



VIVID AT

# THE PADDOCK

EASTERGATE, WEST SUSSEX

# HOW IT WORKS

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

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



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# THE DEVELOPMENT

**Brand new 3 bedroom houses coming soon to The Paddock in Eastergate, Chichester**

The Paddock is just half a mile from the A27, bringing Chichester within fifteen minutes' drive. Portsmouth can be reached in around half an hour, Brighton within 45 minutes and Southampton in less than an hour. Direct trains from Barnham Station, two miles from the development, serve Southampton, Portsmouth, Brighton and London Victoria.

A few bus services each day between Chichester and Arundel stop near the development and call at Barnham Station, and more buses between Chichester and Bognor Regis pass through the village centre.





# THE LOCATION

The Paddock is well situated for access to miles of outstanding natural landscapes

The Central Convenience Store in the village, provides most everyday needs including groceries, wine and beer, and incorporates post office facilities. Other shops can be found within 20 minutes' walk at an Esso station and in Westergate. There is a GP practice in Eastergate, and Bright Starts day nursery, Eastergate Primary School and Ormiston Six Villages Academy, all assessed as 'Good' by Ofsted, are all within fifteen minutes walk of the development.

Fontwell Park Racecourse, to the north of The Paddock, complements its normal racing schedule with themed race days, including family events, throughout the year. Other sports and leisure amenities in the village include the Six Villages Sports Centre with its modern, well equipped gym.



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# The Paddock

**Plot 12**  
**3 BEDROOM HOUSE**

**GROUND FLOOR**

Kitchen / Dining Room	5.02m x 3.60m (16'-6" x 11'-10")
Lounge	4.20m x 3.28m (13'-9" x 10'-9")

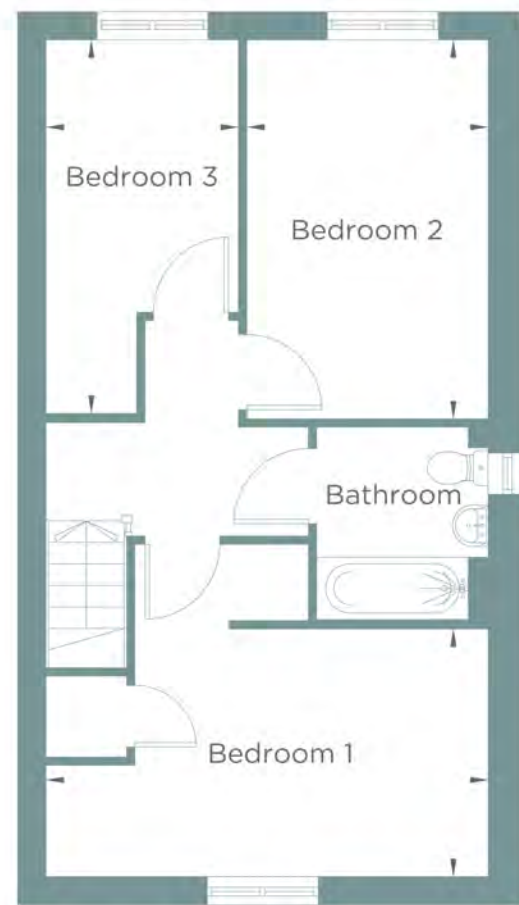
**FIRST FLOOR**

Bedroom 1	5.17m x 2.84m (17'-0" x 9'-4")
Bedroom 2	4.28m x 2.75m (14'-1" x 9'-0")
Bedroom 3	4.22m x 2.20m (13'-10" x 7'-3")



