



# Guide

On

Benefits of  
Buying A New  
Build Home

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Do you prefer an older home that is full of history or something a bit more modern, spacious or perhaps eco friendly?

Here are some things to consider when deciding which type of home you'll be purchasing and why buying a new-build could be the right decision for you!



## INCENTIVES & BENEFITS

The government often offers financial assistance and boosts to buyers. For example; the Help to Buy loan equity scheme helps first-time buyers with a 5% deposit when buying a new-build home.

The First Homes scheme will offer first-time buyers a 30% discount on new-build homes.

## CHAIN FREE

You won't run the risk of being stuck in a property chain if you are buying direct from a builder. If you are a first-time buyer, you don't have to sell before you buy which simplifies the process a lot!





## ENVIRONMENTALLY FRIENDLY

New homes are generally more cost effective to run because they are designed to be more energy efficient.

Its important to keep in mind though that new-build homes are not eligible for the government's Green Home's Grant.

## SAFE & SECURE

New-builds have much higher safety modifications than other homes. This could include things like fire safety & sprinklers, window locks, alarm systems, biometric or digitally activated locks and more!

## INSURANCE!

Most new-builds are covered by the National House Building Council's (NHBC) 10-year warranty.

They are also covered in the Consumer Code which is specifically designed to protect buyers of new-builds.

## CUSTOM!

If you're making an off-plan purchase, you may be able to customise some aspects of your home with your house builder.



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