

new homes

inside and out

Ten things you should know about new homes

With the number of new build homes set to rise by 50,000 per year and approximately 160,000 houses to be built in 2006, house hunters can certainly be sure of one thing - the quality, design and imagination currently being invested in new build properties is set to have the second hand market shaking in its foundations.

And it's not just in the style stakes that new homes are outshining older properties, the majority of consumers are simply unaware of the many advantages now associated with purchasing a new build property. So here are some of the New Homes Marketing Board's advantages of buying new...



Blank canvas

There's nothing quite like the feeling of moving into a completely new home untouched by previous occupiers. New home owners don't have to worry about stripping flock wallpaper as soon as they move in and can instead take their time deciding on the décor without having to worry about those nagging three Rs - restore, repair and redecorate.

Reducing the chain

When you buy a new home you don't have to wait for the existing home owner to sell and vacate the property meaning you can avoid the potential pitfalls of an upward chain.

Safe and sound

Unlike older properties, new build homes are built to the highest safety standards with developers incorporating the most modern products and techniques.



Energy efficiency

New build homes are on average four times more energy efficient than older properties. Indeed, changes to the building regulations mean that by April 2006 all new buildings will have to be 40% more efficient than four years ago¹. Based on current figures, this could save home owners an impressive £500 a year on their fuel bills² - great for the environment and even better for your pocket!

Eco-friendly environments

The Government has set a target of 60 percent of new build homes to be built on previously developed, recycled or brownfield land to avoid building on our green field areas. In fact, this Government is adding more land for the Green Belt: a total of 19,000 hectares (an area the size of Liverpool) between 1998 and 2003, with a further potential 12,000 hectares of Green Belt proposed in emerging development plans³.



Building for the future

Did you know a new home produces around half the dangerous CO² emissions of a period property at around 3.7 tonnes compared to an average of 8.5 tonnes per year⁴. Alongside this, many new homes include water-saving features and energy-efficient devices whilst incorporating recycled and renewable materials wherever possible.

Space efficiency

Developers are increasingly using research to ensure house designs meet the needs of modern lifestyles. Recent research has shown that around 17% of the living space in older properties goes unused. Recognising this, developers are tailoring their room layouts to ensure that all of the living space is maximised to the purchaser's advantage by taking into account our busier lifestyles and changing living patterns.

Peace of mind

New home owners don't have to worry about spending precious free time renovating and repairing their property. New homes are protected by warranties such as The National House-Building Council's (NHBC) 10-year Buildmark insurance. This provides comprehensive protection for new home owners, and insurance should any problems arise.



Time to make the most of life

On average, UK adults spend over four hours a week doing DIY and gardening-related activities in season⁵ and it can cost an average of £22,000 to bring a period property up to modern standards⁶. A new home can free you from all of these burdensome worries by allowing you to spend your precious free time doing whatever makes you happy!

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older properties'*



Choice

Choice is undoubtedly where new build homes come into their own with designs ranging from the contemporary to the ultra modern. Whether you are looking to upsize or downsize you can be sure that a new build property is out there for you.

1. ODPM, September 2005
2. Richard McPhail, National Energy Foundation
3. ODPM, <http://www.odpm.gov.uk>
4. Richard McPhail, National Energy Foundation, November 2005
5. Mintel, The DIY Consumer, September 2004
6. NHMB 'Buying a new home can save you money' leaflet, March 2005