



VIVID AT

MOUNTBATTEN PARK

NORTH BADDESLEY, HAMPSHIRE



WE'RE ALL ABOUT
HELPING PEOPLE
TO FIND THEIR
PERFECT PLACE...

Example VIVID showhome from a previous development

1

Apply online for the Mountbatten Park development by following the link: yourvividhome.co.uk/developments/mountbatten-park

2

We'll check if you're eligible and meet the 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

TRUST VIVID

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

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

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

Kara - Shared Owner





Photograph of nearby Rownhams

THE DEVELOPMENT

Mountbatten Park is a selection of 2 bedroom homes situated in a bespoke development in North Baddesley.

North Baddesley is a large village just a few miles from the historic town of Romsey. It has excellent travel links with easy access to the M27 and M3, connections to major towns such as Southampton and Winchester are close by. Baddesley Common, on the edge of the New Forest, is within a short distance of the development, it has 50 acres of woodland, grassland and parkland that's great for family walks

The village has some independent shops and amenities with Chandler's Ford, Eastleigh, and Romsey within a short drive for a wider choice to cover your day to day needs.

THE LOCATION

North Baddesley is a beautiful location with easy access to a variety of amenities.

The beautiful New Forest National Park is approximately 20 minutes away, ideal for those who love the outdoor lifestyle with plenty of walks, bike trails and wildlife, including the wild ponies.

Romsey is just 10 minutes' drive. It's a beautiful market town on the edge of the New Forest with close links to Southampton and Winchester. Although rich in history, Romsey also has a cosmopolitan feel with stylish restaurants and bars and a range of shops including one-off boutiques alongside high street brands.



Photograph of nearby Romsey

Mountbatten Park

Plot 83
2 BEDROOM APARTMENT

GROUND FLOOR

Kitchen / Living / Dining Room	5.58m x 5.26m (18'-4" x 17'-3")
Bedroom 1	5.26m x 3.00m (17'-3" x 9'-10")
Bedroom 2	4.25m x 3.31m (13'-11" x 10'-10")



GROUND FLOOR

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 - January 2024.

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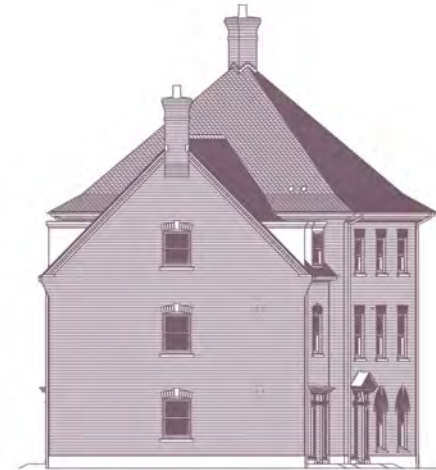
VIVID

Mountbatten Park

Plot 83
2 BEDROOM APARTMENT



PLOT 83
FRONT ELEVATION

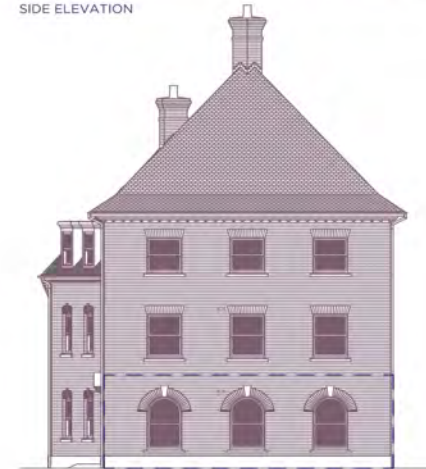


SIDE ELEVATION



REAR ELEVATION

PLOT 83



PLOT 83
SIDE ELEVATION

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THE SPECIFICATION

Kitchen

- Contemporary kitchen with Dark Ash coloured worktops
- Cupboard doors are from the Plaza range and are a neutral cashmere colour
- Kitchen vinyl is from the Novilon range and is a 'Dark Greywash Oak' (5782)
- An oven and hob will also be provided

Internals

- Carpet provided is from the Grosvenor range (12047 'Gunmetal 08')

Bathrooms

- Tiles are from the Porcelanosa range and are a neutral white
- The flooring is a neutral 'Off-White' (6513) vinyl from the Novilon range

Please note that there's a Design & Community Code that you need to follow. More details on this code can be found on the Ashfield Partnership website: www.ashfieldestate.com/the-ashfield-design-community-code/

