer to arrange separately.
Insulation & heating	Full wall, floor and roof insulation to new-build standards with integrated heating, included as standard.	Insulation levels vary by model and spec tier; year-round comfort often needs an upgraded package.

CARAVAN ACT VS BUILDING CONTROL

Two ways to build — *we do both.*

There are two routes to a self-contained annexe in the UK, each with its own rules, benefits and cost. Despite the name, Caravan Act annexes aren't touring caravans and don't have wheels — they are contemporary, high-quality buildings designed to look and feel like a permanent home. We build to both routes, so the right choice is simply a matter of your site and specification, and we manage every drawing, submission and approval for you either way.

	Caravan Act Annexe	Building Control Annexe
Classification	✓ Mobile home built to BS 3632 standards	✗ Permanent structure to full Building Regs
Planning	✓ Lawful Development Certificate (we handle it)	✗ Full planning application, managed for you
VAT	✓ Reduced 0% rate	✗ Standard 20% rate
Build speed	✓ Quicker to build	✗ Longer programme, full certification
Flexibility	✓ Some size & layout limitations	✗ Widest range of sizes, layouts & finishes
Sign-off	✓ Certified to park-home standard	✗ Full building control sign-off on completion

— THE COST OF CARE VS AN ANNEXE

Care fees never stop. *An annexe pays for itself.*

Self-funded residential care is charged every year, rises with inflation, and is means-tested against your relative's savings and their home.

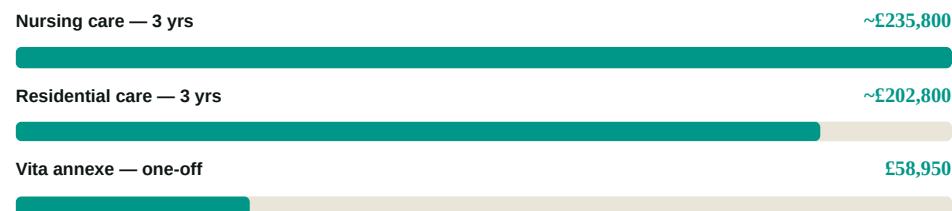
£58,950

A one-off annexe — roughly a single year of residential care.

Self-funded residential care now averages around £67,600 a year, rising to roughly £78,600 for nursing care. An annexe lets your parent live independently and safely in your garden, keeps the family together, and leaves you with a valuable, lasting asset rather than a recurring bill.

3 years of care vs a one-off annexe

Indicative self-funded costs (2026 estimates)



✓ Care fees recur every year

✓ An annexe is a one-off cost

✓ Means-tested against savings and property

✓ Keeps family close and independent

✓ Rise annually with inflation

✓ Adds lasting value to your home

The financial comparison is only part of it. An annexe means your relative keeps their own front door, kitchen and bathroom — their independence and dignity intact — while help is a few steps away rather than a drive across town. Families tell us the daily reassurance matters more than the arithmetic. And unlike care fees, which are means-tested against savings and the family home, the money spent on an annexe stays in your property as an asset you continue to own.

— FEATURED PROJECT · READING

Two bedroom fully *accessible* annexe.

READING · 55 M² · £165,000

2 Bed Fully Accessible Annexe

A fully accessible, DDA-informed annexe built for elderly parents — step-free throughout with level thresholds, wider doorways and a walk-in wet room. A complete self-contained home with its own kitchen, bathroom and heating, delivered on a fixed price and finished on site in around four weeks.

