



VIVID AT

# KINGFISHERS

ASHFORD HILL, THATCHAM, HAMPSHIRE

# HOW IT WORKS

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

- 1 Apply online for the Kingfishers development by following the link: [yourvividhome.co.uk/developments/kingfishers](https://yourvividhome.co.uk/developments/kingfishers)
- 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



VIVID

# TRUST VIVID

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

Kara - Shared Owner

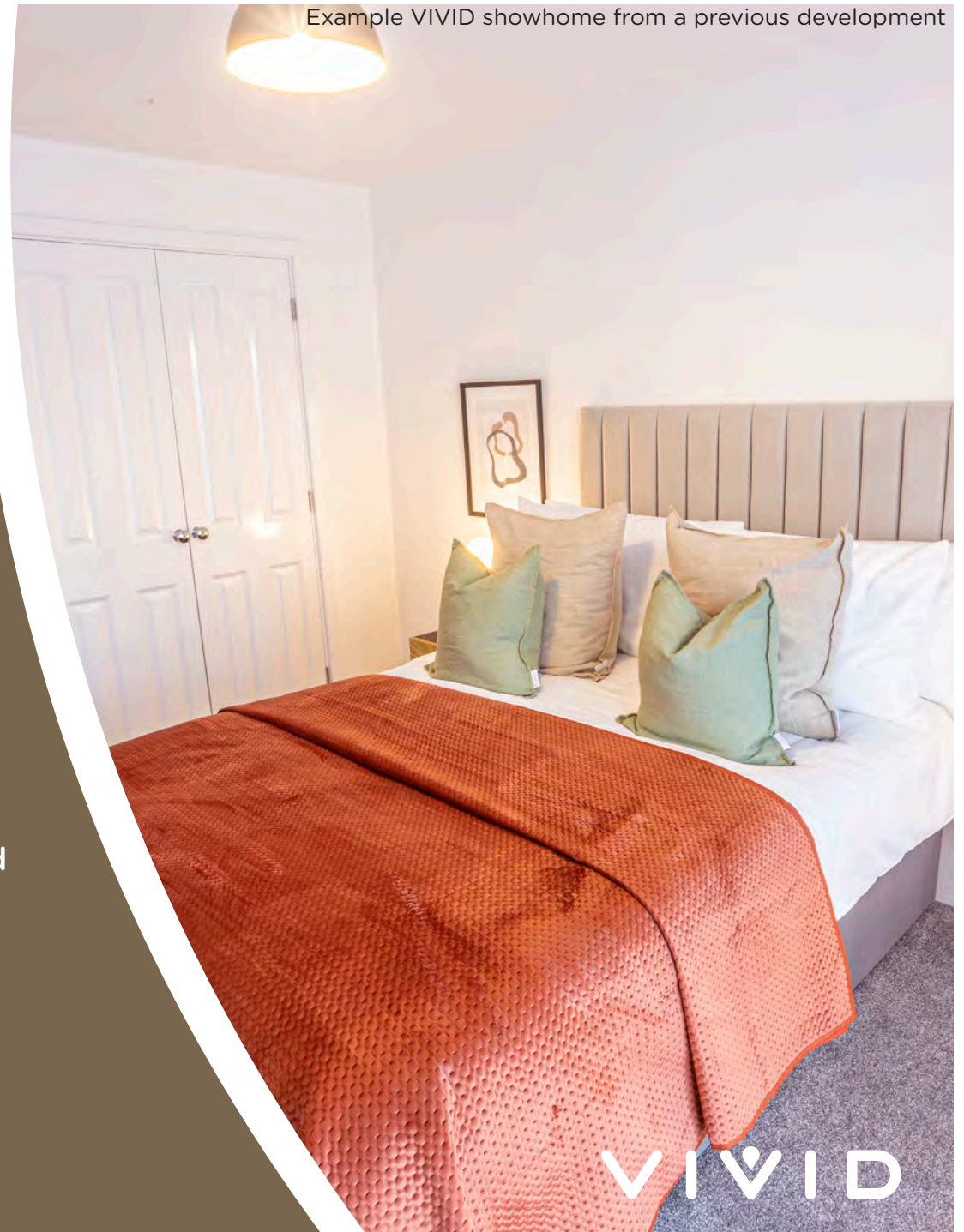
The service from start to finish was amazing. Fantastic communication, things happened when they said they would and the whole process was so easy.

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

2 and 3 bedroom homes is in the charming village of Ashford Hill, Thatcham

With so much on your doorstep here, weekends and days off will easily be filled. Just a short walk away is the Ship Inn Arts Centre which hosts a programme of events throughout the year including bi-monthly open mic nights.

For a fun day out, the famous and prestigious Newbury Racecourse is less than 10 miles away.