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

SO HOW CAN YOU ENJOY
ALL THIS FOR JUST £58,750?*

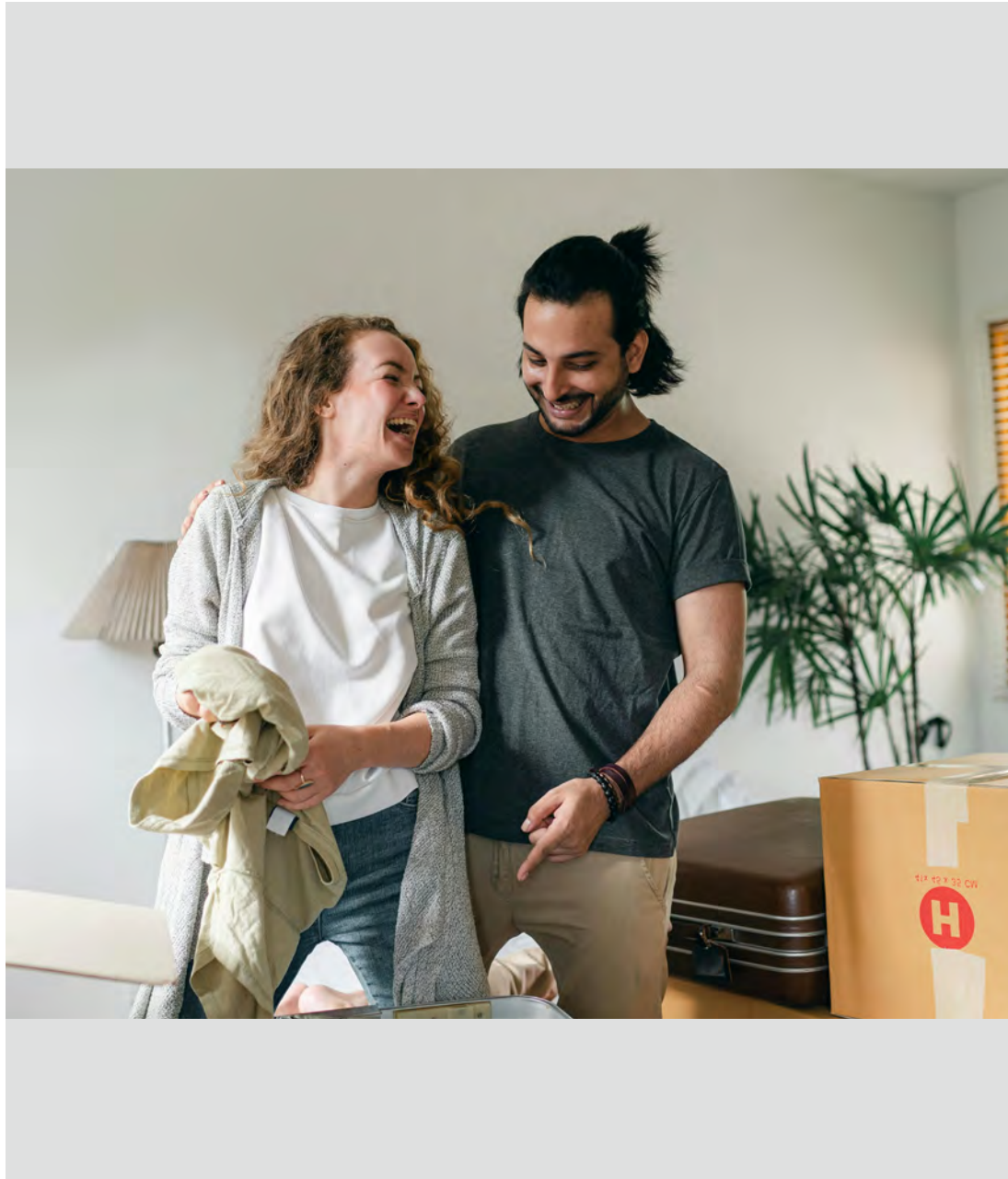
ONLY WITH VIVID SHARED OWNERSHIP

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 maisonettes, you can expect the rent to be around £403.91 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 Mountbatten Park would cost you.

Visit 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 maisonette with a FMV of £235,000, shares start from £58,750 with a monthly rent of example of £403.91 (Based on unsold equity at 2.75% of value). Terms and conditions apply.





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.

NOW IT'S
TIME TO APPLY

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

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VIVID @ Mountbatten Park

North Baddesley, SO52 9AJ

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
2 bedroom maisonette	83	12 Overlord Way, North Baddesley, Southampton, Hampshire, SO52 9AJ	£235,000	£58,750	£403.91	£114.32	July 2024	990 Years	TBC	Energy Info Key Info

Please note the following:

- Please note that residents of these homes are expected to adhere to a Design & Community Code. More details on this code can be found on the Ashfield Partnership website: www.ashfieldestate.com/the-ashfield-design-community-code/
- Eligibility conditions apply.
- Initial rent is calculated at 2.75%
- Applicants will have priority on the following basis:
 - Those who currently live in the Test Valley local authority area
 - Those who work in the Test Valley local authority area
 - Those who have family in the Test Valley local authority area
- 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.