

* This offer applies to new sales only and applies to plot 68 at Woolner Brook where purchase reservations are made by 31st January 2023. To be eligible for the offer you will also need to complete before 31st March 2023.

The offer is to contribute: £8,415 towards a pre-approved flooring package, £1,000 towards legal fees, The 5% Stamp Duty Land Tax (SDLT) that you would otherwise be required to pay, a £5,000 contribution towards your deposit.

The flooring package is a choice of flooring from a preapproved range and includes the costs of installation. Upgrades or choices outside the preapproved range are available at additional cost to the purchaser.

Legal fees, SDLT and deposit contribution will be deducted from the completion monies payable and only if you complete by 31st March 2023. The offer is subject to the purchaser confirming a full reservation on the plot being purchased.

The SDLT contribution is for that part of the purchase price in excess of £250,000 subject to 5% SDLT. It does not cover any additional SDLT you may need to pay if you are an investment purchaser or if this purchase means you would own more than one property. You are only eligible for the SDLT contribution if your purchase would incur an SDLT payment at the time of completion. At the date of publication, First Time Buyers are not liable to pay SDLT on homes under £425,000 and do not, therefore, benefit from the SDLT element of this offer and no cash or other equivalent will be offered in replacement.

The offer is subject to your lender's criteria and may reduce the equity to mortgage ratio. Offer may not be accepted by some lenders or may lead to refusal to provide a mortgage based on your circumstances.

The offer may be withdrawn or altered at any time prior to payment of the reservation fee of the relevant plot.

The offer cannot be used in conjunction with any other offer and no cash alternative is available. The offer does not apply if you withdraw from the purchase of your home.

Any combined contribution under this offer will not exceed the maximum of £15,415 including VAT. SDLT calculation based on the purchase of plot 58. Purchase price £270,000 less £250,000 SDLT threshold = £20,000 x 5% SDLT = £1,000. This offer does not apply if you withdraw from the home purchase. We reserve the right to withdraw this offer without prior notice. Values are correct at the time of broadcast.

Our usual reservations and sales terms and conditions still apply. Please speak to one of our Sales Host for more details.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.