

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.



No chain = No stress!

One of the major advantages of buying a new build is that you are in control. With no other parties involved, you can have peace of mind knowing that there are less issues that may arise which are out of your control leading to a smoother purchasing process. Allowing you to focus on the excitement of moving into your brand new home and making it your own.



Contentment, covered!

All of our new homes come with a 10 year structural warranty along with a comprehensive customer care service. Our high building standards apply to every aspect of construction in your new Simpson home - structure, ventilation, sound insulation and fire safety, so you can enjoy living in a safe and secure environment



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!



Creating Communities

With a new build home comes a new community; with new residents, more open to building new relationships and links with their neighbours, form social support, and look after those (amazon) deliveries until you get home.



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!

08

What if?



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.

Give our selling agents a ring to arrange a viewing, or why not view the selection of virtual show homes that we have on our website.

The virtual show home experience lets you wander around at your own pace and will give you an idea of the size and space



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. Our Selling Agents will also ask you to confirm your chosen solicitor to sort out all the legal bits.

Once you have booked your site you may want to take a peak at your new home as it progresses. You can call our site manager a few days beforehand to arrange a time and he will be happy to accompany you - unfortunately Health and Safety doesn't allow unaccompanied site visits.





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 6 weeks.


Once our solicitors have received your signed contract 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

If you have sold your house, it is important that you keep in regular contact with your solicitor to ensure that your sale is progressing.

We generally allow 6 weeks until we require you to sign a contract for your new Simpson home.





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.

Once you have chosen and booked your new home, we will send you our "Buyers Guide" with 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!



STEP 08 What if?

What ifs? shouldn't happen, but on the rare occasion that they might, we are just a phone call away from getting it sorted.

We pride ourselves in our aftersales care and will endeavour to address the "what if?" as quickly as we can and will keep you posted on progress all the way.

We have added a few FAQs to help...



I'd like some answers!



When is the right time to buy my new home?

Now is the best time to buy - new homes are currently rising at an annual rate of 3%, so they aren't going to get any cheaper. Don't leave it until it's too late!

Which solicitor should I use?

Ask friends or family if they can recommend a good solicitor. Alternatively, we can point you in the right direction however we cannot use the same legal representative, therefore will allow you to have first pick.

Should I buy a brand new home or a resale?

Of course we will say new - but check out our guide on our website:
WHY SIMPSON - THE BENEFITS OF BUYING A NEW HOME

Which agent should I appoint to sell my home?

Again, a recommendation from family or friends is often the best decision. Bear in mind that it would also be beneficial to use the same agent as we do - this means that you will have only one point of contact and information on both your own sale and your purchase will be easily shared

What if I can't sell my home?

Keep in constant contact with your chosen agent and follow any advice they give you. They know what makes a house sellable and will advise you on how best to present your home

I am a first time buyer - what finance options are available to me?

There are many options available to first time buyers - Co-ownership, equity sharing, Help To Buy mortgages and low cost ownership schemes. These all provide help to make your new home an affordable reality

When can I move in?

Your move in date depends on how quickly the legal process and mortgage application moves forward. We are in constant contact with our own team and you can speed up the process by doing the same. If both solicitors are proactive we can arrange a swift completion date

Patience isn't one of my virtues - how do I ensure everything moves quickly and smoothly?

Constant communication with your solicitor, estate agent and mortgage advisor will ensure that things progress quickly and will keep all of your team on their toes! We do the same at our end and we will let you know if we need you to crack the whip a bit harder!

What choices do I have for my interior finishes?

You will be spoilt for choice! We have nominated suppliers who will happily show you what your options are for kitchens, bathrooms, tiling and carpets. We will give you a tailored Buyers Guide that will give you contact details and everything else you need to make your own choices

Can I make changes to the layout and specification?

We pride ourselves on the quality and high specification of our homes. We are in touch with the technology, features and additions that make a house a home and believe that our specification offers everything you need and a lot more. Our design team appraises every house to ensure we get the most efficient layout and a specification that is over and above the norm. However if you do wish to make some alterations we will be happy to discuss them with you

Do I get a credit if I have my heart set on alternative finishes?

Yes. We will offer you an allowance towards your alternative choices

Who is my point of contact for this process?

Our site manager will guide you through this process. We will give you their telephone number and email address and they will advise and answer any queries you have. Our site managers have won numerous Pride In The Job awards and part of this is due to their customer care - so don't be afraid to lift the phone to them

Can I visit the site to check on progress and take measurements for furniture etc?

Yes, we understand that there is a lot more to consider when buying a new home. It's only natural to want to take a peak to see how it is progressing or to take a few measurements before you order your new furniture. It is important that you arrange a date and time with the site manager, preferably a few days beforehand. Unfortunately Health and Safety doesn't allow unaccompanied visitors on the site - rules are rules!



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