EXTEND OR MOVE

Build Cost Intelligence Report

42 Thornfield Rise

Blackheath, London
SE3 8ZZ

1930s Semi-Detached House | 115m² | 4 Bedrooms

Prepared for: Mr & Mrs A Client
Reference: MB-20260320-001
Date: 20 March 2026

Cost · Clarity · Confidence

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The numbers say extend.

COST TO STAY & BUILD	COST TO SELL & BUY	DIFFERENCE
£189,100	**£348,875**	**£159,775**
CHEAPER OPTION **Staying and building**		CONFIDENCE **MEDIUM**

WHAT THE NUMBERS SAY

Based on current construction costs in the SE3 area, extending your 1930s semi to add a rear extension and reconfigure the ground floor would cost approximately £189,000 including professional fees and contingency. Selling and purchasing a four-bedroom property in the same area would require approximately £349,000 in net outlay once transaction costs, stamp duty and agent fees are factored in. Staying and building saves approximately £160,000.

42 Thornfield Rise, Blackheath, London SE3 8ZZ· Analysis based on information provided.

THE NUMBERS

STAY & BUILD	SELL & BUY
Renovation / Extension Cost **£155,000**	Price Uplift to Target Property **£875,000**
Professional Fees (12%) **£18,600**	Transaction Costs **£35,250**
Contingency (10%) **£15,500**	Estate Agent Fees on Sale **£8,625**
	Moving Costs **£5,000**
	Renovation Shortfall at Target **£0**
TOTAL TO STAY & BUILD **£189,100**	TOTAL TO SELL & BUY **£348,875**

LOCAL MARKET CONTEXT

Four-bedroom properties in the SE3 area are currently averaging £850,000-£950,000 with limited stock. Construction costs in Greater London are running at approximately £3,200-£4,800 per square metre depending on specification. The current market favours extending over moving for properties below the £1 million threshold.

KEY ASSUMPTIONS

- Current property value estimated at £575,000 based on recent comparable sales
- Extension and renovation scope as described in intake form
- Target property: 4-bedroom semi-detached in SE3/SE12 area
- Stamp duty calculated at standard residential rates (not first-time buyer)
- Estate agent fees at 1.5% of sale price
- No chain complications assumed on either transaction

THE EVIDENCE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

DATA CONFIDENCE: **HIGH**

PROPERTY OVERVIEW

Semi-Detached House

1930-1949| 115m² | Royal Borough of Greenwich

Energy Performance Certificate

Current EPC Rating	D(58/100)
Potential Rating	C(72/100)
CO_2 Emissions	4.2tonnes/year
Certificate Date	14 March 2022

Construction & Services

Walls	Cavity wall, as built, no insulation
Wall Efficiency	Poor
Roof	Pitched, 100mm loft insulation
Roof Efficiency	Average
Heating	Boiler and radiators, mains gas
Heating Efficiency	Good
Main Fuel	Mains gas
Hot Water	From main system
Windows	Partial double glazing
Window Efficiency	Average
Floor Construction	Suspended timber

Source: Energy Performance Certificate Register (MHCLG). Certificate date: 14 March 2022.

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PRICE PER SQUARE METRE

£5,108

Based on 8 EPC-matched sales within 0.5 miles

Street Price Summary

Street Average	£587,400
Street Median	£565,000
Lowest Sale	£425,000
Highest Sale	£785,000
Sales Found	12
Area Average	£612,300
Area Sales Count	87

Recent Comparable Sales

Address	Date	Price	Type
38 Thornfield Rise	Sep 2025	£565,000	Semi-Detached
17 Thornfield Rise	Jun 2025	£548,000	Semi-Detached
55 Thornfield Rise	Mar 2025	£592,000	Semi-Detached
29 Thornfield Rise	Jan 2025	£785,000	Detached
8 Thornfield Rise	Nov 2024	£425,000	Terraced

Area Prices by Property Type

Property Type	Average Price	Sales
Detached	£812,500	14
Semi-Detached	£574,200	38
Terraced	£438,600	27
Flat	£312,400	8

Source: HM Land Registry Price Paid Data. Sales within the last 5 years. Crown copyright.

THE EVIDENCE

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Flood Risk Assessment

Risk Type	Risk Level	Status
River & Sea Flooding	Very Low	GREEN
Surface Water Flooding	Low	GREEN

What This Means

Flood risk affects insurance premiums, mortgage availability, and property value. Lenders require flood risk assessments for properties in medium or high-risk zones.

Very Low / Low	Standard insurance available. No additional flood surveys typically required by lenders.
Medium	Insurance may carry flood excess. Some lenders require a Flood Risk Assessment.
High	Specialist flood insurance likely required. Most lenders require a full Flood Risk Assessment.

Environment Agency, March 2026

DATA SOURCES

Land Registry, EPC Register, Environment Agency, Ordnance Survey

Data sourced March 2026. Crown copyright and database rights.

Data & Methodology

DATA SOURCES

Construction cost estimates are drawn from the BuildLens cost database, continuously updated from live UK trade and merchant pricing. Regional multipliers applied. Property market data from comparable evidence in your area at date of report. Stay & Build totals include professional fees at 12% and 10% contingency. Sell & Buy totals show the additional outlay above your current position. This is not financial advice.

Limitations & Disclaimers

This report provides market intelligence based on information provided and does not constitute financial, legal, or property valuation advice. Construction cost estimates are indicative and based on market conditions at date of issue. Property market data is based on publicly available comparable evidence and may not reflect current values at time of any transaction.

BuildLens AI Ltd accepts no liability for decisions made based on this report. Professional advice — including independent mortgage advice and a professional property valuation — should be obtained before committing to any course of action.

REPORT REFERENCE
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REPORT TYPE
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