£165,000

PROJECT VALUE

55 m²

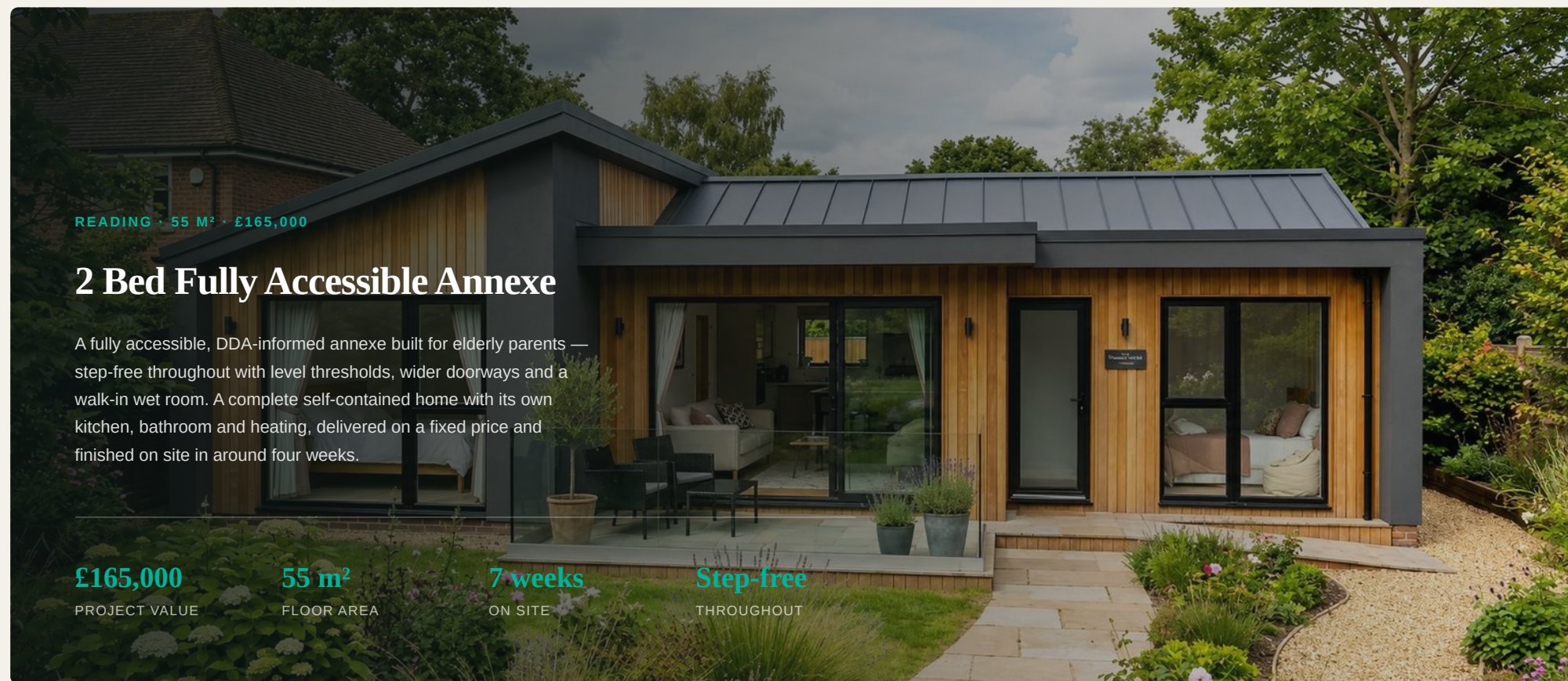
FLOOR AREA

7 weeks

ON SITE

Step-free

THROUGHOUT



FREQUENTLY ASKED QUESTIONS

Annexes — *your questions answered.*

The questions we are asked most often about modular granny annexes — from planning permission and building control to renting out, council tax and lead times.

01 Do I need planning permission for a granny annexe?

It depends on how the annexe will be used. A garden building used in connection with the main house can often fall under permitted development, but a fully self-contained annexe with its own kitchen and bathroom, intended for independent living, will usually need planning permission. Conservation areas, Article 4 directions, listed buildings and tighter plots add further considerations. Whichever applies, building control approval is required, and we manage every drawing, submission and approval on your behalf, wherever you are in the UK.

03 Do I have to pay tax or council tax on annexe rental income?

Rental income above the relevant allowances is normally taxable and declared through Self Assessment, though allowable costs can usually be offset, and the Rent a Room Scheme may allow a set amount of tax-free income where the annexe is part of your own home. A self-contained annexe may be banded separately for council tax, but annexes used by a dependent relative or occupied by family as part of the main household can qualify for a discount or exemption. The exact position depends on your circumstances and local authority, so check current GOV.UK guidance or speak to an accountant.

05 How long does a modular granny annexe take to build?

We offer an industry-leading guaranteed 4-week lead time from the date of order. Your annexe is manufactured in the factory while the groundworks go in, so once we're on site, assembly is rapid, clean and far less disruptive than a traditional brick-and-block build.

07 Do your annexes come with a guarantee?

Yes. Every customer receives a comprehensive, assignable 10-year warranty on the structural frame of your Vita Modular annexe, which transfers to a new owner if you sell. Glazing, electrics, trims and all internal finishes are covered by an equivalent 2-year warranty.

02 Can I rent out my granny annexe?

In most cases yes. Many homeowners let their annexe to a tenant or lodger, or use it as a short-stay or holiday let. You'll need to check your planning position, any mortgage or lease conditions, and whether it can be let as genuinely separate accommodation. Note that a Caravan Act annexe's 0% VAT and simplified planning position rely on it being used in connection with your main home, so if rental income is your main goal a full Building Regulations annexe is often the more appropriate route. Rules and tax vary, so confirm the detail with GOV.UK or an accountant.

