

# How much does it cost to Build a House

## The Constituent Parts

The costs shown below are the typical costs around the UK. This table illustrates some interesting facts about the cost of building a house in the UK.

Costs in London will generally be 35% higher and 20% higher in the South-East of England.

<i>Element</i>	<i>Cost per m<sup>2</sup></i>	<i>Materials Cost per m<sup>2</sup></i>	<i>Notes</i>
<i>Foundations</i>	£275–£400/m <sup>2</sup>	50-60%	Cost varies greatly with ground conditions
<i>External Walls</i>	£325–£425/m <sup>2</sup>	60-70 %	Includes structure, insulation, basic cladding
<i>Ground Floor</i>	£60–£120/m <sup>2</sup>	50 – 65%	Standard to premium finishes
<i>Upper Floors</i>	£65–£140/m <sup>2</sup>	50 – 65%	Depends on structure & finish
<i>Roof</i>	£175–£350/m <sup>2</sup>	60-70 %	Structure, weatherproofing, finishes
<i>External Doors and Windows</i>	£175 - £380 /m <sup>2</sup>	80-90%	Ranging from softwood casement to triple glazed with Aluminium frames & hard wood surrounds
<b><i>Sub-total</i></b>	<b>£1075 - £1815 / m<sup>2</sup></b>		<b>House is water-tight</b>
<i>Electrics</i>	£85–£150/m <sup>2</sup>	40-50%	Includes wiring, sockets, consumer unit
<i>Plumbing</i>	£90–£175/m <sup>2</sup>	45-55%	Includes water, heating, drainage
<i>Kitchen</i>	£110–£250/m <sup>2</sup>	50-70%	Budget spec = lower end, premium = upper
<i>Bathroom</i>	£95–£220/m <sup>2</sup>	55-70%	Budget spec = lower, luxury = upper
<i>Wall Finishes</i>	£35–£60/m <sup>2</sup>	50-70%	Plaster, paint, tiles etc.
<b><i>Total Cost</i></b>	<b>£1490 - £2670</b>	<b>49 – 67 %</b>	