



BENEFITS OF
BUYING A NEW-BUILD HOME



WALKER

GROUP

BUILT AROUND THE FAMILY

BUYING A NEW-BUILD HOME BRINGS A WHOLE RANGE OF BENEFITS

At Walker Group we love that moment when we hand over the keys to a new property and the buyer opens the door to their immaculate, newly built home.

We've been building new homes for families in Scotland for 50 years and we know the joy that people get from buying a home that no one else has lived in before. We also know the longer term benefits that a new-build property can bring.

A new home allows you to make a clean, fresh start in a home that is right for you and your family. A new home is easier to buy, is better for the environment and cheaper to run than most older properties. In addition, our homes offer a level of quality that many second-hand houses can't match.

In short, a new home will give you more for your money and is a wise investment.

WHY BUY NEW?



RIGHT FOR YOU

When you buy a new home from us you'll be able to choose a property that suits your needs perfectly. We offer lots of choice so you can pick the style, size and specifications that best match your requirements and your budget. Our homes are designed around the needs of the modern family and many feature flexible, open-plan layouts. They also come complete with a wide range of new fixtures and fittings, including stylish contemporary bathrooms and kitchens. This means that you'll have to spend less money when you move in.

BETTER FOR THE ENVIRONMENT AND YOUR WALLET

New homes have to meet stringent environmental standards. Thanks to their well-insulated walls, roofs and windows and energy-efficient heating systems, they use less energy to run than many older properties. Because they are more energy efficient, they are also better for your wallet. On average, according to the Home Builders Federation (HBF), new homes currently being built in the UK are roughly 50% cheaper to run per year than the equivalent Victorian house. This gives an annual saving of about £1,410 for a 4-bed detached house.





QUALITY BUILT IN

When you buy a new home, you can be sure that it will be built to the high standard demanded by the latest building regulations. The difference in quality between old homes and new builds can be seen in many different ways - from high-quality energy-efficient windows to more advanced building techniques such as the use of brick and timber frames. This quality is reflected in the HBF's findings that over 90% of new build owners would recommend their builder to a friend. What's more, for your added peace of mind, all Walker Group homes come with a 10 year NHBC Warranty.

NO HIDDEN COSTS

If you buy an old house it is very likely that you'll have significant refurbishment or upgrade costs to re-model the property to suit your needs and to deal with problems such as damp and dry rot. You might well have to fit new central heating, double glazing and insulation and upgrade fittings and fitments - all things you won't have to do with a new-build home. According to the HBF, the cost of upgrading an old home to new build specifications is nearly £45,000, which covers work such as decorating, flooring and re-wiring.

HASSLE FREE AND EASIER TO BUY

New homes offer value for money, they are also less of a hassle to buy as there is no need to wait for existing owners to move out before you can move in. There is also government backed financial support available for many new home buyers. What's more, the industry-led Consumer Code makes the new home buying process fairer and more transparent, giving new builds another advantage over second-hand properties.



BUILT AROUND THE FAMILY

Walker Group is a family firm that has a well-earned reputation for building fine properties for families across Scotland.

We're proud of the fact that many people choose to buy a new home from us again and again.

We think that this provides the best proof of both the quality of our homes and the high level of service we provide.

HERE'S WHAT OUR CLIENTS SAY ABOUT US

"When I finally decided to sell my flat, I looked at established semi-detached homes but they all required modernisation work and I didn't like the fact that most would go to a closing date and I would have to compete against other buyers. I then decided to look at new build properties as I liked the idea that they come with an NHBC warranty offering me peace of mind."

Morag, who lives at Seven Wells, East Calder

"I love the new house, it is beautiful and just so warm and cosy. The heating is so energy efficient and the house is so well insulated I don't have to use nearly as many covers at night as I used to."

Retired trawler skipper **John**, who found his ideal berth at Hopefield Green in Bonnyrigg



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