INFORMATION BOOKLET

Braidwater

HOMES



All you need to know about buying a Braidwater Home



With over 50 years' experience, Braidwater is one of Northern Ireland's leading housebuilders.

We're passionate about creating quality homes and helping our customers find the perfect place to call their own.

That's why we invest in our show homes, viewing homes, marketing suites and visualisers, giving you the opportunity to experience the design, space, interior finishes and landscaping for yourself.



Braidwater way

THE BRAIDWATER WAY

At Braidwater, we believe a home is more than just bricks and mortar. It's the foundation for your future, built around five key values.





STABILITY

A secure place to put down roots, build memories and create a lasting future.

A SIGNIFICANT MILESTONE

Celebrating homeownership as one of life's biggest and most meaningful achievements.





A LIFELONG DREAM

Helping turn the dream of owning a place to call your own into reality.

EMOTIONAL EXPRESSION

Creating a home that reflects who you are, where you belong and the life you want to build.





A SMART FINANCIAL INVESTMENT

Building long-term value, financial security and a lasting legacy through quality homes.



AWARDS AND ACCREDITATIONS

Braidwater is an award-winning company that values its people and is committed to their training, development and professional growth.

Registered with NHBC, Braidwater's key goal is to maintain and exceed industry standards.

NHBC
Quality/Seal
Winners
2025 / 2026
2023 / 2024
2021 / 2022
2019 / 2020
2017 / 2018

PRIDE IN THE JOB AWARDS

NHBC
Regional
Winner

2019
Brian
O'Kane

CONSTRUCTION EMPLOYERS FEDERATION
Winners
2024
2022
2021
2018

CEF Excellence awards WINNER

CONSIDERATE CONSTRUCTORS SCHEME

Why choose a Braidwater Home?

Energy Efficiency

Our homes are built using timber-frame technology and energy-efficient features, helping to reduce environmental impact and household energy costs.

Research from the Home Builders Federation has shown that, on average, new build homes can save homeowners around £53 per month* compared to older properties. *Figures based on HBF research.

Quality Assurance

Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10-year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind.

For more details, please visit:
www.NHBC.co.uk/homeowners

NHBC
Raising Standards. Protecting Homeowners

Low Maintenance Costs

Research also estimates that buyers purchasing second-hand properties spend up to £45,000 upgrading their home.

A new-build home can help reduce maintenance costs, with modern interiors and brand-new fixtures and fittings reducing the need for costly renovations.

A Personal Touch

Purchasing a newly built home means that you will be the first person to live in the property. This really makes a house your home and allows buyers to just add their own personal touch.

With Braidwater, buyers can make decisions on fixtures such as the kitchen doors, tiling and carpet, allowing you to truly make your mark.

Prime Location

Location is an important factor for homebuyers to consider, whatever your needs are. Braidwater always selects desirable locations for their developments and new build homes are likely to offer a good commute time to larger towns and cities.

A Braidwater home - The Right Choice







BUILDING DREAMS, TOGETHER

It's not just the quality of our homes that defines a Braidwater development.

It's the quality of our service too.

From choosing your solicitor to receiving your keys and beyond, our dedicated team is here to guide you through every stage of your homebuying journey.



Follow our simple seven-step guide to make the process as smooth and stress-free as possible.



7 STEPS TO BUYING GUIDE

1

MEET YOUR MORTGAGE ADVISOR

Before reserving your home, it's important to understand your financial options. A mortgage agreement in principle will help confirm your budget, put you in a stronger buying position and is required to reserve a Braidwater home.

2

CHOOSE YOUR NEXT HOME

Select the house type and plot number. You'll need to confirm your financial position to purchase. At this point, you'll pay the booking deposit and sign a reservation agreement with the agent.

Returning a signed, unconditional contract within the reservation period will help secure your chosen home. If you have an existing property subject to sale, you may have to satisfy pre-agreed conditions. At this point, we'll also need details of your solicitor. We can give you some recommendations if you need one.

