Housing construction costs

Estimated total build costs per m² gross internal area (GIA), UK national average, 2025/26. Costs are build-only and exclude land, professional fees, planning, VAT, and abnormal ground conditions. Add ~20% for London and South East; subtract ~10% for North of England.

All figures are indicative estimates compiled from RICS data, industry cost guides, and specialist sources. Obtain contractor quotes for any specific project. Park home costs exclude pitch/site purchase.

● High embodied carbon ● Medium ● Low ● Carbon-negative

Terraced

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
Brick terraced Standard UK spec. Brick + block cavity, truss roof, standard M&E.;	● High carbon	**£1,800–2,400**	£162,000–216,000	Dominant terraced typology. Well-understood supply chain keeps costs competitive.
Stone terraced Depends heavily on stone type and source. Sandstone cheaper than limestone.	● Medium carbon	**£2,200–3,200**	£198,000–288,000	Skilled stonework labour is scarce — budget for longer programme and specialist subcontractors.
Recycled-aggregate brick terraced Reclaimed brick carries ~10–20% material premium; higher cleaning/sorting labour.	● Low carbon	**£2,000–2,800**	£180,000–252,000	Sourcing consistent matched reclaimed stock at scale is the main constraint.

Semi-detached

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
Brick semi-detached Post-war standard cavity brick, concrete block inner leaf, concrete foundations.	● High carbon	**£1,700–2,300**	£153,000–207,000	Most common UK house type. Mature supply chain, predictable costs.
Timber-frame semi Engineered timber stud frame with brick skin or render. Factory-made panels.	● Low carbon	**£1,600–2,200**	£144,000–198,000	Faster on-site programme offsets slightly higher frame cost. Scotland's dominant method.
SIPS semi Structural insulated panel system. Higher panel cost but reduced labour and fast build.	● Medium carbon	**£1,800–2,500**	£162,000–225,000	Thermal performance excellent; disposal of foam core at end-of-life is an emerging concern.

Detached

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
Brick detached Full cavity-brick with concrete strip or raft foundations. Standard UK new-build spec.	High carbon	**£1,800–2,500**	£162,000–225,000	Costs vary significantly by plot complexity, ground conditions, and specification level.
Timber-frame detached Structural timber frame, various claddings (brick, render, timber). Off-site panel manufacture.	Low carbon	**£1,600–2,400**	£144,000–216,000	10–15% faster on site vs masonry. Embodied carbon roughly half that of brick equivalent.
CLT detached CLT superstructure £350–500/m² GIA (frame only). Full build cost adds M&E;, finishes, foundations.	Low carbon	**£2,200–3,200**	£198,000–288,000	Speed advantages can offset premium. Most UK CLT imported — domestic supply chain growing.
Hempcrete detached Comparable to high-spec conventional at £1800–2200/m² (2024 data). Material costs stable.	Carbon-negative	**£2,000–2,800**	£180,000–252,000	Breathable wall performs well long-term; niche contractor base — allow extra procurement time.
Straw-bale detached Contractor-built ~£1200–1500/m² (Checkatrade 2026). Self-build can reach £650/m².	Carbon-negative	**£1,200–2,000**	£108,000–180,000	Very low material cost but skilled contractor pool is extremely limited. Design contingency advised.
Rammed earth detached Formwork, compaction equipment, and skilled labour are primary costs. Material almost free if on-site.	Low carbon	**£1,800–2,800**	£162,000–252,000	Costs drop substantially if suitable earth is available on plot. Stabilised mixes add 10–15%.
Cob detached Lowest material cost of any method; dominated by hand labour. Self-build dramatically reduces cost.	Carbon-negative	**£1,000–1,800**	£90,000–162,000	Contractor-built cob is niche and expensive per hour; self-build community projects most viable.
Adobe / mudbrick detached Sun-dried brick materials cost almost nothing; labour and drying time dominate.	Carbon-negative	**£900–1,600**	£81,000–144,000	UK climate limits adobe's suitability — requires careful detailing and good roof overhang.
Passivhaus brick detached ~15–25% premium over standard brick build. Triple glazing, MVHR, super-insulated slab add cost.	High carbon	**£2,200–3,200**	£198,000–288,000	Operational energy savings repay premium over ~10–15 years at current energy prices.
Passivhaus timber detached Timber frame Passivhaus. Lower embodied carbon than brick equivalent at similar build cost.	Low carbon	**£2,000–3,000**	£180,000–270,000	Best whole-life carbon performance of any mainstream method. Costs falling as supply chain matures.
ICF detached Insulated concrete formwork. Higher materials than standard masonry but reduced labour.	High carbon	**£1,900–2,600**	£171,000–234,000	Excellent airtightness and acoustic performance. Concrete core means high embodied carbon.
3D-printed concrete Emerging — limited UK contractors. Equipment and set-up costs are high; material cost lower.	High carbon	**£2,000–3,500**	£180,000–315,000	Economies of scale not yet achieved in UK. Cost premium likely to fall over 2025–2030.

