



6 Benefits of
Buying A New
Build Home

CONTENTS

6 BENEFITS OF BUYING A NEW BUILD HOME



2 WELCOME

3 INCENTIVES AND BENEFITS

4 CHAIN FREE

5 ENVIRONMENTALLY
FRIENDLY

6 SAFE & SECURE

7 INSURANCE

8 CUSTOM

9 CONTACT US

Welcome

Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped countless tenants move into a new property.

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.

Nicholsons deal with more small-medium sized independent developers in the area than any other agent, so if you are serious about looking for a new build property, its best to get ahead of the competition by registering to be notified about the latest homes as soon as they come available.

At Nicholsons we send all of our latest properties out firstly to our database of registered active home hunters. Registering your details with us will allow you to see these properties first.

Registering is free, simple and you can unsubscribe at anytime. All you have to do is [click here](#) ,fill out your information and your the specification of the home you're looking for and then we will do the rest!

I hope you enjoy the guide, and if you need anymore information please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

Mark Nicholson



Incentives And Benefits

The government often offers financial assistance and boosts to buyers. For example; the Lifetime ISA allows first time buyers to save up-to £4000 per year for a deposit for their first home with the government providing a 25% top up on their contributions.

The First Homes scheme also offers some first-time buyers a 30% discount on new-build homes.

It's also common for the developer themselves to offer incentives. Payment or contributions towards stamp duty, complementary specification upgrades and mortgage re-payment contributions and the option to part exchange your existing home are all reasonably common.



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

Modern building regulations mean that new-builds typically have better safety and security features than older homes.

Common features include burglar alarms, hardwired smoke and heat detectors, composite 5-point locking doors, window locks and CCTV.



Insurance

All new-builds are covered by a 10-year structural warranty from companies like National House Building Council's (NHBC).

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



Customise

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

Options like the colour and style of the bathroom tiles, kitchen cabinets, worktops, splashbacks and floor coverings are common. Allowing you to personalise and add your own stamp to your new home.



Get in touch by using the contact numbers or email address below.

Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.

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