



VIVID AT

SAXON'S GATE

ANGMERING, WEST SUSSEX

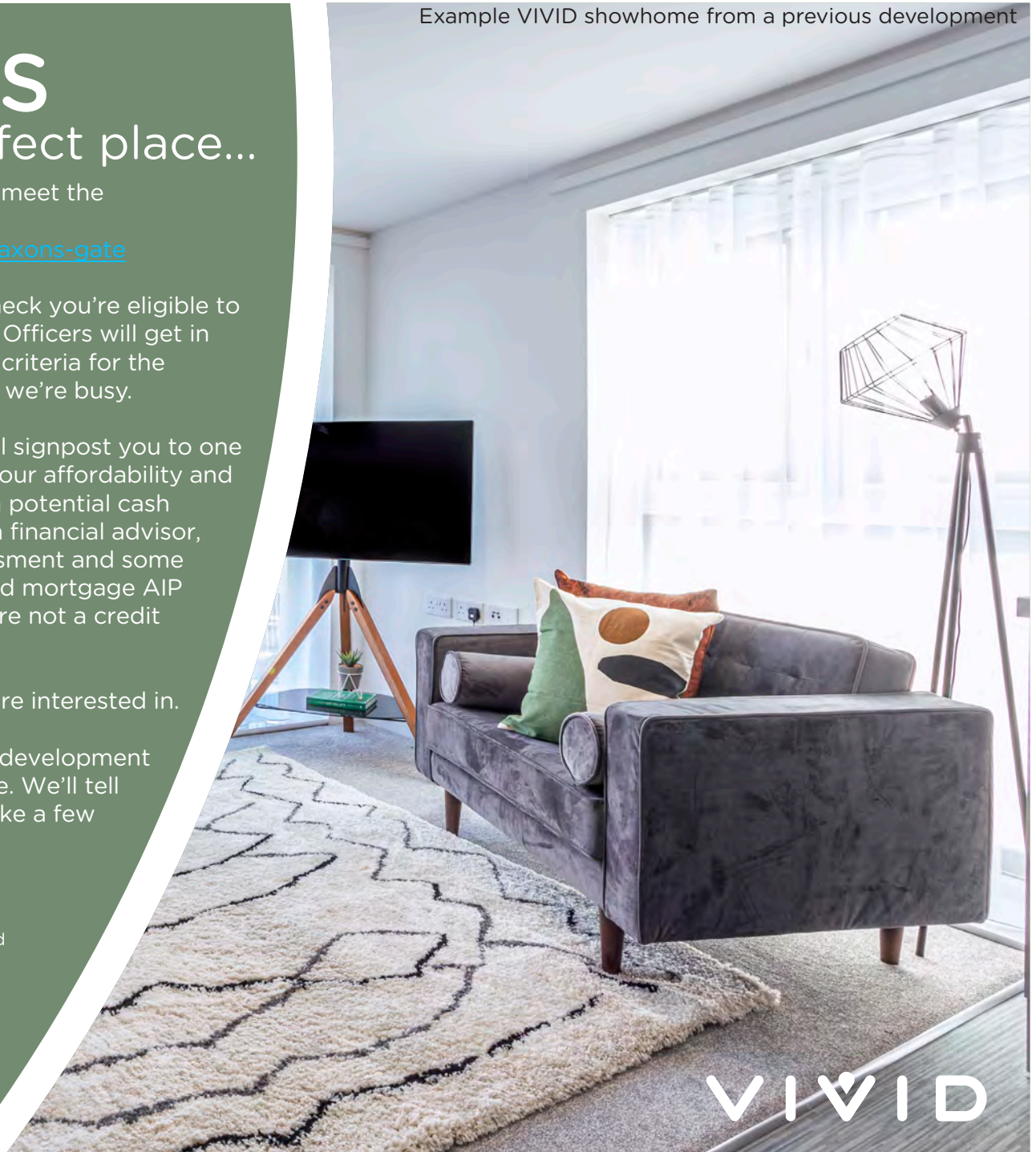
HOW IT WORKS

Helping you find your perfect place...