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
3D-printed earth / clay Very early-stage. High R&D; and mobilisation costs. Material itself is near-zero cost.	Carbon-negative	**£2,200–4,000**	£198,000–360,000	Expect wide cost variance — fewer than 10 completed UK residential projects as of 2025.

Flat / apartment

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
Brick flat / apartment Concrete or steel frame with brick cladding. Multi-storey cost increases with height.	High carbon	**£2,400–3,500**	£216,000–315,000	Post-Grenfell cladding compliance and fire safety requirements add significant cost to mid/high-rise.
Concrete-frame flat In-situ or precast RC frame. Dominant method for 6+ storey residential in UK.	High carbon	**£2,200–3,400**	£198,000–306,000	Most cost-effective for tall buildings currently. Embodied carbon is the key drawback.
CLT apartment block Mass timber multi-storey. Height limits (post-Grenfell) being reviewed; currently up to ~18 storeys.	Low carbon	**£2,500–3,800**	£225,000–342,000	Gap vs concrete narrowing as supply chain grows. Fire strategy and acoustic design add professional fees.
Steel-frame apartment Structural steel frame with various cladding. Common for tall residential and mixed-use.	High carbon	**£2,600–3,800**	£234,000–342,000	Faster frame erection than concrete; steel recyclability partially offsets high embodied carbon.
Recycled steel-frame flat Recovered structural steel carries a sourcing premium but ~30–40% lower embodied carbon.	Medium carbon	**£2,800–4,200**	£252,000–378,000	Relatively niche; limited certified supply chain. Costs likely to fall as circular economy scales.
Volumetric modular flat Factory-built modules (steel or timber). 20–50% faster programme vs traditional build.	Medium carbon	**£2,200–3,200**	£198,000–288,000	Module transport logistics limit site accessibility options. Quality control advantage well-documented.
Living/green wall modular Add-on system applied to primary structure. Cost is per m² of planted facade, not GIA.	Low carbon	**£200–600**	£18,000–54,000	Additional to main build cost. Maintenance contract (£20–50/m²/yr) is ongoing commitment.

Prefab / modular

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
Precast concrete prefab Panels or room modules cast off-site. Lower site labour; faster erection.	● High carbon	**£1,600–2,400**	£144,000–216,000	Well-established UK supply chain. Thermal bridging at panel joints requires careful detailing.
Timber modular / volumetric Full room volumes built in factory. Range reflects basic to high-spec finish level.	● Low carbon	**£1,500–2,800**	£135,000–252,000	Fastest route to habitable space. Mortgage lender acceptance has improved significantly since 2020.
Steel modular / portable Container-derived or bespoke steel modules. Lowest cost when standard floor plans used.	● Medium carbon	**£1,400–2,200**	£126,000–198,000	Relocatability is a key value. Thermal performance can be poor without careful insulation detailing.
Hempcrete prefab panel Factory-cast hemp-lime panels. Emerging — small number of UK manufacturers.	● Carbon-negative	**£2,200–3,200**	£198,000–288,000	Combines factory precision with hempcrete's carbon-negative and breathable properties.

Park home

Construction method	Carbon	Build cost / m²	Typical 90m² house	Notes
Wooden park home (BS3632) Off-site manufacture to BS3632 residential standard. Timber chassis with insulated panels.	● Low carbon	**£700–1,200**	£63,000–108,000	Dramatically lower cost than site-built housing. Does not include pitch/site costs (£80–150k typical).
Steel-chassis park home Steel base frame with insulated panel superstructure. Standard industry spec.	● Medium carbon	**£750–1,300**	£67,000–117,000	Higher chassis durability than timber but embodied carbon premium. Pitch costs separate.
Passivhaus park home Enhanced park home spec with MVHR and triple glazing. Very emerging niche.	● Low carbon	**£1,100–1,800**	£99,000–162,000	Operational energy near-zero. Very few certified examples exist; pricing indicative.

Sources: RICS Building Cost Information Service; Homebuilding & Renovating (2026); Checkatrade cost guides (2025/26); UK Hempcrete (2024); Prefabricated Homes UK (2025); costmodelling.com (Q2 2026); buonconstruction.com (2026). All costs at UK national average. Figures are estimates only — obtain professional quantity surveyor advice for specific projects.