

Terms and conditions

Date: April 2026

Charles Church Durham “Part Exchange and SDLT Contribution” – Plot 425 Lyons Meadows

1. This Offer is being run by Charles Church’s Durham regional operating company.
2. The Offer relates only to Plot 425 Lyons Meadows only.
3. The definitions in Clause 1 apply to these Terms and Conditions.
4. This Offer is available between **9.00 GMT on 13th April 2026 and 5.00 pm GMT on 20th April 2026** (both dates inclusive) (“**the Offer Period**”), subject to customer status (as set out in these terms and conditions) and the Offer is and shall remain strictly subject to these terms and conditions. For the avoidance of any doubt if You comprise more than one person and either or any of You withdraw from the purchase of the New Home, the person(s) so withdrawing shall not be entitled to the Offer.
5. Our sales representative will let You know in writing, during the Offer Period whether or not You potentially qualify for this Offer (qualification would ultimately remain subject to these terms and conditions). To qualify for this Offer You need to have entered into a reservation agreement with Us (which includes the payment of the required reservation fee) for the New Home [and](#) to which Our Offer relates no later than **20th May 2026**.
6. The Offer comprises:

We will, on completion of the simultaneous sale of the New Home to You and the transfer of the PX Property to Us;

- 6.1 pay to You a price for the PX Property of 100% of the PX Property Valuation Price (the transfer of the PX Property to Us will form part of the consideration due to Us for the new home); **and**

[6.2 provide a financial incentive \(which will be shown on the completion statement as a deduction from the completion balance\) of £7,500 as a contribution towards stamp duty land tax](#)

7. If you’re eligible for Part Exchange, we’ll assist with the sale of your existing home from start to finish for you. We will arrange for a valuation or valuations of the PX Property with independent estate agent(s) or valuer(s). If You and We agree on a part exchange deal, as a condition of that deal taking place You will need to agree to comply with our Part Exchange Terms and Conditions (a copy of which will be supplied to You). You will still have to cover the costs of solicitor fees and any certifications (i.e. for gas and electrics etc) required as part of the normal selling/buying process in association with the PX Property. If You are currently marketing your home, you’ll be responsible for all related costs with your current selling agent. It’s your responsibility to ensure you serve sufficient notice if signed up to a sole agency agreement or similar. We can provide You with a list of Our recommended solicitors and/or financial advisors as necessary. We cannot advise You on a mortgage. Part Exchange is subject to availability and may be withdrawn at any time without notice. If the PX property is over 10 years old the availability of the Offer will be subject to Us being satisfied with the results and findings of a Home Buyers Report and the title to the PX Property. We have absolute discretion whether or not to elect to buy the PX Property (there may for example be title issues that affect Our intention to purchase).
8. Regardless of the Offer that We say You are entitled to receive on or prior to reservation of the [New Home](#), You will not be eligible to receive and take advantage of the Offer if You purchase the [New Home](#) where any one or more of the following apply:

- 8.1 using a buy to let mortgage product; or
 - 8.2 using the First Homes Scheme or other Discount from Market Value scheme; or
 - 8.3 using any Government Help to Buy or similar scheme; or
 - 8.4 using any of Charles Church part exchange or home change scheme; or
 - 8.5 using any shared ownership or shared equity scheme; or
 - 8.6 where one or more of the purchasers is a corporate entity, LLP or partnership.
9. Charles Church shall have sole discretion to decide whether You are entitled to the Offer provided by this scheme. Persimmon reserves the right to suspend cancel or amend this Offer at any time without notice (Provided always that the terms of an Offer to an individual may not be amended where the availability of the Offer and eligibility for the Offer have been communicated in writing to that individual on or before reservation of [the New Home](#), without prejudice though to these terms and conditions). Any suspension, cancellation or amendment will be published on Charles Church's website.
10. Notwithstanding Your potential entitlement to receive the Offer, these terms and conditions (and anything else communicated to You by Persimmon) do not give to You any period of exclusivity to purchase a particular plot ([including the New Home](#)) and (unless a valid reservation agreement has been entered into between ourselves and remains in force and effect) We shall be entitled to enter into a reservation agreement with any third party at any time

11. Definitions

In these terms the following definitions shall apply (note not all of them may be mentioned in the specific terms and conditions):

Term	Meaning
You	means the customer intending to buy the New Home (and if more than one person means both of them together)
“Us” and “Our” and “We”	Are references to Charles Church
“Offer”	Means the offer described at Clause 6 above
“New Home”	Means Plot 425 Lyons Meadows
PX Property	Means the residential property that You will transfer to Us in consideration of part of the price payable by You to Us for the New Home
PX Property Valuation Price	means the baseline risk value price assessed by an independent valuer for the PX Property engaged by Us (or if more than one valuer is utilised then the average of the baseline risk value prices tendered by them)