



VIVID AT

**GREEN OAK PARK**  
**OCKHAM, SURREY**



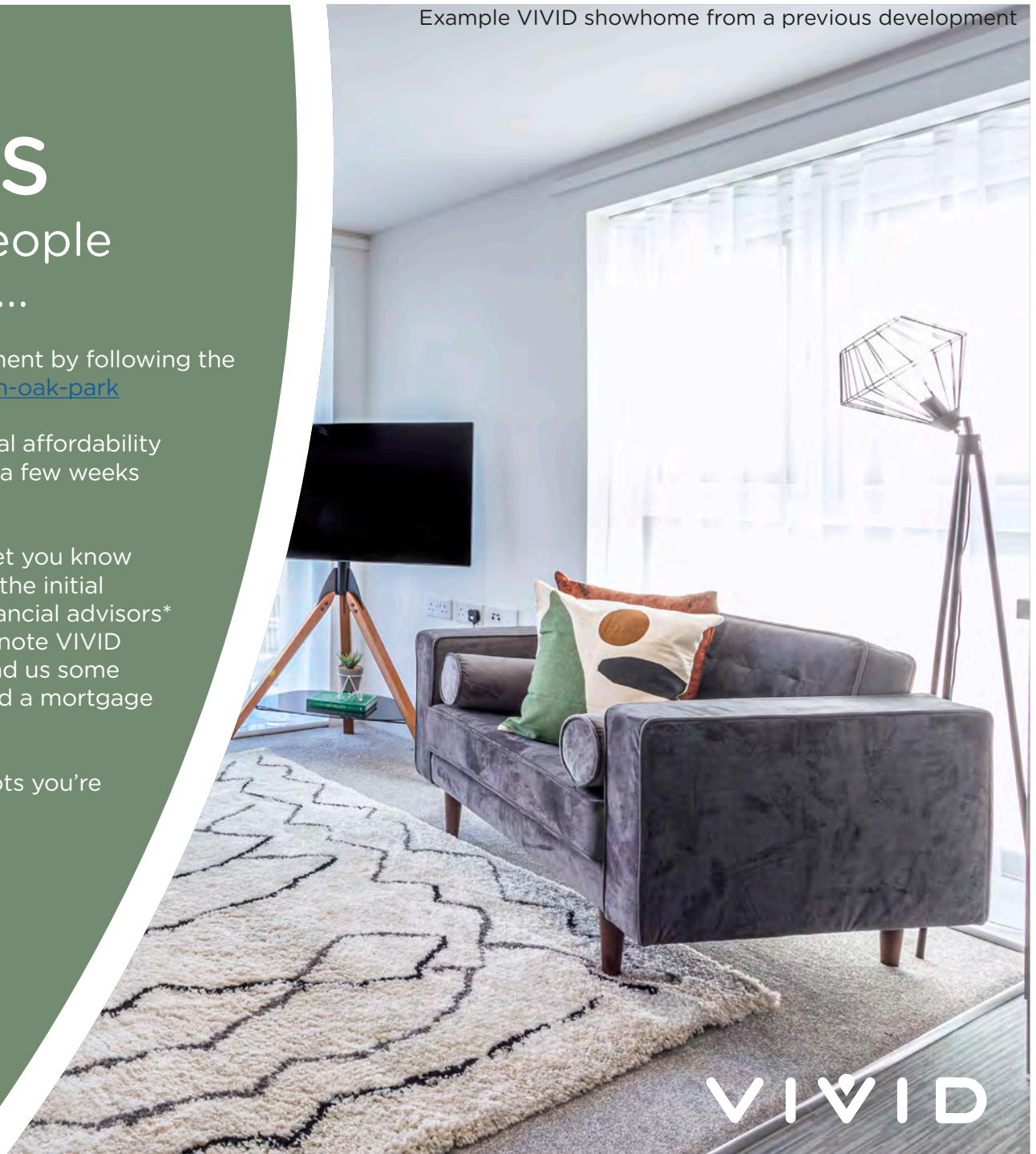
# HOW IT WORKS

We're all about helping people to find their perfect place...

