

There's a one-sided argument to buying a new Asprey home

The problems with buying old

The benefits of buying new



Roof

Roofs have a limited life and if one needs replacing or repairing you'll find the bill quite shocking. In fact, it's one of the most expensive 'problems' you can encounter. What's more, older rafters, trusses and purlins may not take the weight of new, modern heavier tiles and you might find yourself having to replace them as well.

Windows

Windows are a major cause of heat loss and old, energy inefficient windows can add hundreds of pounds to your heating bill every year. Replacing old wooden or metal framed windows can cost thousands of pounds and even if your old property has uPVC double-glazing, it's probably not as efficient as the longer-lasting modern type.

Wiring

Electrical standards have changed and many older homes simply don't meet the safety criteria we now take for granted. The fear of fire or dangerous electric shocks, plus the demands of modern appliances, means that older homes often need to be completely rewired. In these cases, the high cost is usually accompanied by a huge level of inconvenience.

Heating

Even the best-maintained boilers need replacing around every ten years. How old is the one you'll 'inherit', and apart from being inefficient, is it safe? If it fails, you could be looking at a bill of over £2,000. Even if it's relatively new, it's probably not as energy efficient as the latest designs.

Home 'Improvements'

A DIY dimmer-switch that's hot to the touch? A conservatory that someone's brother-in-law put up over a weekend? A power shower that's not very powerful? When you buy an old house, you get to inherit every previous owner's attempts at home 'improvements'. Some can be annoying, some can be dangerous; most will mean an unnecessary expense to put right.

Hidden Costs

With an older property, there may be lots of hidden costs with problems you just don't foresee. Structural. Electrical. Heating. Piping. Roofing. Damp proofing. Insulation. And that's before you start to rip out and update kitchens and bathrooms. With a new property, those hidden costs just aren't there.

It's New

One great thing about a new home is precisely that. It's new. And it's totally yours. No one's lived in it before you. No one's imposed their own strange tastes in decoration, or left you with half-finished home 'improvements' for you to put right. A new home is yours from Day One; it's a totally blank canvas. You know that feeling when you buy a brand new car? It's even better!

Your NHBC Guarantee

With a new home, you get a full ten-year NHBC warranty covering every aspect of construction. Buy an older property and you've no guarantee whatsoever. If there are hidden problems, you'll have to pay to sort them out. With a new home, even the appliances and fittings come complete with at least one year's guarantee from the manufacturers.

Bathroom

Bathrooms are a constant source of problems in older properties. The décor can be distasteful. The bath might be stained or chipped. The pipes rattle. Replacing that eyesore can cost a fortune. With a new property, you get a brand new, fully fitted modern bathroom.

Kitchens

Just like bathrooms, you may hate the one you find in an old property but you could be stuck with it because of the sheer cost of a replacement; let alone the disruption to your routine when it's finally installed. With a new build home, your kitchen will include integrated appliances and, if you reserve early enough, your choice of units, worktops, flooring and wall tiles.

Energy Efficiency

A new Asprey property is designed to take advantage of all the latest developments in insulation and energy efficient materials. You'll benefit from windows that are energy efficient and full insulation to the roof and walls.