VITA MODULAR

PRICE GUIDE 2026



HOUSE EXTENSIONS · FIXED PRICES, PUBLISHED

The 2026 House *Extension Price Guide.*

What an extension really costs, what is included, what is extra, and how long it takes. Every figure is our published 2026 price, including VAT.

£34,000
minimum build price inc. VAT

6 weeks
on site, on average

4 weeks
guaranteed lead time

10 years
structural warranty

01 · HOW OUR PRICING WORKS

One price per square metre. *Published.*

Most builders won't give you a figure until after a site visit. Our build price is set by floor area alone: the whole area is charged at the rate of the band it falls in, and the type of extension (rear, side or wrap-around) doesn't change the rate. Every price includes VAT at 20%.

UP TO 15 M²	15 TO 30 M²	OVER 30 M²	MINIMUM
£3,300	£3,150	£3,000	£34,000
per m² inc. VAT	per m² inc. VAT	per m² inc. VAT	build price inc. VAT

Two-storey extensions: the ground floor is priced as above, and the first floor adds £2,750 per m², including a pitched tiled roof and scaffolding.

BUILD PRICE BY SIZE

10 m²	Compact rear or side return	minimum build price	£34,000
12 m²	Side return	12 m² × £3,300	£39,600
15 m²	Single-storey rear	15 m² × £3,300	£49,500
18 m²	Rear kitchen-diner	18 m² × £3,150	£56,700
21 m²	Large rear	21 m² × £3,150	£66,150
28 m²	Wrap-around	28 m² × £3,150	£88,200
35 m²	Large wrap-around	35 m² × £3,000	£105,000
40 m²	Large open-plan	40 m² × £3,000	£120,000

INCLUDED IN EVERY BUILD PRICE

- ✓ Galvanised steel ground-screw foundations
- ✓ Structural steel frame
- ✓ External walls in silicone render or cladding
- ✓ Insulated warm flat EPDM roof
- ✓ Aluminium windows and doors (3 m per 15 m² of build)
- ✓ Electrical installation and lighting
- ✓ Fully painted walls and ceilings
- ✓ LVT flooring (£20/m² supply allowance)
- ✓ 10-year structural warranty
- ✓ VAT at 20%

PRICED SEPARATELY, IF YOU NEED IT

- + Design, planning and Building Control fees
- + Demolition and groundworks
- + Structural openings into the house
- + Kitchen and bathroom fit-out
- + Rooflights and lanterns
- + Central heating
- + Council application fees
- + Loose and fitted furniture

Every one of these has a published price. See the next page.

02 · FEES AND EXTRAS

Everything else, *priced upfront.*

These are the items that usually turn a builder's "from" price into something much bigger. Ours are fixed and published, so you can add up your own project before we visit. All prices include VAT.

PROFESSIONAL FEES	
Design consultation service, if you have no drawings	£1,250
Architectural fees: survey, design and Building Control drawings	£2,750
Planning application (one householder application; council fee extra)	£750
Independent Building Control inspection and certification	£2,000
Structural engineer (up to two openings)	£800
DEMOLITION, DRAINAGE AND GROUNDWORKS	
Remove existing patio or base (up to 20 m²)	£2,250
Demolish a conservatory, lean-to or garage (up to 15 m²)	£4,550
New structural opening into the house (typical 3 m, with propping)	£13,500
Drainage works or alterations (one manhole)	£1,520
KITCHEN AND BATHROOM	
Bathroom installation, 1st and 2nd fix (you supply fixtures)	£4,200
Kitchen services, 1st fix electrics and plumbing	£4,400
ROOF, LIGHT AND HEAT	
Flat rooflight or lantern, 1 m × 2 m (each)	£2,500
Central heating radiator instead of electric panel heater (each)	£750
Solid lean-to tiled roof instead of flat roof (up to 25 m²)	£3,500
EXTERIOR AND TWO-STOREY	
Brick slip finish to external walls	7.5% of build price
First floor to form a two-storey extension (per m²)	£2,750 / m²

Quoted on request: underfloor heating, glazing beyond the included allowance, bi-fold and sliding doors over 3 m, airspace (first-floor-only) extensions, external landscaping and patios.

Council planning and Building Control application fees are paid directly to the council and are not included. Drainage more complex than one manhole is quoted individually.

03 · WORKED EXAMPLES

What a real project *costs.*

Four typical projects, priced line by line from this guide. Your own fixed price is confirmed after a site survey, and the build price doesn't move once you have signed.

Compact rear extension

A simple 12 m² room off the back of the house. No changes to the existing rear wall.

Ground floor build, 12 m² × £3,300	£39,600
Architectural fees (survey, design, Building Control drawings)	£2,750
Independent Building Control inspection and certification	£2,000
Remove existing patio or base	£2,250
Fixed price, inc. VAT	**£46,600**

Rear kitchen-diner

18 m² with a new 3 m opening into the house, a rooflight and kitchen services.