- 1 Apply online for the Green Oak Park development by following the link: [yourvividhome.co.uk/developments/green-oak-park](https://yourvividhome.co.uk/developments/green-oak-park)
- 2 We'll check if you're eligible and meet the initial affordability criteria for your chosen home, which can take a few weeks when we're busy.
- 3 One of our Sales Officers will get in touch to let you know the outcome and your next steps. If you meet the initial checks, we'll ask you to speak to our panel financial advisors\* (even if you're a potential cash buyer). Please note VIVID are not a credit broker. Then you'll need to send us some more documents like proof of your deposit and a mortgage AIP (Agreement in Principle).
- 4 You'll also complete a form to tell us which plots you're interested in.
- 5 We'll check all the information you've sent us and let you know if we're able to offer you a new home. We'll tell you as quickly as we can, sometimes this can take a few weeks as each development will have different criteria to decide who gets the homes.

\*There are many financial advisors you could use to understand and apply for a Shared Ownership mortgage on your behalf. Every financial advisor has a duty to find you a mortgage that is best for you. They'll keep in mind VIVID's timescales for any mortgage that is offered to you to make sure it meets our sales timescales. We are signposting you to our panel advisors that do not charge you a fee for advice. If you choose to use another financial advisor that is absolutely fine and your choice. This will not impact any decision on whether you buy a home from VIVID.

Example VIVID showhome from a previous development



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# TRUST VIVID

Always got a prompt response to my emails. I was kept informed throughout the process. Lovely staff.

Kara - Shared Owner

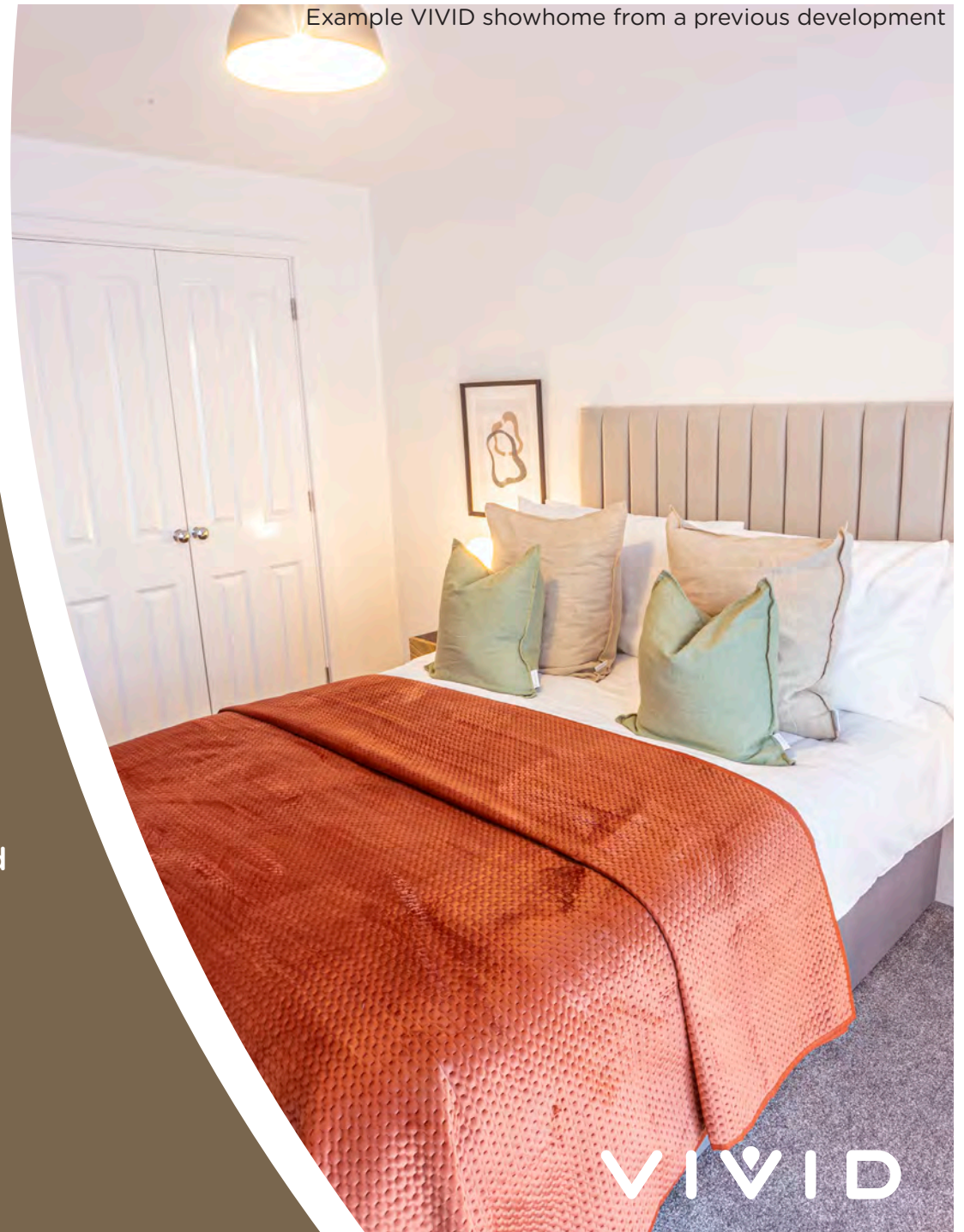
The service from start to finish was amazing. Fantastic communication, things happened when they said they would and the whole process was so easy.