3

FULL MORTGAGE APPLICATION

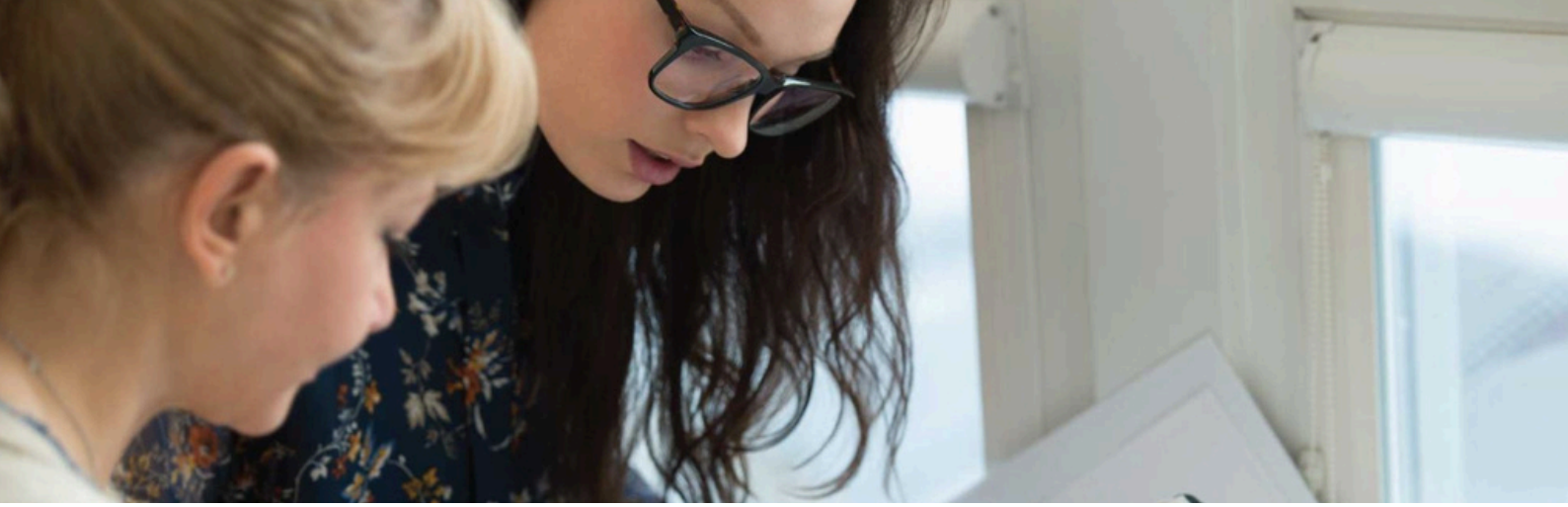
Ideally you'll have your finances in place as much as possible by this point. But now that your desired plot is reserved, it's time to submit your full mortgage application.

4

CHOOSE YOUR TURNKEY SELECTIONS

Our dedicated sales agent will arrange to meet with you in order to choose your preferred finishes from our available range.

Please refer to the development brochure for the specification.



5

SIGN AND RETURN CONTRACT

Now that you've agreed your specification and the mortgage offer has been issued, it's time to meet with your solicitor and sign the sales contract. The reservation period lasts for 8 weeks and a contract is required within this timeframe to guarantee your property.

Should that period expire before a contract has been signed, Braidwater can withdraw from the sale and remarket the property.

