

WHY BUY NEW?

When buying a home, purchasers are presented with a lot of options, the first being whether to buy a second-hand property or a brand new one. At Macbryde Homes, we believe our new build homes have plenty to offer and once you've heard our top five reasons to buy new, we think you'll agree.

A BLANK CANVAS

When you buy a new Macbryde home, you can take pleasure in the fact that you will be the first owner. With a pristine and neutral interior, your new home will be a blank canvas for you to put your own stamp on from the start.



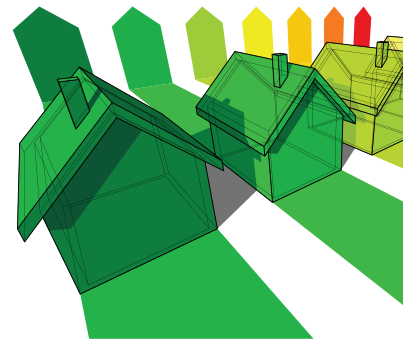
NO CHAIN TO WORRY ABOUT

As you'll be the first owner, buying a new Macbryde home means you won't have to wait around for the current occupier to move out. There's no need to worry about the sale falling through, as there is with second hand properties. You can be rest assured that you can move in and start enjoying your new home straight away.



ENERGY EFFICIENCY

Buying a new Macbryde home means you can help to save the planet too. New homes are six times more energy efficient and generate over 60% less carbon emissions than older properties. Plus, buying a new home can also make your money go further, as it can help to reduce your energy bills, thanks to highly efficient heating systems, as well as double glazed doors and windows, insulated floors and high levels of roof and all insulation.



A MAINTENANCE FREE ZONE

It's not just the home that is new, everything within it is too! This means there is no costly work needed to update the interior and no need to replace any old equipment, such as the central heating or electrics, as can sometimes be required with older properties. This leaves you free to spend your spare pennies on the finer things in life.



PEACE OF MIND

At Macbryde Homes every home we build comes with a ten year structural warranty and resolution service from the NHBC, which shows our commitment to providing you with a quality home.

We don't just stop there however. We also follow the Consumer Code for Home Builders, meaning we will uphold an excellent customer service, both during and after your purchase with us – giving you further peace of mind.



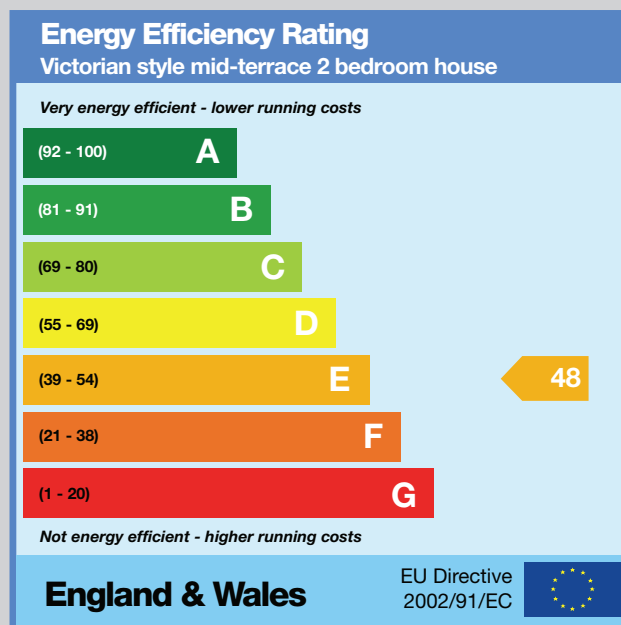
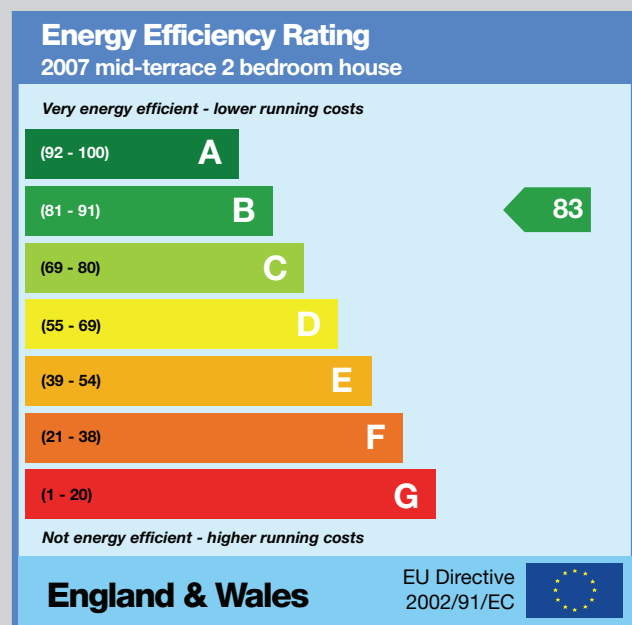
A research study by National Energy Services, commissioned by the New Homes Marketing Board revealed that living in a new home could save you nearly £500 per year on a typical 3 bedroom semi-detached home.

A TYPICAL 3 BEDROOM SEMI-DETACHED HOME:

	2007 3 bedroom house	1930s 3 bedroom house	Annual Difference
SAP annual average energy bill (heating, hot water, fixed lighting)	£366	£839	£473 (56%)
Energy Performance Certificate Rating	C	E	
SAP annual CO2 emissions (tonnes)	2.36	6.26	3.90 (56%)

The study also shows the Energy Performance Certificate (EPC) for a 2007 mid-terrace two bedroom house which achieved a B rating for energy efficiency while a mid-terrace Victorian style two bedroom house scored an E:

Energy Performance Certificate Chart (EPC) – comparing 2 bedroom homes



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

(Source: Modelling undertaken using NHER Plan Assessor software by National Energy Services)