Terms and Conditions
“Part Exchange and 5% Deposit Paid” Offer

1. This offer is available between **08/07/2026** and **14/07/2026** (both dates inclusive) (“the **Offer Period”)** in respect of selected plots at Charles Church development at **St Peters Place, Salisbury** (a development being constructed and marketed by Charles Church South Coast regional operating company, subject to customer status and availability. The Offer only applies if You purchase a Charles Church new home using Charles Church’s “part exchange scheme”. In these terms, “You” means the customer(s) and applies if the relevant Charles Church home is being acquired by one or more persons. “Us” and “Our” are references to Charles Church. “The Offer” means the offer detailed in paragraphs 3 and 4 below. The provision of the Offer is strictly subject to these terms and conditions. For the avoidance of doubt, if You comprise more than one person and either or any of You withdraw from the purchase of the Charles Church home, the person(s) so withdrawing shall not be entitled to the Offer. The term the “Price” shall mean the list price of the particular Charles Church new home at the date of reservation. The term “PX Property” shall mean 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. The term “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).
2. Our sales representative will confirm in writing, during the Offer Period, whether You potentially qualify for this Offer (qualification would ultimately remain subject to these terms and conditions). To qualify, You must have entered into a reservation agreement with Us (including the payment of the required reservation fee) for the specific Charles Church home to which Our Offer relates no later than **14/08/2026** (time being of the essence).
3. The first part of the Offer comprises a financial incentive (available on completion of Your purchase of the Charles Church new home) which:
   3.1 equates to no more than 5% of the Price; and
   3.2 is a sum that, regardless of the amount of the Price, shall not under any circumstances exceed **£30,000** and
   3.3 will be applied on completion of Your purchase of the new home and will be reflected on the completion statement as a deduction from the completion balance (if you select a cashback then the amount of the cashback will not be shown as a deduction from the completion balance on the completion statement (this is the document that shows the balance due from You to Uson completion)). This part of the Offer will not be paid or given to You by any other means other than as set out in this Clause 3.
4. The second part of the Offer is that when Charles Church buys the PX Property it will pay to You a price for the PX Property of 100% of the PX Property Valuation Price (the transfer of the PX Property to Charles Church will form part of the consideration due to Charles Church for the new home)
5. Charles Church Part Exchange scheme is available to existing homeowners only.
6. If You are eligible for Part Exchange, Charles Church will organise the sale of your existing home from start to finish for You. Charles Church will agree a fair and realistic price for Your house with You, based on independent estate agent valuations which will be organised by a third party company.
7. A professional legal adviser is required to be engaged by You to carry out the legal formalities of buying the home and to represent your interests. 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.

8. If You are currently marketing your home, You will 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.
9. Properties over 10 years old will be subject to a satisfactory Home Buyers Report as part of the buying process. This will be arranged at Our cost via a third part company.
10. Regardless of the Offer that Charles Church says You are entitled to receive on or prior to reservation of the Charles Church home, You will not be eligible to receive and take advantage of the Offer if You purchase the Charles Church home under any of the following conditions:
    - Using a buy-to-let mortgage product;
    - Using the First Homes Scheme or other Discount from Market Value scheme;
    - Using any Government Help to Buy or similar scheme;
    - Using any Charles Church home change scheme;
    - Using any shared ownership or shared equity scheme;
    - Where one or more of the purchasers is a corporate entity, LLP, or partnership;
    - Where You are, for any reason, exempt from any legal obligation to pay Stamp Duty Land Tax.
11. Charles Church shall have sole discretion to decide whether You are entitled to the Offer. 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 home, without prejudice to these terms and conditions. Any suspension, cancellation, or amendment will be published on the Charles Church website.
12. 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) Charles Church shall be entitled to enter into a reservation agreement with any third party at any time