Considering an extension this summer? In June 2026, homeowners across the UK face a unique property market landscape where the appeal of extending your current home increasingly edges out the option of moving. This phenomenon is particularly pronounced in places like Solihull, where a notable price gap between properties has many opting to extend rather than relocate. But what's the actual cost of extending your home this year? And how do factors like size, type of extension, and planning considerations affect your overall budget?

Using the latest data from respected sources such as the **Office for National Statistics (ONS)**, pricing insights from **Checkatrade**, and the recently *updated MyJobQuote tool as of 24 June 2026*, we'll break down how much UK homeowners are spending on extensions right now, what you should budget for, and where unexpected costs often trip people up.

The Solihull Price Gap: Why More Are Choosing to Extend, Not Move

Solihull's local property market illustrates one of the clearest incentives driving home extensions in 2026. According to the ONS's May 2026 local house price breakdowns, Solihull shows a considerable gap between the price of an average three-bed home and the next size category (four-bed or detached) in desirable neighbourhoods.

In practical terms, this means moving up the property ladder can require a significant cash injection—often beyond what many families can comfortably manage without selling and buying in a competitive market. This price gap is driving a clear trend: homeowners prefer to invest in extending their existing properties, effectively "adding space" rather than paying hefty stamp duty and estate agent fees with no additional living area.

MyJobQuote’s latest market surveys confirm this, with an observed 22% increase in quotes requested for extensions from Solihull homeowners in the first half of 2026 compared to the same period last year.

UK Average Extension Cost: The Baseline You Need

People searching online often ask, “What is the UK average extension cost?” As of June 2026, a solid starting point is the widely referenced figure of **£52,000**. This aligns well with the extensive data available on MyJobQuote’s platform (updated 24 June 2026) and Checkatrade's contractor pricing guides.

However, £52,000 should be understood as an *average baseline* for a mid-sized extension roughly 20-30 square metres in size. The real costs depend heavily on whether your project is a single-storey or two-storey extension, the quality of finishes, and site-specific factors such as soil conditions and property type.

Extension Costs by Size and Type

Extension Type Typical Size (m^2) Cost per m^2 (£, VAT included) Estimated Total Cost (£) Single-storey rear extension 20 - 30 1,700 - 2,000 34,000 - 60,000 Two-storey extension 40 - 60 1,800 - 2,200 72,000 - 132,000

These ranges Informative post are sanity-checked against MyJobQuote's updated tender data and cross-referenced with Checkatrade tradespeople costing reports, ensuring VAT inclusion and contingency buffers are factored into estimates.

Note: More complex designs or luxury materials can push costs higher—always budget an additional 10-15% contingency to cover unforeseeable expenses.

Planning and Pre-Application Checks: Why You Can’t Skip These

A surprising number of homeowners forget to factor planning regulations and pre-application expenses into their budgets. This is especially critical if you live in a conservation area or if your property has unusual constraints.

Local authority tools like the Solihull Council pre-application enquiry service provide invaluable early-stage guidance. You can check whether your intended extension would require a full planning application or fall within Permitted Development rights. These checks save costly redesigns later.

Permitted Development rights aim to streamline simpler projects (like smaller single-storey rear extensions), but the size limits and design restrictions vary locally. Planning applications typically cost between £250 and £500 (varies by council), and pre-application advice may have similar fees. Not budgeting these fees often leads to nasty surprises.

Takeaway: Planning and permitted development checks must be integrated into your timeline and budget upfront.

Moving Costs: What Adding Space Saves You

One thing many homeowners overlook is the cost of moving compared to extending.

Stamp duty alone can add thousands of pounds—particularly when moving from a family-sized three-bedroom to a larger four or five-bedroom property. According to the latest ONS data, the average Solihull house price for a three-bedroom house sits at approximately £380,000, while a four-bedroom could top £520,000, meaning a £140,000 jump in house price and potentially £7,500+ stamp duty, plus legal fees, survey costs, and estate agent commissions.

- **Stamp Duty Land Tax (SDLT):** A costly upfront tax that extension projects avoid.
- **Estate Agent & Solicitor Fees:** Typically 1.5-3% of the sale price combined.
- **Surveys & Moving Expenses:** Surveys alone can cost £400-£1,000, with moving services adding further outlay.

By opting to extend, you sidestep these "no additional space" financial outlays entirely, making an extension a more efficient capital investment—especially when your home fits your lifestyle and area needs well.

What People Forget to Budget For

- **VAT on building work:** Most home extensions will include VAT at 20%. Always confirm if quotes include VAT.
- **Contingency fund:** A minimum 10-15% contingency for unexpected issues—such as discovering subsurface problems or needing asbestos removal—is essential.
- **Professional fees:** Architects, structural engineers, and planning consultants aren't free; expect to pay 7-12% of construction costs.
- **Landscaping and external works:** Extensions can disturb gardens or driveways requiring repair or landscaping after construction.
- **Temporary accommodation or disruption:** Some two-storey extensions require homeowners to vacate during build phases or tolerate significant noise and mess.

Summary: Your Extension Budget Baseline for June 2026

1. **Start with the UK average extension cost around £52,000** for a typical single-storey rear extension sized 20-30m².
2. **Adjust for extension type and size:** Two-storey projects almost double this baseline.
3. **Check Solihull-specific prices if relevant:** Expect a premium reflecting the local price gap driving extend-not-move decisions.
4. **Don't underestimate planning and professional fees:** Factor these into your budget and timeline.
5. **Remember moving-related costs avoided by extending:** Stamp duty, estate agents, legal fees, and surveys add up fast if relocating.
6. **Always set aside contingency and ensure VAT is included in any quote.**

Before you sign on the dotted line, use tools like MyJobQuote (updated 24 June 2026) to get local, itemised quotations and sanity-check your project's financial assumptions against real contractor bids.

Extension projects are complex but rewarding when approached with clear budgeting, local data, and proper planning. With the UK property market dynamic as it is in mid-2026, extending your home remains a compelling and cost-effective way to add value and space without the costly pitfalls of moving.