Families will be regular visitors to the award-winning 4 Kingdoms Adventure Park. Just up the road, this kids' paradise is open all-year round with over 21 play zones both indoor and outdoor including soft play, laser quest, a petting farm and mini train.



VIVID

Photo from Basingstoke

# THE LOCATION

Well connected to Basingstoke  
and further afield

Locally, the Star Inn at Kingsclere is a popular spot to indulge in a rewarding meal amongst the many dining options in the area, you are sure to find your favourites.

The idyllic rural location offers commuters easy access to Reading, Slough and London to the East with Swindon, Bristol and South Wales to the West via the M4. Heathrow Airport, Oxford and Southampton are less than an hour's\* drive away offering plenty of scope for days out, weekends away and holidays abroad.

Buses are regular in the village and the GWR train network serves stations in nearby Thatcham, Newbury and Basingstoke.

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# Kingfishers

Plot 5  
2 Bedroom House



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Living / Dining Room  
4.43m [14'-6"] x 4.33m [14'-2"]

Kitchen  
4.86m [15'-11"] x 2.13m [7'-0"]

## FIRST FLOOR

Bedroom 1  
4.43m [14'-6"] x 3.36m [11'-0"]

Bedroom 2  
3.82m [12'-6"] x 3.59m [11'-9"]

[www.yourvividhome.co.uk](http://www.yourvividhome.co.uk)  
@WeAreVIVIDsales

Please note floorplans are not to scale and are indicative only, total areas are provided as gross internal areas and are subject to variance and these plans do not act as part of a legally binding contract, warranty or guarantee. These plans may not be to scale and dimensions may vary during the build programme. It is common for fixtures and fittings to change during the build programme, for example boilers. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in to the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate the space needed for specific pieces of furniture. If your home is set within a terrace row, the position of the windows may vary from those shown on this plan. The property may also be a handed (mirrored) version of the layout shown here. We advise that you do not order any furniture based on these indicative plans, please wait until you can measure up fully, inside the property. Please speak to a member of our sales team about when you can gain access to take measurements. We will not be responsible for costs incurred due to ordering incorrect furniture. VIVID Housing Limited is registered in England and Wales as a registered society under the Co-operative and Community Benefit Societies Act 2014 under number 7544 with exempt charity status and as a registered provider of social housing with the Homes and Communities Agency under number 4850. Our registered office is at Peninsular House, Wharf Road, Portsmouth, Hampshire, PO2 8HB. All information correct at time of creation – December 2023.



# Kingfishers

Plot 5  
2 Bedroom House

Plot - 5



FRONT ELEVATION

PLOT 5



SIDE ELEVATION



REAR ELEVATION

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## VIVID @ Kingfishers

Ashford Hill, RG19 8FY

Shared Ownership houses

Property type	Plot	Address	100% value*	Eg: From min 25% share (which you must raise mortgage & deposit for)	Eg: Initial monthly rent pcm FROM (based on 75% share you don't own)	Service Charge Estimate	Projected handover date*	Lease Length	Council Tax Band	Important Information
2 Bedroom House	5	9 Lily Wood Lane, Ashford Hill, Thatcham, Hampshire, RG19 8FY	£375,000	£93,750	£644.53	£25.90	May 2024	990 Years	TBC	<a href="#">Energy Info</a> <a href="#">Key Info</a>

### Please note the following:

- Please note that these homes are restricted to a maximum of 80% staircasing meaning you will not be able to purchase 100% of these homes through staircasing
- Eligibility conditions apply
- Also, you must have a local connection to the Basingstoke & Deane Local Authority area either through residency, work or family. We may be required to discuss your application with the Local Authority
- Initial Rent is calculated at 2.75%
- 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

- Worktops with Dust Grey coloured doors with Ariel Cup handles
- White Carrara Marble effect worktops with laminate upstand to match worktop
- Kitchen sink is a 12.5 bowl stainless steel with swan neck monobloc mixer tap

## Bathroom

- Bathroom tiles are Minoli Tiles with a Lithium Matt colour
- Floor finish is a comfytex Leoline Vinyl (595)

## Other Internals

- Carpet will be Cormar Apollo Plus carpet with a Homerton Grey colour
- Ceilings will be painted white and walls will be painted with Dulux 'Brilliant White Emulsion'

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.



VIVID

# 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.

# AFTERCARE

Buying a new VIVID home comes with all the confidence our Aftercare team brings. They're here to help you should there be any unforeseen issues regarding repairs or defects in your new home.



SO HOW CAN YOU ENJOY  
ALL THIS FOR JUST £93,750?\*

# 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 £644.53 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 Kingfishers 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 2 bedroom house with a FMW of £375,000, shares start from £93,750 with a monthly rent of example of £644.53 (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/kingfishers](https://yourvividhome.co.uk/developments/kingfishers)

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