

Terms and conditions

1. This offer is available between 9.00am GMT on [10th April] 2026 and 5pm on [3rd May 2026 in relation only to (i) Persimmon Homes plots at Our developments The Ovinia Chase, Mill Cross, Moores Quarter and (ii) Charles Church plots at The Paddocks and Grayling Gate developments (all being plots developed and being marketed by Our Eastern Counties operating company areas) subject to customer status and availability.
2. In these terms the following definitions shall apply: “You” and “Your” mean references to the customer who is buying the New Home (and if this is more than one individual means both of them together). “Us” and “Our” mean references to Persimmon Homes Limited. “Offer” means the offer set out in Clause 4 below. “New Home” means the plot reserved and purchased by You. “Upgrades” means the provision and fitting of flooring to the New Home (subject always to these terms and conditions). “Price” means the purchase price that we agree for the New Home (disregarding this Offer and the price of any finishing touches/extra items that you order from Us).
3. The provision and availability of the Offer is 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.
4. The Offer comprises:
 - 4.1 A deposit contribution equating to 5% of the Price (to be a financial incentive shown as a deduction on the completion statement when You purchase the new Home – this will not be paid or given to You by any other means) PROVIDED always that the deposit contribution cannot exceed £25,000; and
 - 4.2 the provision of the Upgrades.
5. The flooring included within the Offer must be chosen by You from the Persimmon finishing touches or Charles Church Select Options ranges. You must make Your selection and communicate that to Us prior to exchange of contracts. The maximum aggregate price for the flooring that You select and which will be contained in the Offer will be **from the Carefree Twist Range & loose lay vinyl**. (the prices being those shown in Persimmon’s finishing touches brochure or Charles Church’s select options brochure at the date You select them). If You select flooring from a range higher than carefree twist You will be responsible for paying any excess sum over this. In the event the selected flooring is not available at the time of proposed fitting, Persimmon shall be entitled to exchange any of the items with alternatives that it (acting reasonably) believes are of comparable quality and style).

6. Our sales representative will let You know in writing, prior to or on reservation of the New Home whether or not You qualify for this Offer. 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 no later than **5pm GMT on [3rd June] 2026** (time being of the essence).

7. Regardless of the Offer that We say that 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:

7.1 using a buy to let mortgage product; or

7.2 using the First Homes Scheme or other Discount from Market Value scheme; or 7.3

using any Government Help to Buy or similar scheme; or

7.4 using any of Persimmon part exchange or home change scheme; or

7.5 using any shared ownership or shared equity scheme; or

7.6 where one or more of the purchasers is a corporate entity, LLP or partnership.

8. If You qualify for the Offer 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.

9. 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.

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.