



Lynwood Village Autumn 2021 Sales Incentive Scheme 1st September to 31st December 2021 Terms and Conditions

- Stamp Duty PAID
- One year's FREE service charge
- Free stairlift
- Homemover Specialist Unpack and Put Away Service

Terms and Conditions

- This offer is valid on new-build Lynwood Village property reservations made between 1st September 2021 and 31st December 2021.
- This offer is only available on brand new Lynwood Village properties (not resales) within Mulberry House and Woodland View that are reserved through Ben (the organisation that owns and operates Lynwood Village).
- The offer also applies to Garden Cottage, a unique 2 bedroom detached cottage.
- This offer is not transferable to other properties or people and cannot be combined with any other offer.
- The offer is not available on any new build cottages due for completion in early 2022.
- Purchasers are free to install their own stairlift or to employ the Homemover Specialist at their own expense should they wish.
- Reservations must be made between 1st September 2021 and 31st December 2021 inclusive.
- Property transactions must be completed by 31st March 2022.

Stamp Duty PAID

Ben will pay the FULL Stamp Duty on the purchase of any new-build Lynwood Village property reserved between 1st September and 31st December 2021.

One Year's Free Service Charge

Purchasers of Lynwood Village properties who reserve their property between 1st September and 31st December 2021 and complete by 31st March 2022, will receive one-year FREE service charge, starting when they complete their Lynwood Village property purchase.

Free stairlift

- Ben will install a stairlift in any new-build duplex apartment reserved by 31st December 2021.
- No cash alternative.
- This offer is not transferable, it is only available to the person (or couple) making the reservation.



- If the stairlift is not installed within one year of the purchaser moving into the property, BEN will make a contribution of £5,000 towards a stairlift in the future.
- All repairs and maintenance of the stairlift are the responsibility of the new owner.
- The stairlift must be provided by our authorised installer, Acorn Stairlifts. Details are available on request.

Free Homemover Specialist Unpack and Put Away package

- Ben will provide the Homemover Specialist Unpack and Put Away package to any purchaser who reserves a new-build apartment or new-build duplex apartment between 1st September 2021 and 31st December 2021 and completes by 31st March 2022. Details available on request.
- No cash alternative.
- Lynwood Village / Ben are not responsible for any breakages, damaged or lost items. Owners must ensure appropriate insurance is in place via their removals company.
- Owners can upgrade to the Homemover Specialist Platinum service at their own expense.

Illustration of savings

The purchaser's sales advisor will provide full details of the savings on offer for the property being purchased. For illustration purposes, based on stamp duty calculations from 30th September 2021 (when the UK Government stamp duty holiday tapering comes to an end), the savings are as follows:

| | Savings when purchasing a two-bedroom duplex apartment in Mulberry House priced at £575,250 | Savings when purchasing a two-bedroom duplex apartment in Woodland View priced at £585,000 |
|-----------------------------|---|--|
| Stamp duty saving | £18,762 | £19,250 |
| Service charge saving | £8,072.72 | £8,356.57 |
| Stairlift installation | £5,000 | £5,000 |
| Unpack and Put Away package | £2,450 | £2,450 |
| TOTAL SAVING | £34,284.72 | £35,056.57 |

For more information, please contact Lynwood Village Sales on 01344 874250. Published 1st September 2021. All information correct at time of publication.