

THE INDEPENDENT ONLINE

Should you buy a newbuild home?

They are fresh, clean and convenient. But are they worth it

By **Felicity Hannah** 18 November 2018

We're finally building more homes in Britain. Not enough – the government says it wants to see 300,000 new houses built every year by the mid-2020s – but construction has really stepped up.

Recent data released by the National House Building Council (NHBC) shows that more than 43,000 new homes were registered between July and September this year, that's the highest figure since the global financial crisis. So there's a definite hike in housebuilding.

And a lot of the money to pay for those new homes is coming from the government's help-to-buy equity loan scheme, which is to continue running until 2023. The scheme allows people to buy a newbuild home with a deposit of just 5 per cent and a government loan of up to 20 per cent.

However, there's no clearcut case that buying a newbuild is comparable to buying an older property. Some people argue it's worse; an overpriced and risky investment that may be a struggle to sell. Others say it's a wonderful way to own a home, where the buyer can tweak and perfect the house and make it truly their own.

With so many first-time buyers and second-steppers being encouraged to look at newbuilds thanks to government support and the shortage of properties on the market, we've been asking if they are a good or bad investment.

<https://www.independent.co.uk/money/spend-save/newbuild-property-home-mortgages-investment-housing-a8636221.html>