6

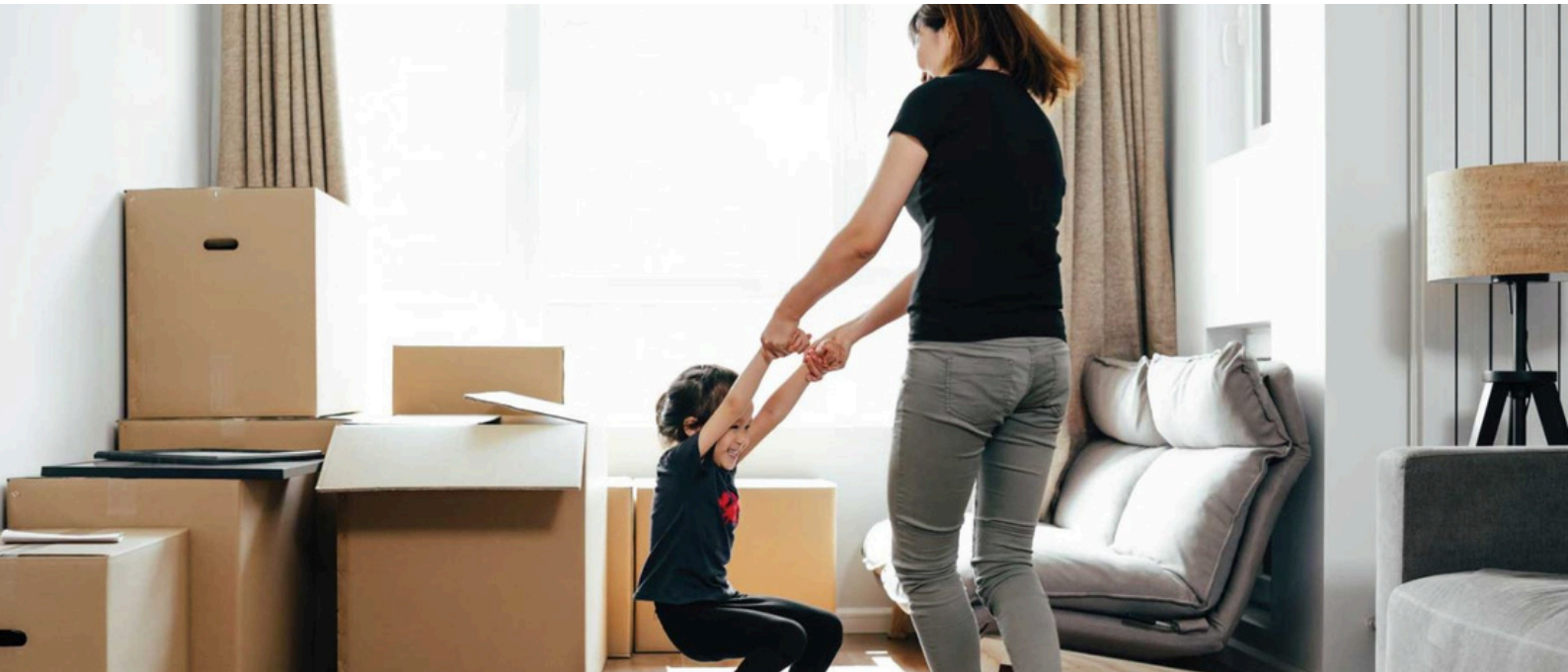
PRE-HANDOVER INSPECTION

Our site manager will contact you one week before completion so you can view your new property before you move in.

7

COMPLETION AND HANDOVER OF KEYS

Once all legal requirements have been satisfied, we will arrange the handover of your new home. After one final inspection, we'll provide online handover documents and manuals. You will read your electric meter, receive your gas meter card and our congratulations along with the keys to your beautiful new home.





Frequently Asked Questions

How much is the holding deposit?

The holding deposit is £1,000 which is payable to the estate agent.
If for any reason the sale does not progress, 50% is non-refundable.

How do I reserve a Braidwater home?

When you have an agreement in principle with a mortgage provider and deposit, you can reserve your new home through our acting sales agent.

When do I make my selections?

Upon booking you will be provided with a selection document, which details options for the internal finish. You will then meet with our sales agent to finalise your choices.

What is my completion date?

Upon booking you will be provided with an indicative handover date.
When a signed contract is received, a revision to the indicative date is provided to allow contracts to exchange.

A confirmed completion date is provided approximately 6-8 weeks in advance of your moving date. Further correspondence will be sent directly to you with relevant updates throughout the process.

Can I view my home before handover?

The site manager will be in contact with you 7 days prior to handover in order to view your new home.



Frequently Asked Questions

Is Co-Ownership an option?

Co-Ownership is an option for anyone as long as the selling price is below £230,000. Please check out their website for further details on what is available: www.co-ownership.org/

Can I make changes?

Braidwater homes are designed to a high-quality turnkey specification that not only meets but exceeds Building Control and NHBC standards. We believe our carefully selected specification provides everything needed for modern living, combining style, quality and practicality throughout your new home.

To allow homeowners to personalise their property, we offer a range of upgrades to our standard specification. Full details of the standard specification and available upgrades can be found within the selections document.

To ensure consistency, quality and build programme requirements across our developments, bespoke alterations and variations to the standard house design and layout are not available.

What does NHBC mean?

Braidwater is a registered NHBC house builder which guarantees a 10-year Buildmark warranty and insurance cover on any new homes. As part of this promise, Braidwater also conforms to the Consumer Code for Builders.

What aftercare is offered?

Our dedicated customer service team is here to support you after you've moved in. Should you have any questions or concerns about your new home, we'll be happy to help. Full contact details will be provided at completion.

TESTIMONIAL
Lauren & Keith



Lauren: “We looked at so many options, we even considered refurbishing a resale, but ultimately decided on a new build. Being able to choose everything we wanted made all the difference.”

Keith: “With a turnkey house, everything is ready and convenient. Doing up a second-hand home would have been so time-consuming and costly.”

SAVE £250 with our Solicitor panel...

Braidwater
HOMES

speak to the respective agent for more details



ON SITE HEALTH & SAFETY

1

NEVER ENTER A CONSTRUCTION SITE UNANNOUNCED

For everyone's safety, access to our construction sites is strictly controlled. Please never enter a site without prior authorisation.

It's of the highest importance that Braidwater manages access to site in a controlled and safe manner.

2

PRE-HANDOVER INSPECTION

As part of Braidwater's seven step guide, a pre-handover inspection is in place which allows you to view your home and plot when the building is substantially complete and safe to do so.

This allows you to view your home - along with our site manager, before you complete.

3

PPE GEAR

All visitors must report to the site office, meet with the site manager and wear the required personal protective equipment (PPE).

These rules are in place to protect all staff and customers who are present at any time on site.



CONTACT:

To speak to the Braidwater team, call:
02871 810106

or visit our website
braidwater.com

or by WhatsApp:
074 5740 4575

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