Nicola - Shared Owner

VIVID have been outstanding from the very beginning of my application - they professionally supported me through the whole process explained every step and made me feel part of the VIVID family, I can't stress how amazing all the VIVID team have been - thank you.

Susan - Shared Owner

Example VIVID showhome from a previous development





# THE DEVELOPMENT

**Green Oak Park is a selection of 1, 2 & 3 bedroom homes in the historic village of Ockham**

Ockham appears in the Domesday Book as Bocheham and lies just outside the M25, 8.5 miles northeast from the vibrant centre of Guildford and 7.5 miles east of Woking. Neighbouring villages include Wisley, the Horsleys and Ripley.

Ockham is surrounded by agricultural land and woodland. Ockham Common, part of the Thames Basin Heath Special Protection Area, is home to rare birds and is a nationally important site for both dragonflies and damselflies.



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# THE LOCATION

Ockham is set in a beautiful location with plenty of outdoor space

Popular with walkers, cyclists and horse riders. Ockham Lane is on the Surrey Cycling Route and the village is near the route of the Tour of Britain cycle race and the London Surrey 100.

Nearby Wisley is known across the world for its renowned Royal Horticultural Society gardens.

The nearest railway stations are Effingham and East Horsley with direct lines to London. There is also a fast train service from Woking. There are good commuter routes into London via the A3 and M25 and the parish is close to both Heathrow and Gatwick airports.



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# Green Oak Park

**Plot 13**  
1 BEDROOM APARTMENT

## GROUND FLOOR

Kitchen / Living  
Dining Room 6.30m x 4.41m  
(20'-8" x 14'-6")

Bedroom 4.74m x 3.28m  
(15'-7" x 10'-9")

Plot 13 is a ground floor maisonette, which has been partially adapted. This means that a section of the kitchen will feature a 'rise and fall' worktop that allows for adjustable height and open leg room below. The bathroom features a shower over the bath and is not a wet room design. Please note, you'll need VIVID's permission to make any alterations to the current specification, please ask your Sales Officer for more information.



\*B = Boiler

GROUND FLOOR

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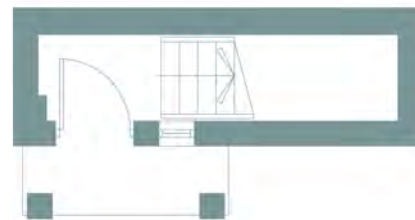
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# Green Oak Park

**Plot 14**  
1 BEDROOM APARTMENT

## FIRST FLOOR

Kitchen / Living / Dining Room	5.64m x 5.09m (18'-6" x 16'-8")
Bedroom	4.10m x 3.29m (13'-5" x 10'-10")



GROUND FLOOR



\*B = Boiler

FIRST FLOOR

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# Green Oak Park

**Plot 15**  
2 BEDROOM HOUSE

## GROUND FLOOR

Kitchen	2.26m x 4.35m (7'-5" x 14'-3")
Living / Dining Room	4.54m x 4.31m (14'-11" x 14'-2")

## FIRST FLOOR

Bedroom 1	4.54m x 2.99m (14'-11" x 9'-10")
Bedroom 2	4.54m x 3.06m (14'-11" x 10'-0")



