



Save money.
Buy new.

Beautiful new homes
in Manchester

Taylor
Wimpey



With the current economic climate, being in control of your bank balance has never been more important. While moving house to save money may feel contradictory, new build homes, despite their premium, are built using modern techniques, more sustainable materials and utilise energy-efficient appliances. From cheaper energy bills to warranties, buying new with Taylor Wimpey could save you money in the long run.

The beauty of a blank canvas

You can style your home to your taste before you even move in. Over time, older homes show signs of wear and tear, incurring costs when needing updating or require maintenance repairs. With a new build, you can style your home to your taste before you even move in. With Options Online you can customise every aspect of your brand-new kitchen and create the perfect bathroom that works for you.



The beauty of energy-efficiency

From the point of construction, new build homes must follow strict sustainability and energy-efficiency regulations. This means they are greener and offer lower running costs on household utilities.

Most Taylor Wimpey homes have an energy performance certificate (EPC) rating of A or B; the benefits of an energy-efficient home could play a significant role in saving you money.



New build homes could offer savings of £3,100 per year on energy bills*. We achieve this by:



Solar panels

Solar panels† installed on selected developments could save you money on your electricity bill. Installing solar panels on older homes could cost between £5000–£8000‡.



Well-insulated homes

Poorly insulated and inefficient older properties have higher energy bills than a new build*. We use 400mm insulation.



100% low energy light fittings

Switching from a 60-watt incandescent bulb to LED can save you £7 per bulb per year\$.



Condensing boilers

Condensing boilers are more efficient than older boilers. You can expect to save between £125–£840 on your fuel bill per year¶.



Energy-efficient appliances

Greener appliances are more eco-friendly with excellent efficiency ratings. They can cost 50% less to run annually** than lower rated appliances.



Double-glazed windows as standard

Installing double-glazed windows on an existing home could cost between £6,000–£15,000 for a home with 8 windows upstairs and downstairs, and 2 uPVC doors front and back‡.



Electric car charging points

Electric car charging points are installed on specific plots at selected developments†. Installing a charging point to an existing home could cost £1,000‡.



Flow restrictors on taps

Flow restrictors help reduce water consumption. Our homes use 125 litres of water per person per day – this is less than the UK average††.



Thermostatic radiator valves (TRVs)

TRVs allow you to set rooms to individual temperatures. This means you can have unused rooms on a lower setting, using less hot water, less energy and saving you money††.

The beauty of a warranty

Our homes have a 10-year warranty. Years 1 & 2 are covered by us, your housebuilder. Years 3-10 are covered by NHBC Buildmark, protecting you against structural damage or building work.



Boiler breakdown

When a boiler breaks, you may need to call out for a repair, which could cost between £300–£410[‡]. Or you may need to replace the system, which could cost between £2,000–£4,000[‡]. Our central heating systems are protected with ADEY products to help reduce sludge growth in the system. If your boiler breaks in the first two years, we'll pay to fix it for you.



Scan me to find out more about your

**Taylor Wimpey
Warranty**



The beauty of insurance

New build homes are built with high-standard safety features meaning they are often cheaper to insure.

Paying insurance annually, rather than monthly, could help you save money as you will not incur interest charges.

In September 2022, 51% of customers were quoted less than £144 for buildings and contents insurance^{§§}.

The beauty of a survey

There are various types of survey; they cost between £300 and £1,500^{¶¶} depending on the condition of the home. However, with a new build home, you may decide not to commission a regular survey.



The beauty of a Taylor Wimpey Home

Installs	Approximate cost for an older property†	New Taylor Wimpey home
Double glazed windows	£6,000–£15,000	✓ Included as standard
Solar panels	£5,000–£8,000	✓ Included at selected developments
Electric charging points	£1,000	✓ Included at selected developments
New kitchen	£5,250–£28,400	✓ Included as standard
New bathroom	£4,000–£6,000	✓ Included as standard
Boiler install	£2,000–£4,000	✓ Included as standard

Repairs	Approximate cost for an older property†	New Taylor Wimpey home
Boiler breakdown	£300–£410	✓ Included in your 2-year warranty
Dishwasher repairs	£120–£400	✓ Covered under warranty for 2 years
Fridge repairs	£136–£595	✓ Covered under warranty for 2 years
Oven repairs	£78–£104	✓ Covered under warranty for 2 years
Washing machine repairs	£70–£295	✓ Covered under warranty for 2 years
Tumble dryer repairs	£139.85–£493.36	✓ Covered under warranty for 2 years

More pennies in your pocket

The benefits of buying new means you offset the initial new build premium over time. Our homes are built to high standards, are energy efficient and could allow you to avoid expensive maintenance and repair costs. Save money. Buy new.



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Taylor Wimpey

Normal Taylor Wimpey terms and conditions apply. Images used for illustrative purposes only. Images include optional upgrades at additional cost. Please speak to our sales executives regarding the tenure of our new homes. Map not to scale. ¹Data taken from the House Builders Federation, October 2022. For more details, visit <https://www.hbf.co.uk/news/new-build-houses-save-homeowners-2600-in-annual-energy-bills/>. ²Electric car charging points and solar panels available on selected house types only. Please speak to one of our Sales Executives for more details. ³Installation and approximate costs are average estimates and are taken from <https://www.checkatrade.com/blog/cost-guides/>. Please speak to a local supplier for accurate costs. ⁴Information taken from <https://energysavingtrust.org.uk/advice/lighting/>. ⁵Information taken from <https://energysavingtrust.org.uk/advice/boilers/>. ⁶Information taken from <https://www.currys.co.uk/techtalk/kitchen-and-home/appliances-reviews/energy-labels-explained-what-do-they-really-mean.html>. ⁷Information taken from https://www.watersafe.org.uk/downloads/developers_info/developing_water_efficient_homes.pdf. ⁸Information taken from <https://energysavingtrust.org.uk/advice/thermostats-andheating-controls/>. ⁹Information taken from <https://www.comparethemarket.com/home-insurance/buildings/>. ¹⁰Information taken from <https://hoa.org.uk/advice/guides-for-homeowners/i-am-buying/how-much-does-a-house-survey-cost/>. January 2023.