Ground floor build, 18 m² × £3,150	£56,700
Architectural fees (survey, design, Building Control drawings)	£2,750
Independent Building Control inspection and certification	£2,000
Structural engineer	£800
Remove existing patio or base	£2,250
New structural opening into the house	£13,500
Kitchen services, 1st fix	£4,400
Flat rooflight or lantern	£2,500
Fixed price, inc. VAT	**£84,900**

Wrap-around extension

28 m² L-shape with planning, a new opening, two rooflights and drainage.

Ground floor build, 28 m² × £3,150	£88,200
Architectural fees (survey, design, Building Control drawings)	£2,750
Planning application (council fee extra)	£750
Independent Building Control inspection and certification	£2,000
Structural engineer	£800
Remove existing patio or base	£2,250
New structural opening into the house	£13,500
Drainage alteration (one manhole)	£1,520
Kitchen services, 1st fix	£4,400
Flat rooflight or lantern × 2	£5,000
Fixed price, inc. VAT	**£121,170**

Two-storey extension

20 m² ground floor plus a 20 m² first floor with a pitched tiled roof.

Ground floor build, 20 m² × £3,150	£63,000
First floor, 20 m² × £2,750 (pitched tiled roof, scaffolding)	£55,000
Architectural fees (survey, design, Building Control drawings)	£2,750
Planning application (council fee extra)	£750
Independent Building Control inspection and certification	£2,000
Remove existing patio or base	£2,250
Fixed price, inc. VAT	**£125,750**

HOW YOU PAY

Stage payments, not one lump sum. The build is paid in five stages, and professional fees are paid when each application is made.

40%	40%	10%	5%	5%
At contract	When work starts on site	At watertight stage	Before final decoration and flooring	On completion certificate

Extend for less than *it costs to move.*

Moving to get more space means paying thousands in costs that add nothing to your home. An extension puts that money into space you keep.

Moving up

Illustrative costs of selling at £750,000 and buying at £875,000

Stamp Duty on a £875,000 purchase	£33,750
Estate agent on a £750,000 sale (1.2% + VAT)	£10,800
Conveyancing, buying and selling	£2,500
Survey	£800
Removals	£1,800

£49,650

spent before you gain a single square metre

Extending with Vita

Fixed build prices, including VAT

Minimum build price (about 10 m²)	£34,000
12 m² compact rear, all-in (page 4)	£46,600
15 m² build price	£49,500

From £34,000

and you stay in the home and area you already know

Moving figures are illustrative only: standard Stamp Duty rates for a home mover from April 2025, a typical 1.2% + VAT agency fee and typical conveyancing, survey and removal costs. Your costs will differ.

HOW LONG IT TAKES

WEEKS 1–10

Design and planning

Survey, drawings and approvals. 8–10 weeks if planning is needed; many rear extensions fall under permitted development.

WEEK 1

Contract

Your fixed-price JCT contract, signed. The price is locked.

4 WEEKS

Factory build

The steel frame is built in our Warwickshire factory. Guaranteed 4-week lead time.

ABOUT 6 WEEKS

On site

Ground screws, frame, roof, windows, electrics, decoration and flooring.

COMPLETION

Handover

Building Control sign-off and your 10-year structural warranty.

> **Why on site is shorter:** galvanised steel ground-screw foundations replace most traditional digging, and the frame arrives ready-made, so the noisy, messy part of the job takes weeks rather than months.

05 · RECENT PROJECTS

Built by *Vita.*



Cheltenham

15 m² single-storey rear extension



Milton Keynes

28 m² wrap-around, 6 weeks on site



Dulwich, London

60 m² rear extension



Dronfield

68 m² two-storey extension

WHY HOMEOWNERS CHOOSE VITA

Fixed-price JCT contract
The build price you sign is the price you pay.

10-year structural warranty
Plus 2 years on finishes, and it transfers if you sell.

Nationwide
Built in our Warwickshire factory, installed nationwide.

Price Beat Guarantee
Have a like-for-like quote for less? Ask us about our guarantee.

Guaranteed 4-week lead time
From contract to factory build.

Accredited
Federation of Master Builders, TrustMark and Constructionline.

Also from Vita: self-contained garden annexes from £54,790 (zero-rated for VAT, 4 weeks on site) and insulated garden rooms from £19,500 (zero-rated for VAT, 2 weeks on site).

VITA MODULAR

YOUR NEXT STEP

Get your exact *fixed price.*

Use our instant quote builder to price your own extension in a few minutes, using the same rates as this guide. Or call us: one of our team will talk through your plans and arrange a free site survey.

INSTANT QUOTE

vita-modular.co.uk

CALL

03301 344 503

EMAIL

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ACCREDITED & APPROVED

FEDERATION OF MASTER BUILDERS fmb.org.uk

TRUSTMARK Government Endorsed Quality

Constructionline Silver Member

Prices are Vita Modular's published 2026 prices including VAT at 20% for house extensions, and apply to contracts signed in 2026. They are guide prices: your fixed price is confirmed in writing after a site survey. Council application fees are excluded. Vita Modular Ltd.