



Garage Design Plans



The following is an extract from a recent Nationwide Building Society study into U.K house prices entitled “What adds value?”



Garages and parking

The potential increase in value to a property from a garage or double garage has remained constant over the last few years. A parking space with the property would typically add around 8% to the value of a property, whilst a single garage would add a further 3% and a double garage a further 9% to the value of a property. A typical property with a double garage is likely to also benefit from other features, which are not easily captured such as a large garden or a driveway.

Table 4: Value added to property price by adding a garage.

	Parking Space	Single Garage	Double Garage
U.K.	8.1%	11.1%	20.4%

Property Feature wish list

However, on a broader scale it is also useful for homeowners to consider what property features appeal most to buyers when evaluating their home’s sale potential. Such information could be useful when considering pre-sale home improvements, perhaps to bump up the value, but equally useful if you aren’t planning on moving but don’t want invest a home modification that won’t appeal to future buyers.

The recent Spicer-Haart estate agent survey identified the top five feature requests of home buyers and in doing provided a useful guide on how homeowners can cash in on their renovations. The top five is as follows:

1. Parking space
2. Kitchen and dining area
3. Central heating
4. Garden
5. Double glazing

Car Parking

The number one concern for homebuyers isn’t even in the home, it’s the property’s car parking facilities. With more householders maintaining two or more cars, it’s perhaps no surprise that one of their chief concerns is in keeping their beloved motors safe and secure off the street. Whether with a garage or ample driveway, a property has a distinct selling point if it can accommodate two cars.

