

# New House or Old House?

If you've found yourself here, it is likely you are stuck deciding on if you should go with a new build property or something pre-owned and established. It can be a difficult decision, as they offer very different things, but both have a lot of pros.

## New House Pros



- ◆ It is a brand new home that will be all yours and you can put your mark on it straight away.
- ◆ As it's being built now, you might get a say in the specification, and the property will also be built to a higher standard, ensuring it is more energy efficient and will save you money on bills.
- ◆ You'll also receive a 10 year warranty with your new build home, meaning you have further peace of mind should any problems arise.
- ◆ Financially, there are incentives to buy new, such as the Help to Buy: Equity Loan scheme which can help with the costs that come with buying a house.
- ◆ Overall, you'll be moving into a new community made of people who are all going through the same process as you, and enjoying the excitement of their new home.

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## Old House Pros



- ◆ Established homes can have a little more charm and quirk. Things unique to that house that you can then call yours.
- ◆ When it comes to putting in an offer, you may have more negotiating power. You may be able to get a lower offer accepted than the asking price, depending on how motivated the sellers are.
- ◆ If you're a keen gardener, and don't want to start a gardening project from scratch, taking on a home that already has established greenery may be a more suitable choice. It could mean you already have extra outdoor storage like a shed.

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