



VIVID AT

SPINDRIFT PARK

BOGNOR REGIS, WEST SUSSEX

HOW IT WORKS

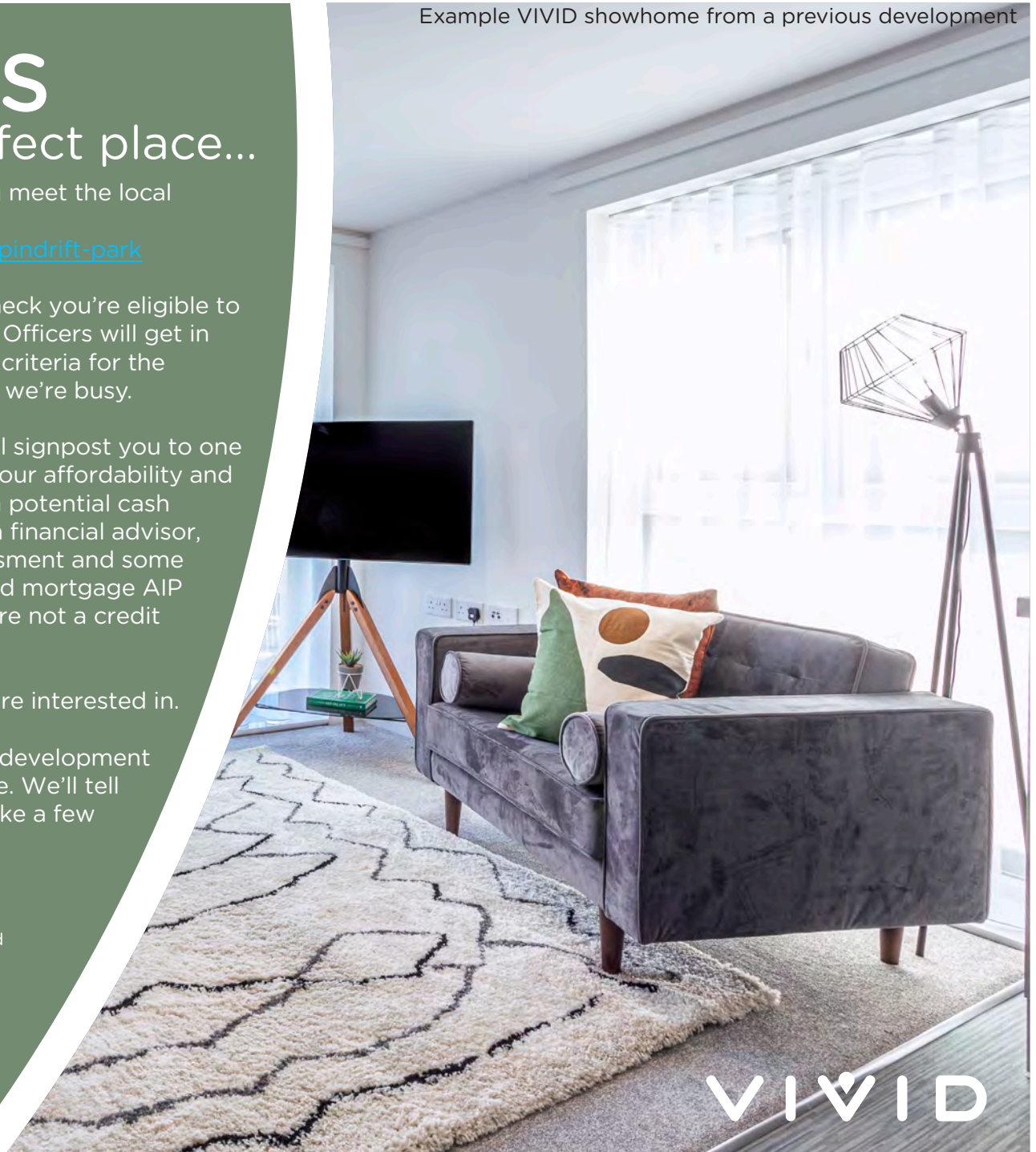
Helping you find your perfect place...

