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Getting the Most Out of Your Site Visit

Thinking of Buying a New-Build Home?

At PLS Solicitors, we've helped thousands of buyers safely navigate the new-build journey. From reviewing complex developer contracts to making sure key protections (like your snagging rights and warranty cover) are in place, we're here to make sure you're protected at every step. This checklist will help you stay focused on what matters most: the details that affect your decision, your budget, and your future home. Bring this checklist with you so you're ready to ask the right questions and spot potential red flags.

➞ That's where we come in.

- **Dedicated Teams:** Your case is handled by a dedicated legal team, ensuring there's always someone available to answer your questions and keep things moving quickly.
- **Exceptional Communication:** We provide direct contact information, extended operating hours six days a week, and a 24/7 online portal so you can stay informed every step of the way.
- **Award-Winning Expertise:** Benefit from our proven track record. We are an award-winning firm, consistently ranked as a top **conveyancing practice**.
- **Transparent Fixed Fees:** Our clear, upfront fixed fee means you get excellent value for money with no hidden costs.

➞ Get in Touch

Have questions or need a quote? Our friendly **New Quotes Team** are here to help you.

☎ 03300 565 423

🌐 www.pls-solicitors.co.uk

✉ newquotes@pls-solicitors.co.uk

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Checklist For Visiting a New Build Development Site

1. Ask What's Included (and What's Not)

- Ask for a full specification sheet so you can clearly see what's included as standard across different plots.
- Get clarity on upgrades like flooring, lighting, kitchen finishes, built-in wardrobes, and appliances. Some may look standard but cost extra.
- Don't be afraid to negotiate, the best time to haggle is before you reserve. You could save thousands on extras, get Stamp Duty or legal costs covered, or even secure free upgrades.
- Ask about additional fees such as, Estate management or maintenance charges (even on freehold homes), Ground rent (for leasehold properties) and Service charges for communal areas.
- For peace of mind most new builds come with a structural warranty (like NHBC or LABC). Know what's covered and when, most warranties focus on structure, not fixtures.

2. Check the Site Plan Thoroughly

- Check where your plot is in relation to roads, parking, green spaces, and other homes.
- Ask about future build phases, will you be surrounded by construction for the next few years?
- Look at access points, bin stores, visitor parking, and paths, they may affect your convenience and privacy.

3. Ask About Build Timelines and Completion

- Ask when your plot is expected to be completed, including current build stage.
- Request the long-stop date, this is the legal deadline by which the developer must complete the build.
- Consider how delays could affect your move-in plans or mortgage timeline.

4. Explore Incentives and Buyer Schemes

- Ask what incentives are available (e.g. legal fees paid, Stamp Duty contributions, flooring included, cashback, etc.).
- Always get any offers confirmed in writing, ideally as part of the reservation paperwork.
- Check whether you're eligible for government-backed schemes like First Homes or Shared Ownership.

5. Understand Snagging and Aftercare Support

- Can you arrange a professional snagging survey before completion? Some developers will allow it, others won't.
- Ask about the aftercare process: Who do you contact if issues arise? How long do they remain responsible for fixes?
- Will there be a dedicated customer service or after-sales team once you've moved in?

6. Ask About Local Infrastructure and Future Plans

- Check what's nearby, schools, shops, GP surgeries, parks, and transport links.
- Ask what's planned for the wider area, the developer may have plans for retail units, roads, or community centres, but these might take time to arrive.
- Consider future disruption if more building is planned, especially if your plot is in an early phase.

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Expert Tips

When Buying a New Build

- Ask for a copy of the warranty and read the small print, especially the two-year builder warranty window.
- Promotional material or a showroom visit is not the same as finding out a properties specification, ask for information/specification info on the specific property you are buying.
- 1.
- Make sure your long-stop date is clearly defined in your contract, it protects you from open-ended delays.
- Let your conveyancer know about any incentives, they must be disclosed and can affect your mortgage.
- Plan your removals for a flexible window, completion can happen at short notice.
- Hire a professional snagging surveyor, if possible, they'll spot things you might miss.
- Check if the property is registered with Royal Mail, this can affect deliveries and even when you are purchasing home insurance

Your Legal Support Matters

New build homes can come with tight timescales and complex contracts. That's why it's important to have a specialist conveyancing team on your side.

At PLS Solicitors, we work closely with new build buyers and developers across the UK. We understand the pressures and deadlines that come with reserving a new home and will keep things moving smoothly from day one. You will be in safe hands with the UK's no1 new build conveyancing expert. Don't just take our word for it, read what real customers say about their experience with us on Trustpilot.

[PLS Solicitors Reviews](#) | [Read Customer Service Reviews of \[www.pls-solicitors.co.uk\]\(http://www.pls-solicitors.co.uk\)](#)



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