

Wine cellars, resale and the value question

Plan for your use and local buyers. Do not assume a cellar pays for itself at sale.

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A cellar can serve your collection and improve how you use the house. That does not establish a resale return. Separate personal value, collection protection and property value in the budget.

Ask for evidence from your market

Fixr's cost guide says a wine cellar does not necessarily increase resale value. It notes that the effect depends on the house and area. The guide is general US cost guidance, not an appraisal of your property.

Ask a local appraiser or agent about comparable sales with and without specialist storage. Ask whether buyers in your segment prefer a full room, a cabinet or flexible space. A builder's marketing claim about added value is not a sale comparison.

Make the next owner's job easier

Keep approved drawings, permits, completion records, service history and current manuals. Label isolation points and explain the alarm system. Record what equipment and racks are included in a sale. Remove private collection records and access credentials before handover.

GOV.UK notes that missing building approval can cause problems when a home is sold. Its guidance applies to its stated jurisdiction. Ask the relevant authority and your adviser what records are needed elsewhere.

Compare alternatives before committing

Price a room, a cabinet and professional storage against your own needs. Include access, security, transport, service and the loss of usable floor space. Ask your insurer about each option rather than assuming coverage follows the bottles.

Do not apply a generic recovery percentage to the construction price. A cellar made for a personal collection can be worthwhile without a financial return at sale. Set a spending limit you can accept on that basis. Revisit the plan if it only makes sense under an unverified resale promise.

Sources

- Adam Graham, Fixr, Wine Cellar Cost. Updated 2025-01-31; accessed 2026-10-29. [Read the source.](#)
- GOV.UK, Building regulations approval: When you need approval. Accessed 2026-10-29.

[Read the source.](#)

Frequently asked questions

Will a wine cellar recover its cost when I sell?

There is no guaranteed return. Ask a local appraiser about comparable sales and buyer preferences, and set a budget that makes sense for your own use without an assumed resale gain.