- 1 View the listing for Spindrift Park, check if you meet the local connection criteria, then apply online:
<https://yourvividhome.co.uk/developments/spindrift-park>
- 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 of 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



THE DEVELOPMENT

Spindrift Park is a development of 2 bedroom houses in Pagham, Bognor Regis

These homes at Spindrift Park offer opportunities for first time buyers, families and downsizers looking for a leisurely lifestyle. A mix of the charming, rural and coastal, Pagham's village community could be your new home.

Just a short drive from Bognor Regis and just slightly further afield, Chichester, Littlehampton, Selsey and Arundel, the attractive village of Pagham has plenty of local amenities including schools, play parks, small shops and pubs all with the scenic expanse of the South Downs National Park to one side and the beaches of the south coast on the other.

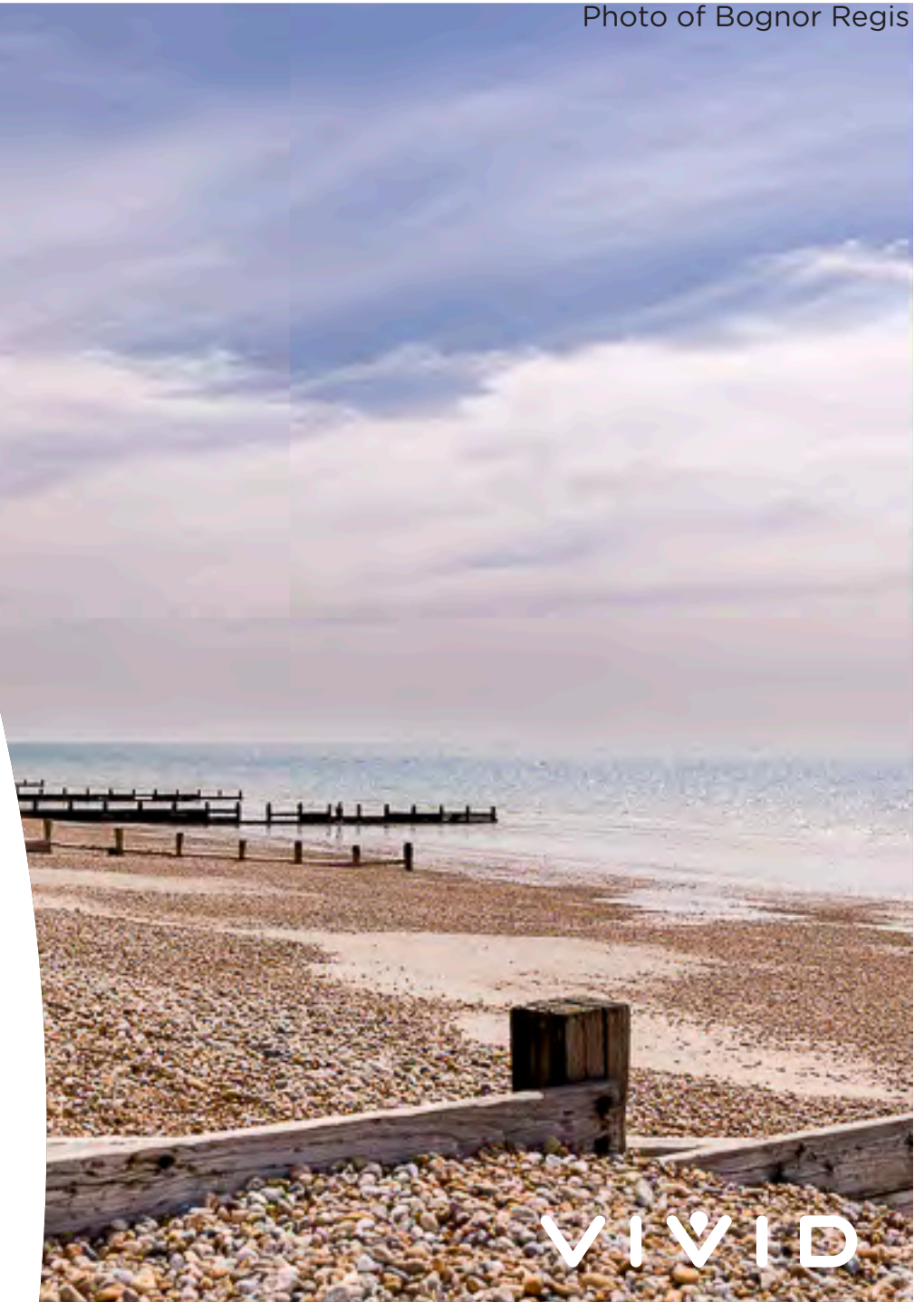


THE LOCATION

If you live in this part of the South Coast you're spoiled for choice

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

Pagham and Aldwick beaches are both just a 5 minute drive away. Ideal for sunny days and beach walks to blow away the cobwebs. Pagham beach is popular for swimming, sailing (there is a yacht club), windsurfing and walking. There is a nature reserve just to the east of the beach and its wetlands and lagoon of the reserve are good for bird watching. Here there is a car park and facilities including shops, cafés, and toilets.



VIVID

Spindrift Park

Plots 298, 299, 300
2 BEDROOM HOUSE

GROUND FLOOR

Living /Dining Room	5.16m x 4.13m (16'-11" x 13'-7")
Kitchen	3.40m x 2.68m (11'-2" x 8'-10")

FIRST FLOOR

Bedroom 1	4.13m x 3.50m (13'-7" x 11'-6")
Bedroom 2	4.13m x 4.02m (13'-7" x 13'-2")



GROUND FLOOR



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 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 - April 2024.

VIVID

Spindrift Park

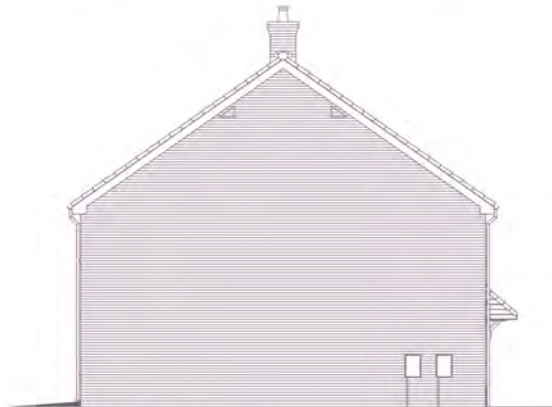
Plots 298, 299, 300
2 BEDROOM HOUSE



PLOT 298
PLOT 299
PLOT 300
