



First-time SecureBuy

Helping first-time buyers
purchase off-plan

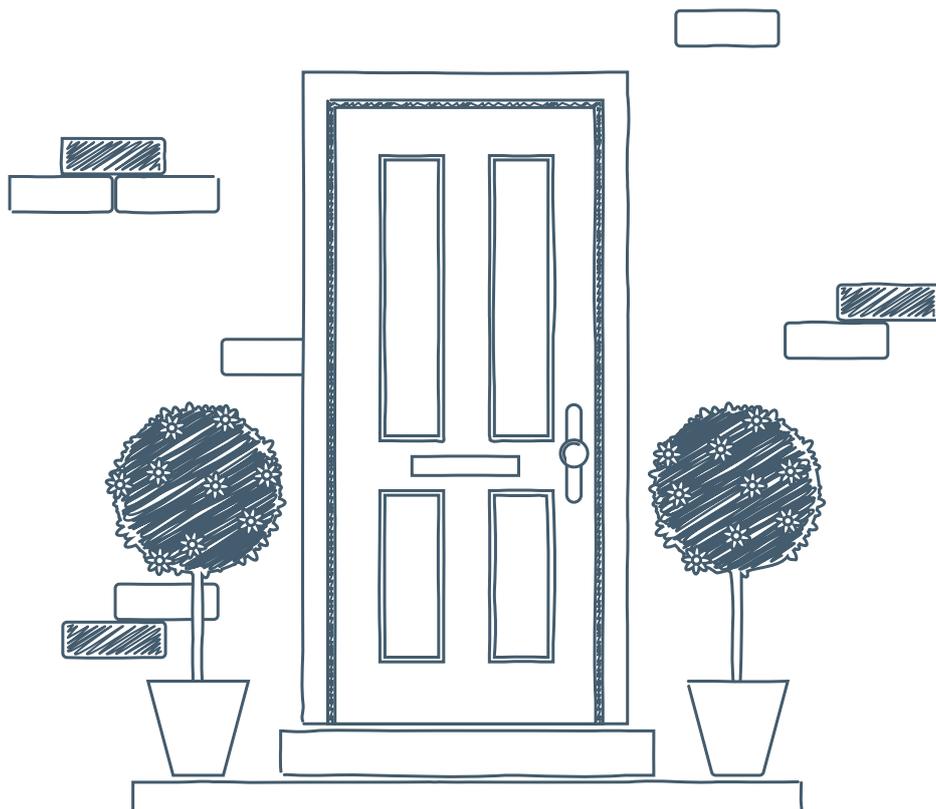
Weston
Homes



Do you dream of holding
the key to your own
brand new home?



**WESTON HOMES' INNOVATIVE NEW SCHEME COULD
OPEN THE DOOR FOR YOU BUYING A HOME OFF-PLAN**



Introducing the First-time SecureBuy scheme

If you're a first-time buyer looking to get on the property ladder in search of a new home, buying property off-plan can be an attractive proposition and it is possible with Weston Homes' new First-time SecureBuy scheme.

The First-time SecureBuy scheme gives you the opportunity to secure the plot of your choice, at today's price, for just a £500 reservation fee. Should the value of the property increase, you will only pay the price given the day you secured your property. Not only does this scheme offer a secure reservation, it only requires a 5% deposit. Six months before completion, you can apply for a mortgage.



SAFE, SECURE AND YOURS ONCE YOU PUT YOUR DEPOSIT DOWN YOUR PROPERTY IS SECURED



How does it work?

If you're confident you can manage a mortgage but can't secure a property off-plan, then First-time SecureBuy could be the answer.

The First-time SecureBuy scheme enables first-time buyers the opportunity to secure a plot off-plan **for just a £500 reservation fee and a 5% deposit.**

Weston Homes will offer a conditional exchange with a complete refund option if circumstances change, subject to terms and conditions. (See page 5)



Step-by-step guide to buying property off-plan with Weston Homes Plc

1. Find a suitable Weston Homes development and speak to a Sales Consultant about your circumstances.



2. Reserve a home and pay a reservation fee – **you can now secure a plot with just £500.**

3. Complete the paperwork, appoint a conveyancer to deal with the legal side of your purchase, exchange contracts and pay your 5% deposit.



4. 6 months before the estimated completion date for your plot, apply for a mortgage offer via the traditional route.

5. If successful with a mortgage offer, the exchange will then become unconditional.



Who is eligible?

The First-time SecureBuy scheme was set up to help first-time buyers to purchase a new home, off-plan. It enables buyers to secure a home with just a 5% deposit.

The home you want to buy must be purchased off-plan. There are no limitations on value.

Terms and Conditions

1. Select a Weston Homes development and book an appointment with the sales office where your options to purchase will be explained and your situation can be qualified by a recommended broker/solicitor.
2. Select the plot to be purchased.
3. If the completion of the property is less than 9 months away, use the traditional mortgage route.
4. If the completion of the property is more than 9 months away, use the Weston Homes First-time SecureBuy scheme.
5. Reservation fee will be £500.
6. Exchange of contracts must occur within 28 days, with a 5% exchange deposit.
7. Exchange of contracts is conditional on the ability to secure a mortgage offer.
8. 6 months before the estimated completion date, apply for traditional mortgage offer.
9. If unable to secure a mortgage offer then you will receive a full refund of the reservation fee and exchange deposit. Any other costs incurred by the purchaser are non-refundable.
10. If successful with a mortgage offer then exchange will become unconditional and all funds held by Weston Homes become non-refundable subject to contract conditions.
11. Once the property is build complete the 10 day notice will be served for legal completion.

About Us

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major housebuilders of the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

Always **forward-looking**, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.



Eastfields, Cambridgeshire



Langley Square, Kent

Recently this has manifested itself through the Company's revolutionary new '**Project Genesis**' scheme. Through Project Genesis, Weston Homes has taken housebuilding to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on site, allowing **quality to be maintained**. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advanced stage of construction. The resultant cost saving allows for a **higher specification** to the property.

As the Company has grown its range of **operations has expanded**, with current developments stretching from the east of Essex down through London and the majority of the surrounding Home Counties.



Precision, London

Weston Homes Plc has an **ever-expanding portfolio**, with developments moving further North and West from the head office in Takeley, including Peterborough and Buckingham. Projects are varied, ranging from **select housing developments to large-scale city apartment complexes** of hundreds of units. As well as new-build properties, the Company has **extensive experience** in the restoration and refurbishment of historic buildings.

Luxury Living

At Weston Homes you can be sure that whatever home you decide on, in whichever of the great developments you choose, there will be a stylish option to suit your preferences.

All homes are built to the **highest specification** with the most modern technologies combined with reliable, **traditional craftsmanship**. The designs fit the style of each development **seamlessly**.



Reading Riverside, Berkshire

Weston Homes also employ an independent **specialist** company to carry out **customer satisfaction** and lifestyle surveys, so sites can be developed to **meet your needs**, outside as well as inside your new home.

From kitchens to carpets to doorknobs, all elements of our homes are made to the highest possible standard with the greatest attention to detail.

You can also liaise with staff throughout the process so that right up to completion, you know what is going on and can be sure of a **beautiful new home that suits your needs perfectly**.



The Denham Film Studios, Buckinghamshire



Springfield Park, Kent



How to apply

Visit the website today for an up-to-date list of developments offering this new scheme. If you have seen a development in particular you would like to look into purchasing at please contact the sales team at that site for guidance.

weston-homes.com/first-time-securebuy

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