

**bannerjones**  
solicitors

# A Guide to Buying a New Build Home...



residential  
property

There are many advantages to buying a new build home. There is no chain, you can personalise all of the fixtures and fittings, and be safe in the knowledge that the home is your own and you're the first to live in the property. There's also no need for repairs and redecorating, and many new build homes come with a warranty.

As great as this sounds, the conveyancing process is slightly different for new builds so there are a few things to be aware of.

## Reserving Your Plot

Once you're happy with the site and have chosen the house/plot you want to buy, then you will need to reserve your property by paying a reservation fee to secure it. You will be given a period in which you must exchange contracts or the developer has the right to re-market the property. By using a solicitor who understands the development site and knows all about the plot already, you can be assured that meeting this deadline will not be a problem.

Consider this time period carefully and find out how much of the reservation fee will be refunded (if any) should you be unable to exchange contracts within the timeframe. Find out from the sales advisor what will happen if you do not meet the deadline – will they automatically cancel the reservation or will they give you extra time should you encounter difficulties?

If the sales team state that they will give you extra time, ask for this to be noted on the Reservation Form.



## Completion Dates

It is likely that the developer will offer a completion date "on notice", which means that when the property is built and complete, they will serve notice to the conveyancer who will request completion within a stated time period. This is usually 10 working days.

Many developers are now signed up to NHBC's Consumer Code which means they must follow the guidelines issued by NHBC for matters such as the reservation process, reporting problems with the build of the property and also setting up the completion date.

The Consumer Code provides that developers must include within the contract when they anticipate the property will be ready for you to move into, as well as a longstop completion date. This means if the developer does not construct the property by the longstop completion date you have the right to terminate the contract and recover any deposit you paid.

If the developer you were buying from does not offer a longstop completion date, insist that one is included in the contract. If you instruct a solicitor straight away they can do all of this for you. This can protect should the developer have unforeseen delays for example. Bare in mind that if you are purchasing with a mortgage, your mortgage offer will have an expiry date and if the property is not ready in time for this expiry date, you may need to apply for a fresh mortgage and incur additional and unexpected costs.

## Approaching Completion

When the property nears completion you should arrange an appointment with the Site Manager to visit the property to carry out a "snagging inspection". At this inspection you should check the property carefully and note down any defects that are found. Do not be afraid to open cupboard doors, turn on taps, make sure that the oven has been connected, fill the bath and drain it. Do not assume that your home will be in perfect and fully working condition when you move into it.

You can then bring the snagging list to the attention of your conveyancer so that a timescale for the work to be dealt with can be agreed.

## Funding Your House Purchase

If you can't quite afford the mortgage on 100% of a home, there are government schemes available to help. Only new build properties are eligible.

The Help to Buy: Shared Ownership scheme offers you the chance to buy a share of your home (between 25% and 75% of the home's value) and pay rent on the remaining share. Later on, you could buy bigger shares when you can afford to.

The Help to Buy: Equity Loan means that the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

## Purchase Incentives

Many developers offer moving-in incentives, like free carpet or kitchen fittings, landscaping, stamp duty paid, cash back or even part exchanges. It is important to understand the true value of each incentive and consider what would benefit you the most if you are deciding between two sites.



Moving house is said to be one of the most stressful times in your life, so here at Banner Jones we want to take away some of the pressure with our simplified and refined conveyancing process.

'Conveyancing' simply transfers the legal title of property from one person to another, and whilst usually straightforward there can be complications along the way. Banner Jones have one of the largest and most experienced teams of conveyancers and support staff in the area so we're here to help you every step of the way. Remember this will probably be one of the most important transactions you will ever make, so it's important to choose the very best support.

- We are the conveyancing experts in Chesterfield, Dronfield, Mansfield and Sheffield with over 100 years of experience
- Competitive all inclusive fixed fee pricing
- You can track your case progress online, 24/7
- We will send you text alerts when key milestones are reached
- We give you more. Look out for our special offers and promotions
- All of our work is covered by professional indemnity insurance
- We are able to carry out property transactions anywhere in England and Wales
- We are specialists in all types of property transactions including those for first time buyers, help to buy, buy to let, remortgages and transfer of ownership
- If your transaction falls through we will only charge you for the work that has been done
- **We are a member of the Law Society's Conveyancing Quality Scheme (CQS). As a member of the CQS you can be sure that your conveyancer meets the high standards set by the Law Society, and that you will get a professional, high quality conveyancing service**

# What our clients say...

**Excellent service.  
Prompt and efficient. Always  
received a fast response  
to any queries.**

Ms P. Mansfield

**Thank You for  
everything you have done  
to help us move so quickly  
and smoothly.**

Mrs R. Chesterfield

**The service I received  
was excellent**

Mr D. Dronfield



residential  
property



family  
law



accident  
claims



wills &  
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Offices in Chesterfield, Dronfield, Mansfield and Sheffield