FRONT ELEVATION



PLOT 300
PLOT 299
PLOT 298
REAR ELEVATION



PLOT 298
SIDE ELEVATION



PLOT 300
SIDE 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
- Parking

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

SERVICES & ADDITIONAL INFO

- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- 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.



VIVID

SO HOW CAN YOU ENJOY
ALL THIS FOR JUST £78,750?*

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 £541.41 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 Spindrifft 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 house with a FMW of £315,000, shares start from £78,750 with a monthly rent of example of £541.41 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



VIVID

NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/spindriftpark

VIVID

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VIVID @ Spindrift Park

Pagham, PO21 3WE

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 Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
2 Bedroom House	299	8 Pine Marten Close, Pagham, Bognor Regis, West Sussex, PO21 3WE	£315,000	£78,750	£541.41	£32.84	January 2025	990 Years	TBC	Key Info

Please note the following:

- Eligibility conditions apply.
- Please note that only applicants with a connection can be considered for a home on this development. The connection criteria is as follows:
 - 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

- We may be required to discuss your application with the Local Authority
- Initial Rent is calculated from 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 % .
- The service charge figure in the first year is based on assumptions and VIVID's experience of managing similar homes. This figure will be reviewed annually and may vary from the original estimate. End of year accounts are published in September, showing the actual expenditure and adjustments made for any shortfall or surplus and if we get the information earlier, we'll review and update you during the conveyancing process too.
- 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.