

Step by Step

BUYING YOUR NEW SIMPSON HOME

SIMPSON
DEVELOPMENTS

Building Houses | Creating Homes

 Like us!
to be the first to know

WHY SIMPSON?

Because we know what matters to you.

We are committed to creating quality homes where you love to live, work and relax - homes that are light-filled, adaptable, stylish and finished to the highest standards. Our experienced team have hand picked award winning architects, established suppliers and expert tradespeople to deliver over 1000 homes to you over the last 30 years.

By choosing to buy from us, you're starting off on the right foot, and we will be there with you every step of the way.



You get more for your money!

A new Simpson home is built to a much higher specification than the majority of older homes so you get a better home to begin with! We will engage with you to find out what you really want and constantly follow interior trends so that we can offer lots of really useful stuff as "standard" that others don't



Go wild or go beige!

Your new Simpson home is fresh, bright and untouched. Whether it is customising the layout to suit your needs or changing the specification we encourage you to add your own style and personality from day one!



Everything's gone green!

Live green, love green, think green. All of our new homes are built to the very latest environmental standards which makes them kinder on the planet but also kinder on the pocket. Energy efficiency ratings on our new homes could mean a saving on average of £500 per year on heating bills.



Too many choices!

Our new developments offer something for everyone. We have many designs and styles of homes to choose from in all price ranges. You will be spoilt for choice!



Contentment, covered!

All of our new homes come with a 10 year structural warranty provided by NHBC and we also provide a comprehensive customer care service



A helping hand

Some of our new homes are available to purchase through Co-Ownership, helping many people to afford their dream home without being overstretched



Maintaining perfection

Your Simpson home will be built in line with Building Control regulations and specified materials which means that you shouldn't have to worry about repairs for a while



Don't know where to start

Don't be daunted by the prospect of buying a new home, our simple guide will keep your house buying experience as hassle free as possible.

We will be with
you step by step:

01

The financial bit!

02

The exciting bit!

03

Make it yours!

04

The legal bit!

05

You choose!

06

Nearly there!

07

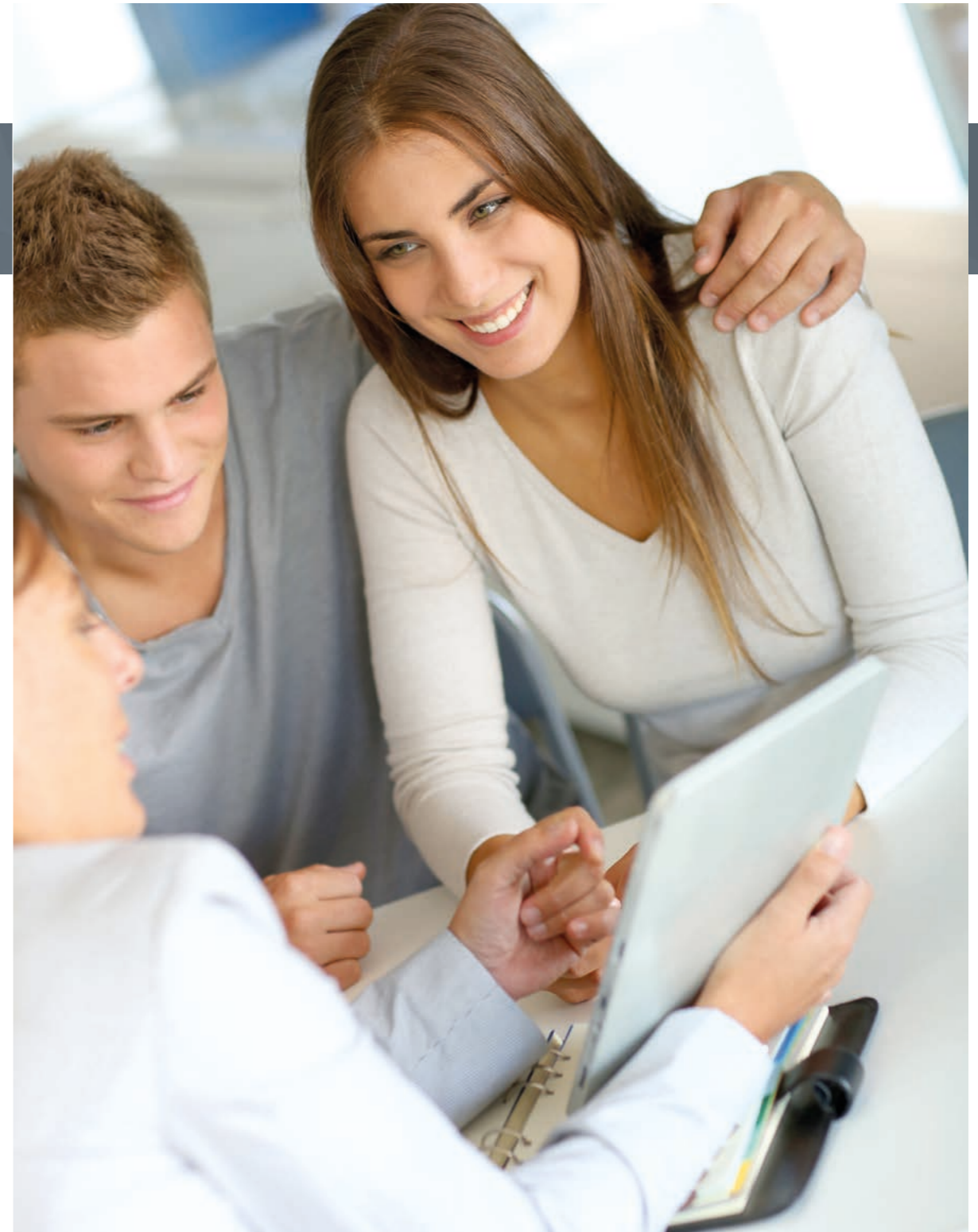
Welcome Home!



STEP 01 The Financial Bit!

Check that you are in a position to buy. Have you visited your lender/mortgage advisor to confirm your price range? Our Selling Agents will require confirmed financial arrangements before committing to the sale - they can also introduce an independent financial advisor to do this for you.

Once you have established your financial position you can move on to the exciting bit..





STEP 02 The Exciting Bit!

Research and choose your perfect home and preferred site number from your preferred Simpson development.



STEP 03

Make It Yours!

Once you have found "the one" its important to make it yours.

Contact our Selling Agents to book your site and pay your booking deposit - normally £500. Our Selling Agents will also ask you to confirm your chosen solicitor to sort out all the legal bits.




STEP 04 The Legal Bit!

Our Selling Agents will now issue Sales Advice Letters to you, your solicitor and our solicitors and a contract will be issued for you to sign within 8 weeks along with a 10% deposit.

Once our solicitors have received your signed contract and your 10% deposit they will give you an approximate completion date and things start to get even more exciting!

Our selling Agents will also advise you on when to submit your mortgage application





STEP 05 You Choose!

Our dedicated team at Simpson Developments will contact you to make sure everything in your new home is just the way you want it.

We will send you details of all of our nominated suppliers. It's over to you now to choose kitchens, bathrooms, tiling, carpets and any extras from those mood boards that you have created over the past few months!

STEP 06 Nearly there!

Just before completion, we will send your solicitor a final account for the purchase, which will include any extras that have been added from those mood boards!



STEP 07

Welcome Home!

Once we have received payment of the final account on completion day, we will invite you to a home demonstration, where we will show you everything you need to know about your new home. We will also supply you with a Welcome Home pack, just in case you missed anything in all the excitement!

All you have to do now is start moving in!





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