

What are the benefits?



- 4** A build warranty means you can relax safe in the knowledge that certain structural defects will be looked after in your first 10 years of ownership
- 5** You have a blank canvas to work with so you can put your own stamp on the place!
- 6** Regulations require adequate security and safety features to be incorporated into New Build homes such as highly secure external doors, smoke and possibly burglar alarms

Where can you find us?

Luton

28 Dunstable Road, Luton,
Bedfordshire LU1 1DY

Hemel Hempstead

1 The Waterhouse,
Waterhouse Street,
Hemel Hempstead,
Hertfordshire HP1 1ES

Tring

11 High Street, Tring,
Hertfordshire HP23 5AL

Milton Keynes

2nd Floor, Moorgate House,
201 Silbury Boulevard,
Milton Keynes,
Buckinghamshire MK9 1JL

0845 263 7505

Local Rate call – mobiles may be more



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Your guide to purchasing a

new build home



- 1** You can find some really good financial assistance to buy your New Build home, especially from the government
- 2** New Builds are 'chain free' meaning there is no onward chain to worry about
- 3** New Builds tend to be more energy efficient and therefore have lower running costs than older properties

Why do you need a solicitor?



When buying a property you will need to employ a solicitor or conveyancer to deal with the paperwork. The cost will either be a fixed fee, or priced on the work undertaken.

Your solicitor will prepare the contract which will be exchanged with your seller and work through the contract negotiations.

Once he or she is happy with the legal aspects of the property, and you have the finances in place, you can exchange contracts. When you exchange you may have to pay a deposit of 10%. You complete when the rest of the money is transferred to the seller, after which you can collect the keys from the estate agent and move in.

How long does it take?

In England and Wales the process splits into two stages: up to the exchange of contracts and from exchange to completion. Until contracts have been exchanged both buyer and seller can change their minds without any legal comeback. After contracts have been signed, the deal becomes legally binding.

The whole process typically takes 8 to 12 weeks in England and Wales. Some transactions may be quicker and some longer, for instance, it's dependant on your build and/or developer or if you buy off plan.

What do we do for you?

Upon receipt of draft contracts from the developers solicitor we examine them to make sure there are no problems

Make sure that you will get proper ownership of the property

Make sure that there are no planning conditions or conditions of ownership (for example an intrusive right of way) affecting the property

Make sure the contractor has all planning permission and completion certificates for any alterations or extensions

Check that there are no local developments (for example,

road-widening schemes) planned which might affect the value of the property

Check the amenities - that the street, pavement and main drains are public and maintained by the local authority

Negotiate and agree (with the developers' solicitor) the draft of the contract setting out the terms on which you are buying

Register or record the change of title to the property, and the mortgage deed (loan agreement) in favour of the lender, with the Land Registry



Our **dedicated New Build Team** will deal with your matter, all whom have a wealth of experience with acting for purchasers buying New Build properties



Why choose us?

We have the ability to act under the tight deadlines imposed by developers

We promise to keep you informed of every stage of your transaction

We will deliver a quality and professional service

We supply you with copies of all of the relevant documentation

We carry out searches and raise enquiries on your behalf

We will advise you on planning, building regulations, the adoption of the roads and sewers, the access

rights and routes for other services and on the new build warranty provided

If you are funding your purchase with the aid of a mortgage we will deal with your lenders requirements

We will liaise with the developer's site office and legal department

We will produce a detailed contract report for you on all important matters

We will deal with all post-completion formalities for you ensuring that the property is registered in your name

Our price list

How much will it cost?

PURCHASE

Up to - £250,000

£250,001 - £400,000

£400,001 - £500,000

£500,001 - £900,000

£525 + VAT @ £105.00

£600 + VAT @ £120.00

£675 + VAT @ £135.00

£750 + VAT @ £150.00

These fees include dealing with the first mortgage

DISBURSEMENTS ON PURCHASE

Search Pack
(Local Enviro Chancel)

£180 - £280
depending on area

Flood Search (if required)

£25.20 (inc VAT)

Land Registration Fee
(dependent on price)

£190 - £270

Electronic ID Check

£7.20 (per name)

Bankruptcy Search Fee

£2.00 (per name)

Land Registry Search fee

£6.00 (per search)

Bank Transfer Fee

£39.00 plus VAT @ £7.80

Help to Buy Equity Loan Fee

£150.00 + VAT @ £30.00

SDLT Return Fee

£75.00 + VAT @ £15.00

Stamp duty

NIL up to £125,000
1% up to £250,000
3% up to £500,000

If you have a related sale or part exchange please contact us to discuss costs for that as these will be charged separately


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