

Why a **BRAND NEW HOME** is the best option for you!

The standard of home building in the UK has never been higher than it is today – and annual surveys show that it continues to improve year on year. With the need for housing at unprecedented levels, home builders are investing massively in the quality of their new homes. Home buyers appreciate that commitment, and here are their top reasons for choosing to buy new.



Brand new means a perfectly fresh new start

Everything in a new home is fresh, bright and clean, untouched by previous owners and just waiting to become your home. Maybe it will be the place where you raise a family, dream your dreams and experience the unfolding of daily life, or just your own private space away from work and the rest of the world. Whichever, most new homes are a blank canvas on which you can stamp your own style and personality from day one.

New homes are greener homes – SAVING YOU HUNDREDS OF ££'s!

New homes are built to the latest environmental standards so they are not only better for the environment than the vast majority of second-hand homes – they are much cheaper to run. New homes are six times more energy efficient and generate over 60 per cent less CO2 emissions than older-style homes, which is the equivalent of driving 10,000 miles less a year per household. New home buyers are doing their bit for the environment as well as for themselves and their families. This improved energy efficiency can reduce utility bills by more than £500 a year – enough to pay for other essentials, or even some luxuries!



Less chain, less stress, less hassle!

Buying a new home means you can move in as soon as it's complete. There is no need to wait for existing owners to move out. This reduces the housebuying 'chain' – and the stress and uncertainty that is more often associated with buying a second-hand property.

Spoilt for choice

New homes come in all shapes and sizes, from small studio flats for singles to grand five bedroom family houses and there are countless designs and styles to choose from – something for everyone. Subject to the stage of construction, some builders offer a bespoke service to customers enabling them to choose fixtures and fittings, or a higher specification from the builder's range at an additional cost. In some cases this will include flooring, soft furnishings, interior design or even a garden landscaping service.

Built to suit today's lifestyle

New homes are built to make use of every inch of space. Research shows 17 per cent of living space in older style properties often goes unused, which translates to £34,000 of a £200,000 house going to waste. New homes, on the other hand, provide flexible living space whatever your circumstances, whether you are single, a couple, a growing family or retired.

Peace of mind

Buying a new home eliminates many of the worries you might face when buying a property from the second-hand market. There will be no renovations or repairs to do, giving you more time to spend with family and friends. And the vast majority of new homes come with an insurance-backed 10-year warranty from the National House Building Council or Zurich, giving new owners real peace of mind. That's something else you simply can't get when buying second-hand.

Safe and sound

New homes are designed to adhere to high building standards. These standards relate to every aspect of a building's construction including its structure, ventilation, sound insulation, electrical and fire safety, so new home owners can enjoy living in a safer and more secure environment than most older homes provide.



Higher specification

New homes are built to a much higher specification than many older properties. The amount of 'as standard' features included in new homes has also greatly increased. Many new developments have fitted kitchens with cooker and hob, fridge/freezer, washing machine and dishwasher. Many have a downstairs cloakroom and fitted en-suite bathroom or shower room. Designed to comply with the very latest building regulations set by the Government, new homes are also kitted out with the latest heating systems, excellent wall and loft insulation and double glazed windows and doors.

Join a new community

Moving to a brand new home is also an opportunity to make new friends and be part of an emerging community. Buying in an established street, where properties may change hands infrequently makes it harder to break into the social network. Today's neighbourhoods are designed and built with people in mind and with everybody starting from scratch, getting to know your neighbours and community is easier as you settle in and start to discover your new surroundings together.



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