**GROUND FLOOR**

\*B = Boiler



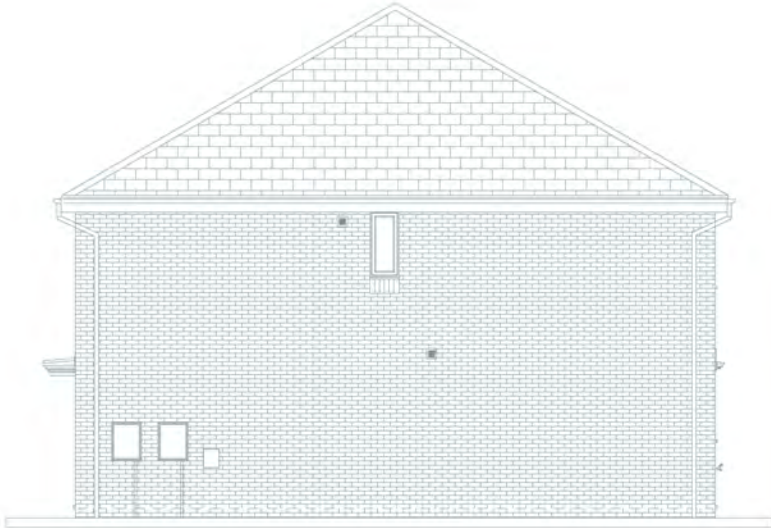
**FIRST FLOOR**

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 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 Peninsula House, Wharf Road, Portsmouth, Hampshire, PO2 8HB. All information correct at time of creation - May 2024.



# The Paddock

**Plot 12**  
**3 BEDROOM HOUSE**



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

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# The Paddock

**Plot 13**  
**3 BEDROOM HOUSE**

**GROUND FLOOR**

Kitchen / Dining Room	5.02m x 3.60m (16'-6" x 11'-10")
Lounge	4.20m x 3.28m (13'-9" x 10'-9")

**FIRST FLOOR**

Bedroom 1	5.17m x 2.84m (17'-0" x 9'-4")
Bedroom 2	4.28m x 2.75m (14'-1" x 9'-0")
Bedroom 3	4.22m x 2.20m (13'-10" x 7'-3")



**GROUND FLOOR**

\*B = Boiler



**FIRST FLOOR**

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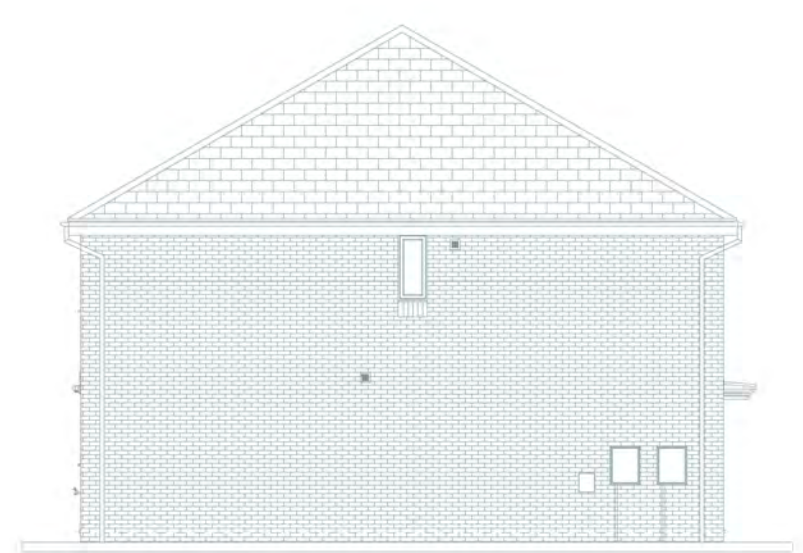
**Plot 13**  
**3 BEDROOM HOUSE**



FRONT ELEVATION



REAR ELEVATION



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.



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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 £90,000?\*

# 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 £618.75 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 The Paddock 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 3 bedroom house with a FMV of £360,000, shares start from £90,000 with a monthly rent of example of £618.75 (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/the-paddock](https://yourvividhome.co.uk/developments/the-paddock)

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# The Paddock

Eastergate, PO20 3BN

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
3 Bedroom House	12	24 Farrenden Way, Eastergate, Chichester, West Sussex, PO20 3BN	£360,000	£90,000	£618.75	£35.94	October 2024	990 Years	TBC	<a href="#">Key Info</a>
3 Bedroom House	13	26 Farrenden Way, Eastergate, Chichester, West Sussex, PO20 3BN	£360,000	£90,000	£618.75	£35.94	October 2024	990 Years	TBC	<a href="#">Key Info</a>

## 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 % .
- 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.