

ADVANTAGES OF A BRAND NEW HOME

NEW HOME WARRANTY:

Most new homes come with a NHBC Buildmark Warranty. This insurance backed policy covers purchasers for two years against all defects due to the NHBC standards not being followed. During the following 8 years, the NHBC warranty covers all major structural or drainage defects.

FIRST OWNER:

Everything is clean, unused and new! No greasy kitchen units, no tobacco stained decorations, no scratched or damaged fixtures and fittings. You also do not have to live with the previous occupant's taste or DIY disasters. You have a blank canvas to make the house your own, unique home.

HIGHER SPECIFICATION:

New homes are generally to a higher specification. Most new homes come with a fitted kitchen with oven, hob and extractor hood as standard. Most new homes also have built-in or fitted wardrobes in the principal bedrooms – uncommon in older style properties.

Being brand new, your new home won't need modernising, updating, refurbishing or redecorating for several years to come. Most new homes are fitted with upvc double glazing, fascias and soffit boards, requiring only cleaning as maintenance.

EASIER TO PURCHASE:

When you buy a new home you will be required to 'complete' on the purchase, usually within two weeks of the property being finished. On reservation you will be given an estimated completion date. You are then at the end of the selling chain. Some builders even offer a part-exchange deal on your existing home, saving you the expense of selling through an estate agent and the worry that the sale may fall through due to complicated chains, poor surveys or other glitches. On reservation, the price is fixed and your new home is taken off the market. Provided you exchange contracts within a given time period, you will not be 'gazumped'.

HIGHER RESALE PRICE:

The valuation of your property will be directly linked to the price that the last property of your home type sells for on the development. As developers very rarely reduce prices on a development during construction, it could mean your property might increase in value in line with prices for the last homes offered for sale. This may exceed normal house price inflation. Your property will then be forever linked to the highest price achieved for the same house type. The earlier you buy on a development the greater the potential increase

SAFETY AND SECURITY:

Modern homes are built to the latest safety standards using fire-resistant materials and linked smoke alarms. Certain rooms are required to have accessible opening windows, large enough to allow escape in the event of a fire.

New homes come with higher levels of security, with window locks and British Standard 5 lever locks to main doors. Some builders either pre-wire for a burglar alarm system, or fit one as standard. These measures can help reduce house and contents insurance. Some developments even meet the criteria required for Secured by Design approval - a scheme that meets police standards for home security to guard against burglary and assault by way of estate design, physical security, lighting and alarms.

ENERGY EFFICIENCY:

A new home will be more energy efficient, with a modern heating system and higher levels of insulation. New homes built today can use up to 50% less energy than homes built in the early 1980's, resulting in lower utility bills. The energy efficiency of new homes continues to improve with stricter regulations.

New homes have higher levels of sound insulation both within the home and from neighbours and other external sources. New homes are built to mobility standards giving easier access for the disabled and elderly.

For more information about the Advantages of a Brand New Home, or to find out about our developments, please contact us: info@dunlophomes.com