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Your New Build Buyer's Guide: What to Consider First



New Build Homes

With thousands of new homes built across the UK each year, it's easy to see why new builds are so popular. From modern features to buyer-friendly incentives, they offer plenty of appeal. This guide highlights the **top 12 benefits** plus a few key things to consider helping you decide if a new build is right for you.

If you're considering a brand-new home, you're in great company and you're in the right place. Before you head off to a show home or visit a development site, it's worth taking a few minutes to work through this guide.

It covers the key things to think about ahead of time, especially your finances, preferences, and the development itself so you can arrive informed, confident, and ready to make decisions that suit your goals.

1. Everything Is Brand New

- **Benefit:** You'll be the first to live there. All fixtures, appliances, and décor are unused and up to date.
- **Consider:** Plan for a snagging check, even brand-new homes may need minor touch-ups once you move in.

2. Low Maintenance

- **Benefit:** With new systems and warranties in place, big repairs are unlikely in the early years.
- **Consider:** Check what's included as standard, items like turf, flooring, or fencing can vary by developer.

3. Energy Efficiency

- **Benefit:** Modern insulation, efficient boilers and glazing help reduce bills and your carbon footprint.
- **Consider:** Good ventilation is key, ask how the home manages airflow and condensation.

4. Customisation Options

- **Benefit:** Buying early gives you the chance to select finishes like worktops, tiles, and flooring.
- **Consider:** Choices are usually made early in the build, so review samples and prices in advance.

5. Move-In Ready

- **Benefit:** No need to strip wallpaper or renovate, just unpack and settle in.
- **Consider:** Homes often come with a clean, neutral finish so you can add your style over time.

6. 10-Year Structural Warranty

- **Benefit:** Most new builds come with a structural warranty (like NHBC or LABC) for peace of mind.
- **Consider:** Know what's covered and when, most warranties focus on structure, not fixtures.

7. Modern Layouts

- Benefit: Designed for modern living, with open-plan spaces, home working areas, and smart storage.
- Consider: View show homes and floorplans to see how layouts meet your lifestyle needs.

8. Safety & Security

- Benefit: Built to current safety standards with locks, fire protection, and smoke alarms.
- Consider: Ask about extras like outdoor lighting, alarms, or security systems.

9. No Chain

- Benefit: You're not waiting on a seller, fewer delays, more control over your timeline.
- Consider: Build timelines vary, so keep in touch with the developer for regular updates.

10. Financial Incentives

- Benefit: Developers often include extras like stamp duty contributions, cashback, or free upgrades.
- Consider: Compare the full value, incentives are a bonus, but overall cost and location still matter.

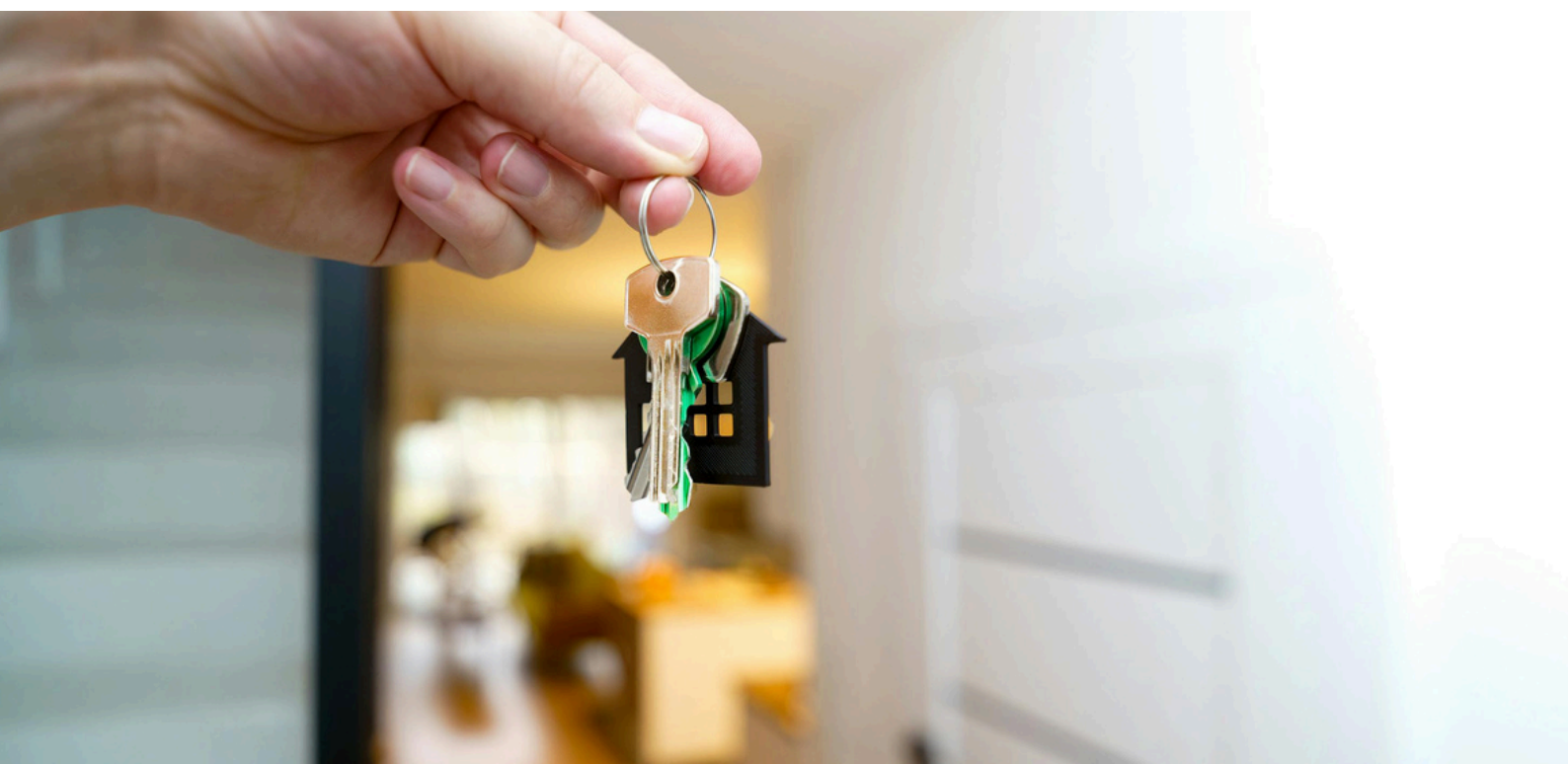
11. Government Scheme Eligibility

- Benefit: New builds often qualify for schemes like First Homes or shared ownership.
- Consider: Understand the criteria and any resale restrictions before committing.

12. New Community Feel

- Benefit: Everyone's starting fresh, which often leads to a friendly, close-knit community.
- Consider: Some areas of the development may still be under construction, a good question to ask during your visit.

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