04 Is there any issue mortgaging a property with a modular annexe?

No. There's a lot of misconception online around this, but our modular annexes are treated the same as traditional builds by lenders, valuers and insurers, because they use all standard construction materials and meet full building regulation standards.

06 What access do you need for installation?

We assess your property's access during the site visit. The nature of our modular system means it can be manoeuvred and installed even where access is very restricted, without the cranes or heavy plant a traditional build often demands, so narrow or awkward garden access is rarely a problem.

08 Do you offer finance plans?

We don't currently offer finance plans, but we do operate a staged payment plan: a 40% deposit to begin, with the balance spread across the weeks from order to installation, and the final 20% not due until completion and handover. We also accept debit and credit cards (card processing fees apply).

Still have a question? Speak to our specialists on 0330 133 7209, or read the full FAQ section on our website.

vita-modular.co.uk

— ENERGY & CARBON

Built with up to 65% *less embodied carbon.*

Our steel frame and SIPs system avoids the cement-heavy foundations and high-mass masonry of traditional brick-and-block construction — while achieving U-values of 0.13 (floor & roof) and 0.18 (walls) that comfortably beat new-build minimums. The result is a lighter footprint, and a warmer, cheaper-to-run home.

~65%

LESS EMBODIED CO₂E

Versus a like-for-like brick & block extension on concrete strip foundations.

~9.4t

CO₂E SAVED PER BUILD

On a typical 40 m² extension — roughly 38,000 km of car travel.

~85%

LOWER FOUNDATION IMPACT

Steel screw piles replace poured concrete strip footings — the single biggest gain.

0.6

AIRTIGHTNESS M³/(H·M²)

Comfortably inside the Future Homes Standard — cutting heating energy for decades.

0.13

U-VALUE · FLOOR & ROOF (W/M²K)

0.18

U-VALUE · WALLS (W/M²K)

SIPs

STRUCTURAL INSULATED PANEL SYSTEM

10 yr

STRUCTURAL WARRANTY

Indicative figures modelled from published embodied-carbon values (ICE Database, RIBA, Institution of Structural Engineers, SIPs industry EPD). Real-project carbon varies with size, site conditions, glazing and specification.

— OFF-SITE MANUFACTURE · ON-SITE ASSEMBLY

A hybrid system — the best of *both worlds*.

Vita Modular uses a hybrid construction method that combines the precision and quality control of off-site factory manufacture with the flexibility and integration of traditional on-site assembly. The structure is manufactured under controlled factory conditions to exacting tolerances at our Warwickshire facility, then delivered and assembled into place by our skilled team — tying neatly into your existing building.

✓ Hybrid build — factory-made, traditionally assembled

✓ Factory-controlled quality — no weather delays

✓ Structurally graded, zinc phosphate coated steel frame

✓ Fully BBA and building control approved galvanised ground screw foundation system

✓ High thermal performance — new-build U-values

✓ Fully compliant with UK Building Regulations

Engineered to exacting tolerances

Every wall, floor and roof panel is precision-manufactured before it reaches your property, so quality is locked in under factory conditions rather than left to chance on a busy site. Because most of the structure is built while your groundworks go in, the on-site programme collapses from months to weeks.