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GROUND FLOOR

FIRST FLOOR

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# Green Oak Park

Plots 13,14,15



PLOT 14  
FRONT ELEVATION

PLOT 15



PLOT 15  
SIDE ELEVATION



PLOT 15  
REAR ELEVATION

PLOT 13

PLOT 14



PLOT 13  
FRONT ELEVATION

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# VIVID @ Green Oak Park

Ockham, GU23 6FL

Shared Ownership homes

Property type	Plot	Address	100% value*	Eg: FROM minimum 25% share (which you must raise mortgage & deposit for)	Eg: Initial monthly rent pcm FROM (based on 75% share you don't own)	Estimated monthly service charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
1 Bedroom Maisonette	13^	2 Edenwood Close, Ockham, Surrey, GU23 6FL	£335,000	£83,750	£523.44	£38.63	June 2024	990 Years	TBC	<a href="#">Energy Info</a> <a href="#">Key Info</a>
1 Bedroom Maisonette	14	2 Edenwood Close, Ockham, Surrey, GU23 6FL	£335,000	£83,750	£523.44	£38.63	June 2024	990 Years	TBC	<a href="#">Energy Info</a> <a href="#">Key Info</a>
2 Bedroom House	15	3 Edenwood Close, Ockham, Surrey, GU23 6FL	£500,000	£125,000	£781.25	£36.01	June 2024	990 Years	TBC	<a href="#">Energy Info</a> <a href="#">Key Info</a>

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**Please note the following:**

- Eligibility conditions apply.
- Initial rent is calculated at 2.50%
- Applicants with a live/work/family connection to the Guildford Borough Council area will have priority
- We may be required to discuss your application with the Local Authority.
- The 25% example above shows the **minimum** share available. Applicants will be means tested to confirm the share they purchase and are required to purchase the maximum affordable % .
- Successful applicants will have a maximum of 28 days \*\* to exchange contracts following VIVID's solicitor issuing the contract pack. You must then complete on the purchase within a maximum 5 days of either exchange of contracts or following handover from the developer.

\*Prices & projected handover dates are for guidance only and are subject to change. Our newbuild Shared Ownership homes are valued by a RICS (Royal Institute Chartered Surveyor) surveyor which confirms the full market value for 3 months.

Every 3 months we will have the homes revalued, to make sure they're in line with the current market. This means the price is non-negotiable. It also means the value of the homes could go up or down, so are subject to change.

\*\* or if all legal paperwork and the mortgage offer is in you must complete the sale.

# SPECIFICATION

## Kitchen

- Kitchen supplier is 'Wooden Heart'
- Unit doors are coloured Light Grey (Egger U708 ST9)
- Worktops are coloured India White (Duopal S63045 SD)
- Single electric integrated oven with Zanussi 4 burner gas hob and chimney style cooker hood

## Other Internals

- Carpet in non-wet areas is Cormar's 'Soft Deep Pile' in the colour of 'Meteorite'
- Walls and ceilings are painted white

## Externals

- Turfed garden
- Parking

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Images shown are indicative and do not represent the final specification. VIVID reserves the right to change items in the specification dependent on availability, at any moment, and without prior notice during the build completion.



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# WHO WE ARE

We're a customer-focused provider of affordable homes and the 4th largest builder amongst UK housing associations. We have an ambitious development programme, together with providing vital support services to our communities.

# BUYING MORE SHARES

Shared Ownership enables you to buy more shares in your home over time, from an additional 10% to outright purchase (in most cases). We call this staircasing.

# AFTER YOU MOVE IN

You can have confidence buying a VIVID home as our team are here to help you if you have any unforeseen issues or defects in your new home.



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SO HOW CAN YOU ENJOY  
ALL THIS FOR JUST £83,750?\*

# ONLY WITH VIVID SHARED OWNERSHIP

Shared ownership lets you buy a share of your new home. You can start at just 25% with a 5% deposit. You pay rent on the rest. If you buy a 25% share on one of these houses, you can expect the rent to be around £523.44 per month\*. In the future, as your financial situation changes, you can buy greater shares if you want to. This is called staircasing. As your share goes up, your rent comes down. If you'd like to get a better understanding of how much buying a brand new home at Green Oak Park would cost you.

Visit [www.yourvividhome.co.uk](http://www.yourvividhome.co.uk) to see all of our homes on offer with Shared Ownership!

\*Prices are based on buying a 25% share in a 1 bedroom Maisonette with a FMW of £335,000, shares start from £83,750 with a monthly rent of example of £523.44 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



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# NOW IT'S TIME TO APPLY

[yourvividhome.co.uk/developments/green-oak-park](https://yourvividhome.co.uk/developments/green-oak-park)

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