

## **Terms and conditions**

**Date: 28 September 2026**

### **Severn Valley “Stamp Duty, PX & Flooring Offer”**

1. This Offer is being run by Persimmon’s Severn Valley regional operating company.
2. The Offer relates only to **selected plots** at the Cloverlea Gardens development in Kingswood.
3. The definitions in Clause apply to these Terms and Conditions.
4. This Offer is available between 9.00 GMT on 28 September 2026 and 5.00 pm GMT on 30 October 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 to which Our Offer relates no later than **30 November 2026** (time being of the essence).
6. The Offer comprises:
  - 6.1 A financial incentive that equates to the SDLT that You will be legally obliged to pay in respect of the total price that You will pay in respect of Your purchase of the New Home (Provided always that this shall under no circumstances be a sum that exceeds £13,000 for plot 54 and £14,000 for plot 1); and
  - 6.2 The provision and fitting of flooring throughout from Persimmon’s finishing touches brochure (being only flooring from the Carefree Twist range with Vinyl to wet areas), that You order from Us up to a maximum value of £6,500 (if You order flooring that have an aggregate value of less than this stated sum, the Offer will only extend to the value of the flooring that You order and no more; if You cancel an order of any flooring, then that/those cancelled order(s) shall not be relevant to the Offer); and
  - 6.3 We will, on completion of the simultaneous sale of the New Home to You and the transfer of the PX Property to Us, either (at Your election to be communicated to us at least 5 working days prior to exchange of contracts for the New Home):
    - 6.3.1 pay to You a price for the PX Property of 105% 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); or
    - 6.3.2 give to You a financial incentive (which You can use at Your election for things such as payment of SDLT deposit or moving costs) such financial incentive to equate to 5% of the PX Property Valuation Price; and
  - 6.4 An Offer (or part of an Offer) described as a financial incentive will be shown on the completion statement as a “deduction” from the completion balance when you complete your purchase of the New Home (the Offer will not be given or paid to You by any other means).

- 6.5 Any Offer or part of an Offer that does not comprise a financial incentive may not be exchanged or substituted for anything else (including a monetary sum).
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. The provision of the Upgrades is subject to the availability of such items with Us being entitled to exchange any with alternatives that We (acting reasonably) believe are of comparable quality and style). You accept and acknowledge that in certain circumstances the fitting of the Upgrades may not be finished by the completion date of the sale and purchase of the New Home. If this should apply then You will give Us reasonable access to the New Home after completion to manage the fitting and delivery of the Upgrades (which We shall endeavour to achieve as soon as reasonable practicable). You shall not be entitled to any compensation or alternative product for any late fitting of the Upgrades. To qualify for the fitting of the Upgrades You must have selected them and notified Your selection to Us by the date that You enter into a reservation agreement with Us.
9. Regardless of the Offer that We say You are entitled to receive on or prior to reservation of the Persimmon home, You will not be eligible to receive and take advantage of the Offer if You purchase the Persimmon home where any one or more of the following apply:
- 9.1 using a buy to let mortgage product; or
  - 9.2 are not intending to reside in the property;
  - 9.3 using the First Homes Scheme (other than the Scottish First Homes Scheme) or other Discount from Market Value scheme; or
  - 9.4 using any of Persimmon part exchange or home change scheme; or
  - 9.5 using any Government Help to Buy or similar scheme; or
  - 9.6 using any shared ownership or shared equity scheme; or
  - 9.7 where one or more of the purchasers is a corporate entity, LLP or partnership; or
  - 9.8 if for any reason You are or become entitled to any relief or exemption from the requirement to pay SDLT
10. Persimmon 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 a specific Persimmon home, without prejudice though to these terms and conditions). Any suspension, cancellation or amendment will be published on Persimmon's website.

11. 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 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
12. The Offer cannot be used in conjunction with any other offer made available by Us.

### 13. 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 Persimmon and/or (as the case may be) Charles Church                                                                                                                                               |
| "Offer"                     | Means the offer described at Clause 6 above                                                                                                                                                                          |
| "New Home"                  | Means the relevant Persimmon or Charles Church home that You reserve and purchase                                                                                                                                    |
| Finishing Touches           | means fixtures fittings and enhancements that You order from Us at or subsequent to Your formal reservation of the New Home                                                                                          |
| SDLT                        | Means stamp duty land tax                                                                                                                                                                                            |
| 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) |
| Upgrades                    | Means the flooring chosen pursuant to Clause 6.2.                                                                                                                                                                    |