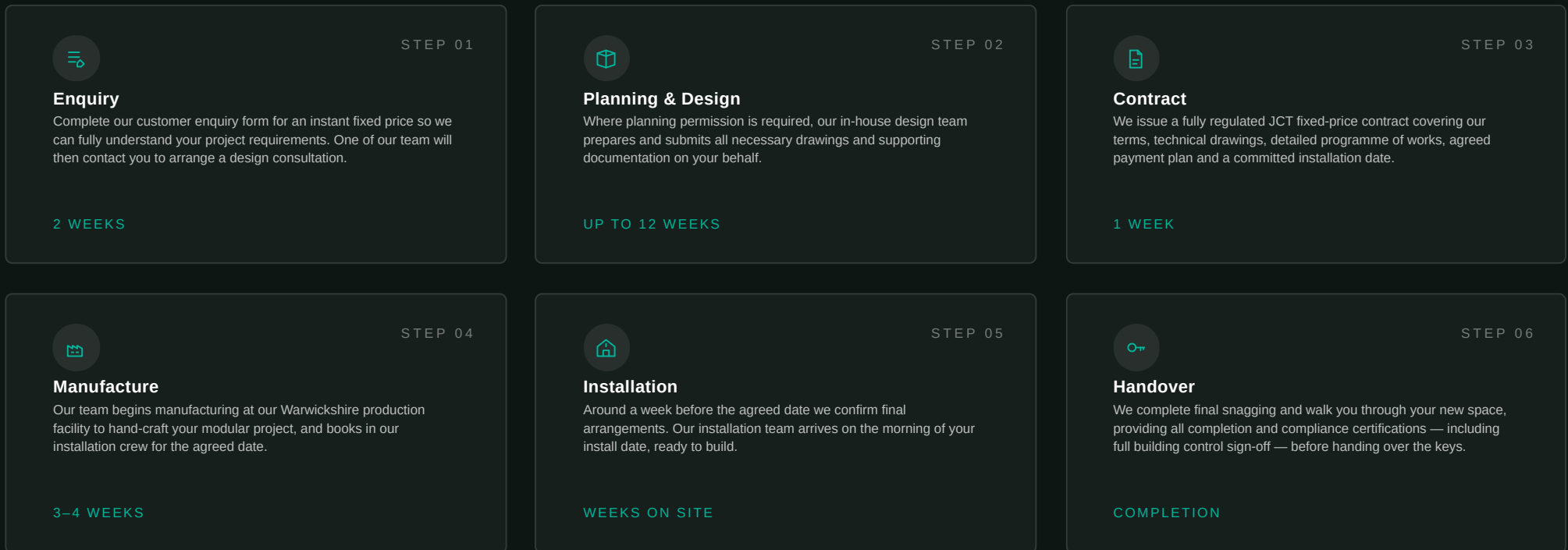
No cranes or heavy lifting equipment are required, which means we can install in almost any location — even on sites with very restricted access.



— OUR DESIGN & BUILD PROCESS

From enquiry to handover, *six clear steps.*

Transparent, efficient and built around a fixed-price commitment from day one.



Ready to start?

Get your instant fixed price today — in less than 60 seconds, online.

vita-modular.co.uk



PRICE BEAT GUARANTEE

Price Beat Guarantee on *any competitor quotation*.

Find a genuine like-for-like quotation for less, and we'll beat it. Same specification, same inclusions, same standard of finish — we're confident our all-inclusive fixed pricing represents the best value in UK residential construction, and we'll put that in writing before you commit.

01

Get your Vita quotation

Answer a few questions about your project and receive an instant, all-inclusive fixed price.

02

Send us the comparison

Share a genuine written quotation covering the same specification and scope of works.

03

We beat it

We'll review it and come back with a better price — with nothing quietly stripped out.

The comparison quotation must cover the same specification and scope of works. Ask your project contact for full terms.



REFERRAL REWARD

A guaranteed £750 for every referral.

Know someone else who's building? If someone you point our way goes ahead with their project, that's £750 in your pocket — simple as that. It applies to house extensions, garden rooms and annexes alike, and there's no cap on how many referrals you can make.

01

Tell us who to speak to

Pass their details to your project contact, or email us and we'll take it from there.

02

We look after them

They get the same fixed-price quotation and turnkey service, with no obligation.

03

You get £750

Paid on every successful referral, once their build goes ahead. No cap on how many.

Speak to your project contact, or email sales@vita-modular.co.uk to refer someone.

— INDEPENDENTLY ACCREDITED

Accredited, endorsed *& featured.*

Vita Modular is independently accredited and government-endorsed, and our projects are regularly featured in the UK's leading self-build, renovation and design publications.

ACCREDITED & GOVERNMENT-ENDORSED



AS FEATURED IN



Our Federation of Master Builders membership and TrustMark government-endorsed status both require independent vetting of our workmanship, finances and customer service, and are reassessed rather than awarded once. Constructionline Silver accreditation covers our health & safety, insurance and compliance record for public-sector and commercial frameworks. Every build is signed off by independent building control and carries a 10-year structural warranty.



— GET STARTED

Ready to bring your space to life?

Answer a few quick questions about your extension, garden room or annexe and get a transparent, all-inclusive price on the spot — no callbacks, no pressure.

Get an instant fixed price in less than 60 seconds

Use the instant quotation tool at vita-modular.co.uk — no waiting for a callback, no sales visit required, and no obligation.

— CALL

0330 133 7209

Speak to our specialists

— EMAIL

sales@vita-modular.co.uk

No-obligation quote

Please include your full address and any plans or sketches and photos of the proposed build area.

— GARDEN ROOM SHOWROOM

Warwickshire

Visit our showroom to see the build quality, insulation and finish in person.

Prefer to see a finished build near you?

We can arrange an appointment to view a completed project close to your home — see a real extension, garden room or annexe in situ and speak to the owners about their experience. Just ask when you enquire.



VITA MODULAR