- 1 View the listing for Saxon's Gate, check if you meet the local connection criteria and apply online:
<https://yourvividhome.co.uk/developments/saxons-gate>
- 2 Once we've received your application, we'll check you're eligible to apply for Shared Ownership. One of our Sales Officers will get in touch to let you know if you meet the priority criteria for the development, this can take a few weeks when we're busy.
- 3 If we're able to progress your application, we'll signpost you to one of our panel financial advisors* to talk about your affordability and the share you could purchase (even if you're a potential cash buyer). If you choose to use them or your own financial advisor, they'll send us your completed financial assessment and some more documents like proof of your deposit and mortgage AIP (Agreement in Principle). Please note, VIVID are not a credit broker.
- 4 We'll also ask you to email us which plots you're interested in.
- 5 We'll review all the documents and check the development criteria to see if we're able to offer you a home. We'll tell you as soon as we can, sometimes this may take a few weeks whilst we complete this process

*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 the mortgage that's best for you. They'll keep in mind VIVID's timescales for any mortgage that is offered to you, as it needs to meet our sales timeframe. We're signposting you to our panel Financial Advisors as they are experts in Shared Ownership and know the VIVID process too. They'll complete your affordability checks free of charge. If you're offered a home and apply for a mortgage with them there will be a £250 fee, please check with your panel financial advisor when this will be payable. If you choose to use another Financial Advisor that's absolutely fine, and your choice won't impact any VIVID decision on whether you buy a home from us.
Please note; VIVID is not a credit broker.

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



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THE DEVELOPMENT

Saxon's Gate is a collection of homes available in Angmering

These homes at Saxon's Gate offer opportunities for first time buyers, second steppers, families and downsizers looking for a leisurely lifestyle. A mix of the charming, historic, contemporary, country and coastal, Angmering's village community has a lot going for it.

Just a short drive from Worthing and Littlehampton and just slightly further afield, Chichester, Arundel, Pulborough and Brighton and Hove, the attractive village of Angmering has plenty of local amenities including three schools, play parks, small shops and a post office all with the scenic expanse of the South Downs National Park.



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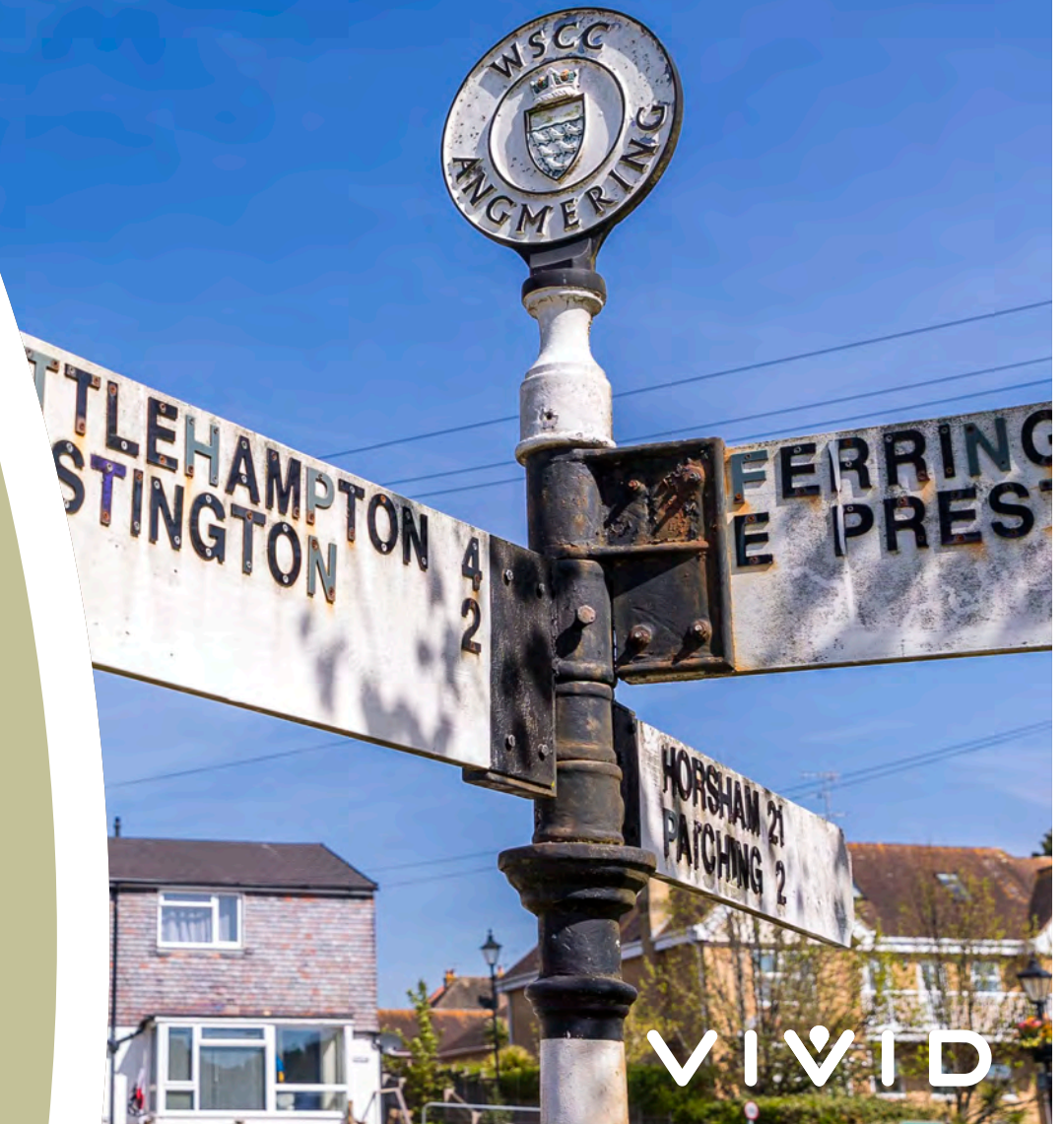
THE LOCATION

