

The background is a solid teal color. A large, light teal silhouette of a swan is positioned horizontally across the lower half of the page, facing right. A smaller, light teal crescent moon is located in the upper left quadrant, partially overlapping the swan's neck area.

Part exchange

See reverse for details

How it works

If you've seen a Thomas Homes property you want to buy, we can help speed up the process by offering you a part exchange deal on your current home. It's a hassle-free way to move, avoiding estate agents' fees and property chains.

First, we'll arrange for three local estate agents to value your property based on current market conditions. This process usually takes around 10 days.

As long as your current home meets our part exchange terms and conditions, we'll make you an offer, subject to contract, structural survey and legal searches.

These particulars are for illustration only. Our policy is to continuously develop ways to assist our customers and individual aspects of any incentive may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon for the purposes of any statute as accurately describing any of the specified matters. Nor do they constitute a contract, part of a contract or a warranty. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Thomas Homes Ltd, 2 The Long Yard, Ermin Street, Shefford Woodlands, Hungerford, Berkshire RG17 7EH

As soon as you've accepted our offer, you can reserve your new Thomas Homes property.

Then you take the usual steps, instructing a solicitor and arranging a mortgage if you need one. We can recommend a solicitor and put you in touch with an Independent Financial Advisor who will help you find a competitive mortgage rate.

Throughout the process, we'll be on hand to help smooth the way so you can move into your new Thomas Homes property as quickly as possible.

Terms & Conditions

- The value of the Thomas Homes property you buy must be at least 30% more than the current value of the property you're selling.
- Your current home must be located in an area of the UK familiar to Thomas Homes.
- We reserve the right not to accept your property in part exchange. We may take this decision during our initial discussions with you, after the valuations, or after the structural survey has been carried out. If this happens, we'll explain the reason for our decision.
- If we accept your property in part exchange, we'll put it on the market immediately. We expect you to give potential buyers the opportunity to view your home, and you should maintain your home and garden to the same standard as when the valuations took place. We also expect you to leave fitted carpets, integrated appliances, fitted wardrobes, etc. in your home as part of the sale.
- If you decide not to proceed with the part exchange for any reason, the reservation fee is non-refundable. However, if we decide not to proceed for any reason, we will refund the reservation fee.
- Part exchange is only available on selected plots at certain Thomas Homes developments. The scheme may be withdrawn at any time.
- No other incentive schemes can be used in conjunction with part exchange.
- Full terms and conditions are detailed in the contract.