

## Renovation Cost Assessment

<p><b>[Property Withheld]</b> Gloucestershire, Cotswolds Region <i>Property details withheld — sample assessment</i></p>	<p>TYPE <b>Listed Victorian, c.1838</b></p>	<p>ACCOMMODATION <b>10 bed / 6 bath</b></p>
	<p>FLOOR AREA <b>674 m<sup>2</sup> (incl. attic limited use area)</b></p>	<p>GROUNDS <b>6.15 acres</b></p>
		<p>GUIDE PRICE <b>[Withheld]</b></p>

**Kitchen — full strip-out and refit** 6.28m × 3.40m · ~21 m<sup>2</sup>

TIER	SPECIFICATION	INDICATIVE
Entry-level	Howdens-tier units, quartz worktops, mid-tier integrated appliances, full strip-out, plumbing, electrics, decoration, flooring	£17,000 – £22,000
Mid-range	Semi-bespoke cabinetry, premium stone tops, branded appliances, considered lighting design, quality flooring	£42,000 – £50,000
Bespoke	Fully bespoke joinery, natural stone, premium appliance suite (Wolf, Sub-Zero, Aga), full design service	£60,000 – £100,000+

**Drawing room — decoration & floor restoration** 5.97m × 5.95m · ~35 m<sup>2</sup>

Full decoration — walls, ceiling, cornicing, woodwork (high prep, period detail, access for high ceilings)	£1,700 – £2,500
Floor sand & revarnish — full sand to remove stains, stain, two-coat varnish	£1,225 – £1,600
<b>Drawing room total</b>	<b>£2,925 – £4,100</b>

**Bedroom — redecoration, walls & carpet** 5.49m × 3.98m · ~22 m<sup>2</sup>

ROUTE A — STRIP AND RE-PAPER		ROUTE B — STRIP, LIME REPLASTER & PAINT	
Strip existing wallpaper	£255 – £410	Strip existing wallpaper	£255 – £410
Hang new mid-quality wallpaper	£1,785 – £2,550	Lime replaster (heritage spec)	£2,550 – £4,080
Woodwork decoration	£300 – £500	Full decoration after plaster	£800 – £1,000
Premium wool carpet, supplied & fitted	£1,760 – £2,200	Premium wool carpet, supplied & fitted	£1,760 – £2,200
<b>Route A total</b>	<b>£4,100 – £5,660</b>	<b>Route B total</b>	<b>£5,365 – £7,690</b>

*Route A if walls are sound beneath the paper; Route B if walls are blown or damp-affected (confirmable on inspection). Lime plaster is the correct heritage spec on a Listed building.*

**External works — flagged for awareness**

**Stone façade.** The Cotswold stone patina is part of the property's character and value — we do not recommend cleaning unless specific staining is identified on inspection.

**Roof.** Moss or lichen treatment only if growth is present; gentle soft-wash appropriate to the heritage covering.

**Scaffolding** is the dominant external cost on a three-storey property with attic: £3,000–£5,000 per single elevation, or £14,000–£22,000+ for a full wrap-around.

**Listed Building Consent**

Cosmetic redecoration and like-for-like kitchen replacement do not normally require consent. **Layout changes, pipework through historic walls, external cleaning or repointing**, and use of **non-heritage materials** do require consent.

On a **[guide price withheld]** property, visible-works budget across the three rooms shown sits at roughly **£49,000–£60,000** at a mid-range specification, before VAT and external works.

PREPARED BY  
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ASSESSMENT DATE  
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Desktop — no physical inspection  
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