With a variety of amenities and easy access to travel links further afield, Angmering has lots to offer

With close access to the A27, many of towns and cities across this stretch of the south coast are easy to get by car and the train station offers direct routes to Portsmouth, Chichester, Brighton and London.

Sitting south of the South Downs and is less than 10 minutes from Arundel Castle, there are plenty of stunning spots to explore nearby.

Just down the road from the centre of the village is East Preston Beach - a groyne and pebble beach. This is a popular sailing location with a sailing club situated on the beach - but because of its difficult access it's often only used by locals.



VIVID

Saxons Gate

Plot 472
3 BEDROOM HOUSE

GROUND FLOOR

Kitchen	3.46m x 3.10m (11'-4" x 10'-2")
Living / Dining Room	5.09m x 4.84m (16'-8" x 15'-11")



GROUND FLOOR

FIRST FLOOR

Bedroom 1	4.84m x 2.85m (15'-11" x 9'-4")
Bedroom 2	4.73m x 2.58m (15'-6" x 8'-6")
Bedroom 3	3.65m x 2.18m (12'-0" x 7'-2")



*B = Boiler

FIRST 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 mirrored (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 company 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 - October 2024.

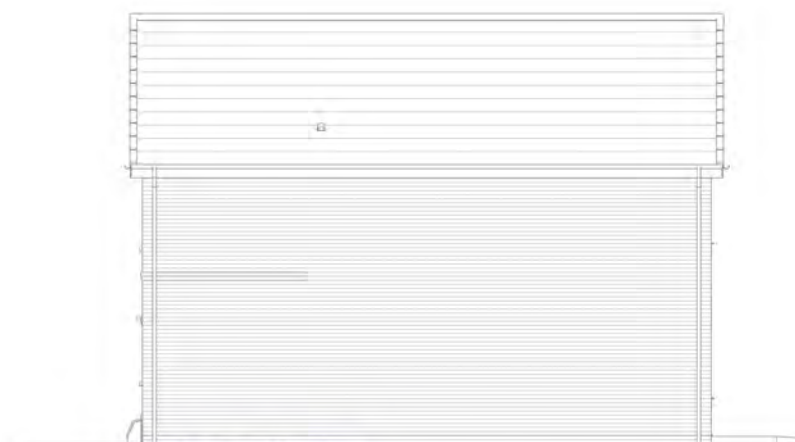
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Saxons Gate

