

WHY BUY NEW

FINDING IT DIFFICULT  
TO GET A FOOT  
ON THE PROPERTY LADDER?  
WE'LL GIVE YOU A  
**LEG UP**



# HELPING YOU TO TAKE THE FIRST STEPS ON THE PROPERTY LADDER

For young first-time buyers, getting on to the property ladder and buying their first home can seem like a daunting, if not impossible, task. And the main barrier for most is the dreaded deposit. There's no way around it, saving enough of a deposit requires time and patience.

But, what if you didn't have to save as much as you thought?

That's where buying a new build home becomes the sensible option.

## **But what are my options?**

### **HELP TO BUY (SCOTLAND)**

To address the problem of large deposits and make home ownership affordable, the Scottish Government introduced the Help to Buy (Scotland) Affordable New Build and Help to Buy (Scotland) Smaller Developers schemes on 21 January 2016.

Put simply, the schemes allow you to buy a new build home (up to a value of £230,000 for purchases which complete on or before 31 March 2017, £200,000 for purchases on or before 31 March 2018 and £175,000 for purchases on or before 31 March 2019) with just a 5% deposit.

Your mortgage and deposit must cover a combined minimum 85% of the total purchase price. The Scottish

Government will help buyers to purchase the property by taking an equity stake of up to a maximum 15% of the value of the property. No annual interest is charged on your equity stake which can be repaid at any time and is based on the value of the property at the time of the repayment. Further information can be found at [www.gov.scot](http://www.gov.scot).

### **HELP TO BUY ISA**

In March 2015, the Government introduced the new Help to Buy ISA to help first time buyers save for a deposit.

The premise is simple. If you are a first time buyer and save up to £200 a month towards your first home with a Help to Buy ISA, the Government will boost your savings by 25%. So, for every £200 you save towards a deposit, the Government will top it by an extra £50 to a maximum of £3,000, meaning if you save £12,000, with the Government top up you'll have £15,000 for a deposit. Accounts can be opened with an initial deposit of any amount up to £1,000, again matched by a Government top-up.

Accounts are limited to one per person rather than one per home – so those buying together can each receive a bonus, and are available to individuals

who are 16 and over. The bonus will be available on home purchases of up to £250,000 outside London and will be paid when you buy your first home.

House builders and the Government are constantly looking at ways to make homeownership an achievable and realistic aspiration for first time buyers. For instance, there are further shared equity and shared ownership schemes available at certain sites, and many builders will have different deals and offers available to help make moving home as simple and affordable as possible.

Other new schemes are also currently in the process of being consulted on and brought to the market.

To keep up to date with what options are available or to find out more information on any of the above, go to [www.new-homes.co.uk](http://www.new-homes.co.uk) or ask a sales advisor on a house building site near you.



**HELP TO BUY**