

WHAT TO LOOK FOR WHEN BUYING A NEW BUILD HOME



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If you are looking for a home, there are some aspects that every buyer should consider. You need to know your budget, and you need to think about the features that matter most to you. The location of the property is likely to be an essential aspect. This refers to the local facilities and amenities as much as the property itself.

Beyond that, personal tastes and preferences will come into the decision-making process. The number of bedrooms or bathrooms might be a critical factor for some buyers, and right now, garden space is one of the most vital criteria imposed by buyers.

There is a lot to consider, and if you require assistance with the buying process, get in touch with Residential London. We are pleased to say we have helped many property buyers across the capital, and we listen to you, helping you find your ideal home.



IF YOU ARE LOOKING FOR A HOME, HAVE YOU CONSIDERED LOOKING FOR A NEW BUILD HOME?

There are many positive reasons to consider buying a new build home, and we are more than happy to take you through the process.

For many people and households, a new build property is perfectly equipped to meet their needs during the house buying process.



PROS AND CONS OF A NEW BUILD HOME

If you are considering buying a new build home, you should contrast it with considering an established or older property.

There are pros and cons to either type of property.

By reviewing the main points of each property type, you can come to an informed decision on what is the best decision for you to make.



YOU CAN STAMP YOUR STYLE MORE EFFICIENTLY ON A NEW BUILD HOME

Taste and style is a personal thing, and it is no surprise that people want a home that reflects their likes and preferences. When you move into a new build property, you have a more significant opportunity to present the house in the way that most appeals to you.

This isn't always the case when buying an established home. A new build property presents a blank canvas, with the owner having the chance to shape the tiling, flooring, décor and even appliances in a way that makes them feel at home.

Homeowners should bear in mind that new-build homes often need time to settle. In some cases, it is advisable to not paint walls or hang anything for up to a year, but this will be shared with the owner if applicable.



WHEN YOU BUY A NEW BUILD, YOU AREN'T PART OF A MOVING CHAIN

One of the most significant issues in the property market is the devastating impact when a property chain collapses. Many buyers have seen their dream property move fall apart through no fault of their own. If problems arise elsewhere in the chain, and it cannot be resolved, there is often a knock-on effect, and often, a lot of deals are unable to be completed.

This isn't the case when you buy a new-build property. When you buy a new build home, you aren't at risk of "gazumping", and it is unlikely any personal issues will arise with the property vendor. Therefore, buying a new build property should be more relaxed than purchasing an established property because there are fewer things that can go wrong.

This isn't to say there is no stress associated with buying a new build home, but in relative terms, it should be a more straightforward process.



NEW BUILD PROPERTIES COME WITH HIGH SPECIFICATIONS

When you buy a new build property, you benefit from modern appliances and materials. This isn't the case when it comes to purchasing an older property.

There is peace of mind associated with buying a new build property because these homes are developed to comply with recent building regulations. This should ensure the heating system and insulation at the property are of a high standard.

Buying any property is expensive, but when you buy a new build home, you don't have to worry about undertaking a lot of DIY or repair jobs soon after moving in. This allows you to relax and enjoy your new home for a while.



YOU HAVE THE CHANCE TO BE PART OF A NEW COMMUNITY

Each household has their thoughts on community, but many people like the idea of being part of something new. With other people and families moving into the estate or area at the same time, you are all in a similar position.

This will hopefully make it easier to find new friends, as you will have things in common with the other households.



NEW BUILD HOMES ARE MORE ENERGY-EFFICIENT

There is a range of studies examining how energy efficient new build homes are, but a range of studies suggest new-build properties are around six times more energy-efficient than older homes.

By moving into a new build home, you can significantly lower your fuel and energy bills. It is not uncommon to save hundreds of pounds each year by living in a new build property.

Also, many people take energy efficiency and environmental matters seriously, and for these buyers, a new build home is a better fit with their outlook on life.



THERE IS MORE PEACE OF MIND WITH A NEW BUILD HOME

If you are looking for peace of mind when buying property, a new build is likely to be a better option.

This is because around 80% of new build properties carry a 10-year warranty from the NHBC.

Even if something does go wrong, there is insurance in place against the problems and a mechanism in place to resolve these problems.



OTHER FACTORS TO CONSIDER WHEN CONSIDERING BUYING A NEW BUILD HOME

As much as there are many positive aspects associated with buying a new build home, some people might see some negative elements.

If you want to be part of an established community, a new build home is unlikely to offer you the setting you feel most comfortable in.

If you are drawn to traditional homes that have character and stories to tell, you will appreciate older buildings as opposed to new build homes.



CONTACT US

If you are buying a new build off-home, you don't always know what you are going to get. There are regulations in place which prevent you from being ripped off, but off-plan properties can sometimes change before they reach the marketplace. If you are intent on knowing what you are buying, an established home is likely to be more appealing

If you have any questions or queries about the housing market, it is best to call on experts for support. We are still available to help you, while following social distancing guidelines, so feel free to contact us if you need to. We can arrange a free valuation for you, and if is this of interest, please contact Residential London today.

We have a team of qualified professional property consultants specialising in real estate across the capital.

We are active in Westminster, The City of London, Kensington & Chelsea, Hammersmith & Fulham, Wandsworth, Lambeth, Islington, Southwark, Tower Hamlets, Greenwich, Newham, Hackney and many more London locations.

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