Plot 472
3 BEDROOM HOUSE



FRONT ELEVATION



REAR ELEVATION



GABLE ELEVATION

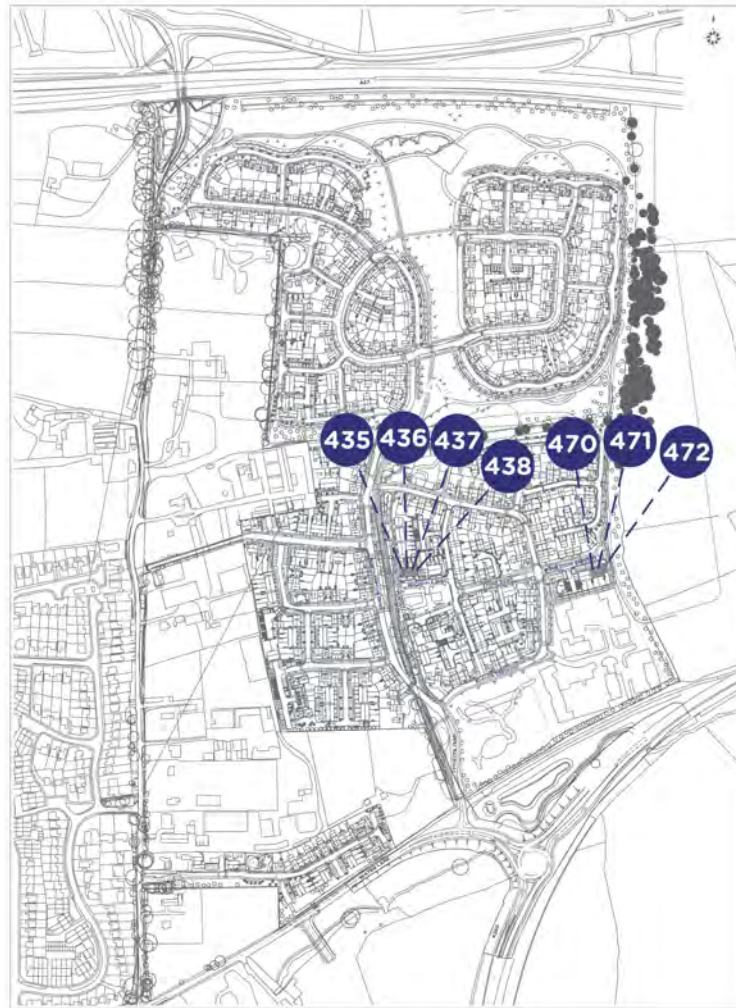


GABLE ELEVATION

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SPECIFICATION

More information will be confirmed on spec but, generally, our homes are:

- Decorated in a neutral style
- Carpet in non-wet areas
- Vinyl in wet areas
- Oven, hob and hood
- Shower over bath
- Plot 472 features two parking spaces (demised)

^parking spaces include EV charging points, please speak with your Sales Officer for more information

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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SERVICES & ADDITIONAL INFO

- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- Solar Panels - Plot 472 features solar panels
- Broadband Coverage Checker
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Coverage Checker
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Planning - View the local website for more information
<https://www.arun.gov.uk/>

Please Note: Newbuild property specification and additional info is not always available, also newbuild property addresses may not be active immediately with all service providers. Please contact the team if you have additional queries.



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.

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.

Example VIVID showhome from a previous development



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SO HOW CAN YOU ENJOY
ALL THIS FOR JUST £108,750?*

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 £747.66 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 Saxon's Gate 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 3 bedroom house with a FMV of £435,000, shares start from £108,750 with a monthly rent of example of £747.66 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



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PRICELIST AND MORE INFORMATION

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
3 Bedroom Detached House	472	12 Wimbledon Gardens, Angmering, Littlehampton, BN16 4SX	£435,000	£108,750	£747.66	£33.50	August 2025	990 Years	TBC	Energy Info Key Info

PLEASE NOTE THE FOLLOWING:

- Eligibility conditions apply.
- Initial Rent is calculated from 2.75%
- We are currently only accepting applications from applicants who meet the following criteria to the Arun District Council area:
Currently living in Arun and has done for at least 3 continuous years
Currently living in Arun and has done for at least 5 non-consecutive years in the last 10-year period
Currently works in Arun with at least 16 hours a week for at least 2 continuous years and remains working in the Arun District
Needs to be in the Arun District to give or receive regular daily support from or to a close relative (parents, adult children, siblings). The support must be such that it is required on an ongoing and long-term basis and is not capable of being provided by other family members or available support agencies.
The close relative must be permanently resident in the Arun District and have lived in the district continuously for at least 10 years immediately prior to the application date
- 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.

If purchasing a property off-plan Handover dates are only projected and subject to change. Vivid will inform you of any changes to projected handover dates as and when received by the developer. Please note that we are not able to give you detailed information to the reasons for any extended delays due to confidentiality agreements within the contracts between vivid and the developer.

By agreeing to reserve a property off-plan Vivid will not be responsible for any fees that you may incur due to delays in property completions.

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

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NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/saxons-gate



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