

Terms and conditions (1)

£10,000 Deposit Paid Offer & Flooring Package

1. In this Offer “**Contract**” means the legal contract that You and We will exchange for the sale and purchase of a Charles Church. The term includes regional equivalents (such as missive in Scotland). It does not include the reservation agreement that You and We enter into. In these terms the term “**Price**” means the purchase price for the Charles Church as will be stated in the transfer deed or lease (or in either case regional equivalent) and in any event does not include any additional sums payable for extras fixtures and fittings and enhancements and does not take account of the Offer.
2. This offer is available between 30.06.26 and 28.07.26 on selected Charles Church developments and plots only in the North Midlands region, subject to customer status and availability. In these terms “You” means the customer(s) and applies if the relevant Charles Church is being acquired by one or more persons. “Us” and “Our” are references to Charles Church. “The Offer” means the offer detailed in paragraph 4 below. The provision of the Offer is strictly subject to these terms and conditions. “We” means Us and You. 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 Charles Church, the person(s) so withdrawing shall not be entitled to the Offer.
3. 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 specific Charles Church to which Our Offer relates no later than 28.08.26 (time being of the essence).
4. The Offer comprises a financial incentive and the provision and fitting of Us of Range 1 carpets and vinyl flooring (see clause 4.3 below) (available on completion of Your purchase of the Charles Church new home) that:
 - 4.1 is a financial contribution towards the deposit and is a sum that, regardless of the Price, shall not exceed £10,000 and
 - 4.2 will be shown on the completion statement as a “deduction” from the completion balance when you complete Your purchase of the Charles Church (the Offer will not be given or paid to You by any other means) and
 - 4.3 flooring will comprise of carpets and vinyl flooring only from the Range 1 in Charles Church’s Finishing Touches range as chosen by You from the Charles Church Finishing Touches range (this range is available from Charles Church’s sales team) (“**the Upgrades**”). Should you choose carpets and flooring from any other range then they shall not be included in this offer and no financial alternative shall be offered.

5.

6. Regardless of the Offer that We say You are entitled to receive on or prior to reservation of the Charles Church, You will not be eligible to receive and take advantage of the Offer if You purchase the Charles Church where any one or more of the following apply:
 - 6.1 using a buy to let mortgage product; or
 - 6.2 using the First Homes Scheme or other Discount from Market Value scheme; or
 - 6.3 using any Government Help to Buy or similar scheme; or
 - 6.4 using any of Charles Church part exchange or home change scheme; or
 - 6.5 using any shared ownership or shared equity scheme; or
 - 6.6 where one or more of the purchasers is a corporate entity, LLP or partnership; or
 - 6.7 for whatever reason You are or become exempt from any legal obligation to pay SDLT.
7. Charles Church shall have sole discretion to decide whether You are entitled to the Offer provided by this scheme. Charles Church 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 a specific Charles Church, without prejudice though to these terms and conditions). Any suspension, cancellation or amendment will be published on Charles Church's website.
8. Notwithstanding Your potential entitlement to receive the Offer, these terms and conditions (and anything else communicated to You by Charles Church) do not give to You any period of exclusivity to purchase a particular plot 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

