

Terms & Conditions

Houston's Homes Ltd

Last updated: 29/03/2026

1. Introduction

These Terms & Conditions govern your use of the Houston's Homes Ltd website and any interaction relating to enquiries, reservations, and the purchase of properties from us.

By using our website or engaging with our services, you agree to these Terms.

2. About Us

Houston's Homes Ltd is a property developer and contractor offering new-build homes and related services.

3. Website Use

The content on this website is provided for general information only

You must not misuse this website or attempt to gain unauthorised access

We may update or remove content at any time without notice

4. Property Information & Marketing

All property descriptions, images, specifications, layouts, and marketing materials are:

Indicative only

For guidance purposes

Subject to change without notice

This includes:

Floor plans and dimensions

CGI visuals and illustrations

Specifications and finishes

External works and landscaping

We reserve the right to make changes during the construction process where necessary or beneficial.

5. Availability & Pricing

All properties are subject to availability

Prices may change at any time prior to reservation

Any indicative pricing provided is not legally binding

A property is only secured once a formal reservation has been accepted.

6. Reservations

6.1 Reservation Process

To reserve a property, you will be required to:

Complete a reservation form

Pay a reservation fee

This secures the property for an agreed period.

6.2 Reservation Fee

The reservation fee amount will be clearly stated at the time of booking

Unless otherwise agreed in writing:

Reservation fees are non-refundable if you withdraw from the purchase

We reserve the right to retain the fee to cover administrative costs and lost marketing time

6.3 Reservation Period

The property will be held for a fixed period

If missives/contracts are not concluded within this timeframe, we reserve the right to:

Re-market the property

Release it for sale to other buyers

7. Early / Priority Reservations

Where an early or priority reservation is offered:

This may be taken before final pricing or completion dates are confirmed

Any pricing provided at this stage is indicative only

The reservation secures priority, not a fixed purchase agreement

Final terms will be confirmed at formal reservation stage.

8. Purchasing Process

All property purchases are subject to:

Formal legal contracts (missives in Scotland)

Independent legal advice

Satisfactory financial arrangements

Houston's Homes Ltd is not responsible for delays caused by:

Solicitors

Lenders

Third parties

9. Specifications & Finishes

Specifications and finishes may vary depending on build stage

Certain choices and upgrades may only be available at specific times

We will outline available options clearly during your purchase journey

We reserve the right to:

Substitute materials or products with alternatives of equal or higher quality

Make design adjustments where required

10. Build Programme & Completion

Completion dates are estimates unless otherwise confirmed in writing

Construction timelines may be affected by:

Weather conditions

Material availability

Labour and supply chain factors

We will keep you informed of progress throughout.

11. Plot Updates & Communication

Where applicable, we may provide:

Build progress updates

Plot-specific communication

Digital tracking or update systems

These are provided to enhance your experience but do not form part of any contractual obligation.

12. Warranties

Properties will be provided with a structural warranty (e.g. 10-year warranty provider).

Full details will be confirmed as part of the sales process.

13. Limitation of Liability

To the fullest extent permitted by law:

We are not liable for indirect or consequential losses

We do not guarantee uninterrupted access to the website

Buyers should rely on legal documentation rather than marketing material

14. Third-Party Services

We may introduce you to third parties such as:

Mortgage advisors

Solicitors

Consultants

These parties operate independently, and we are not responsible for their services.

15. Data Protection

Your personal data will be handled in accordance with our Privacy Policy.

16. Governing Law

These Terms & Conditions are governed by the laws of Scotland.

17. Amendments

We reserve the right to update these Terms at any time. Updated versions will be published on our website.

18. Contact

For any enquiries:

Houston's Homes Ltd

Email: enquiries@houstons-homes.com