

When homeowners in Solihull ponder creating extra living space, a perennial question arises: is it more cost-effective to sell up and move somewhere larger, or to extend your current home? With the latest Office for National Statistics (ONS) data releasing local house price breakdowns forecasted for May 2026, combined with ever-rising transaction costs and a growing price gap in Solihull, we're here to cut through the jargon and give you a robust, sanity-checked breakdown of your options.

Solihull's Price Gap and Why More People Are Choosing to Extend, Not Move

One of the key drivers behind extend-not-move decisions in Solihull is the significant price gap between homes of different sizes. The latest ONS forecasts indicate that larger family homes in Solihull could cost anywhere from **£60,000 to £84,000 more** than modestly sized equivalents with fewer bedrooms or square meters.

This steep jump can be a game-changer when you're budgeting for more space. Larger homes also tend to be in short supply, driving up prices further. For many, the financial and emotional toll of moving—and the associated transaction costs—no longer make moving up the ladder as attractive.

Understanding the "Move Costs Plus Price Gap"

The common mistake is to compare just the purchase price of the larger home against your current one and ignore the transactional extras involved in relocating. Here's a reality check on what moving really costs:

- **Stamp Duty Land Tax (SDLT):** Depending on house price, this can add thousands to your purchase.
- **Estate agent fees:** Typically 1%-3% of the sale price when selling your existing home.
- **Solicitor and conveyancing fees:** Often £800 - £1,500 or more for buying and selling combined.
- **Removal costs:** From £500 upwards depending on distance and volume.
- **Mortgage arrangement and valuation fees:** Can add up to £1,000 or more.

These *transaction costs add nothing* in terms of actual extra living space, yet they're often overlooked. When included, they widen the price gap even further, making extending the existing home a more attractive option.

Extension Costs: Size, Type, and Planning Considerations in Solihull

The next question is: how much does it realistically cost to add more space rather than move? To get a crisp, localised figure, I always sanity-check costs per square metre using reliable trades platforms like Checkatrade and MyJobQuote.

Typical Costs for Extensions in Solihull

You ever wonder why according to recent builder quotes from these platforms, a well-built single-storey extension typically runs from £1,800 to £2,200 per square metre. For a two-storey extension, the range rises to roughly £2,000 to £2,500 per square metre because of more complex foundations, structural work, and internal finishes.

Let's run through a sensible example:

Extension Type	Size (m ²)	Cost per m ² (£)	Total Cost (£)
Single-storey rear extension	30	2,000	60,000
Two-storey extension	42	2,000	84,000

Note the total purchase costs in the typical extension bracket between £60,000 and £84,000. This aligns closely with the Solihull price gap for bigger homes reported by ONS, making your decision less about pure cost and more about feasibility, timeframes, and personal preference.. Wait, what?

What About Planning and Permitted Development in Solihull?

Before swinging the hammer or securing builders, you need to check your project's eligibility under local planning rules. Last month, I was working with a client who made a mistake that cost them thousands.. Solihull Council offers a pre-application enquiry service to clarify what's possible, saving you costly mistakes and redesign time.

Many extensions qualify under *permitted development rights*, allowing you to bypass full planning applications for smaller-scale works. However, if you live in a conservation area or your property has specific covenants, these rights can be restricted.

Attempting an extension without these checks risks enforcement action or expensive redesigns—something I see too often among homeowners who want a quick <https://solihullobservers.co.uk/lifestyle/why-solihull-homeowners-are-extending-instead-of-selling-up/> fix.

Breaking Down the True Cost to “Buy” Extra Space

Here's a quick comparative summary:

1. **Moving:** Pay a house price premium plus stamp duty (possibly 5-10%), estate agent fees (up to 3%), solicitors, removals, and mortgage fees—these can add up to 8-12% of the purchase price with no extra physical space gained beyond the new home's footprint.
2. **Extending:** Typically £1,800–£2,500 per m², depending on size, complexity, and finishing standards. Most importantly, you add only what you need—no transaction fees waste money purely on paperwork and commissions.

If you consider a modest 30m² extension costing £60,000 versus the £60,000–£84,000 price gap to secure an equivalent-sized bigger house in Solihull plus the 8-12% transaction costs, extending clearly makes financial sense for many.

What People Forget to Budget For in Both Scenarios

- **Move Costs:** Temporary accommodation if your sale and purchase don't align, utility hookup transfers, redecorations, and convenience costs like taking time off work.
- **Extensions:** Contingency for unforeseen construction issues (recommended at 10-15%), architect or structural engineer fees, garden landscaping restoration, and possible VAT variations (new builds/extensions attract VAT, moving doesn't). Don't get caught out by quotes that don't specify VAT!
- **Planning Delays:** Both routes can involve delays. Moving depends on the buyer/seller chain, while extensions may face planning permission delays that impact costs and timing.

Conclusion: Moving vs. Extending in Solihull—A Financial Reality Check

The data and experience make one thing clear: the *move costs plus price gap* in Solihull is pushing many homeowners toward the “build-it-yourself” approach. Extensions offer control over design, reduce consumer exposure to fluctuating market prices, and avoid hefty transaction costs that don't add any literal space.

That said, not every property or household situation will neatly fit extension solutions—some need the lifestyle change a move brings. But if you want to expand your living area prudently, remember:



- Sanity-check costs per square metre using tools like Checkatrade and MyJobQuote.
- Use Solihull Council's pre-application enquiry to confirm planning permissions and permitted development rights.
- Always budget for VAT, contingency, and transaction costs so you're not caught off-guard.
- Consult the latest ONS house price data for your local area to understand wider market trends impacting your decision.

If you're still unsure about which path suits your needs and budget best, platforms like Checkatrade and MyJobQuote offer access to vetted local experts who can provide quotes and advice tailored to Solihull's nuances. And always ask upfront whether VAT is included in any quote—a detail that can silently add thousands!

In short, for many Solihull residents, building extra space—costing roughly £60,000 to £84,000—delivers both financial savvy and lifestyle benefits without the transactional headache and cost of moving house.