



VIVID AT

HERONS QUARTER

WARSASH, HAMPSHIRE

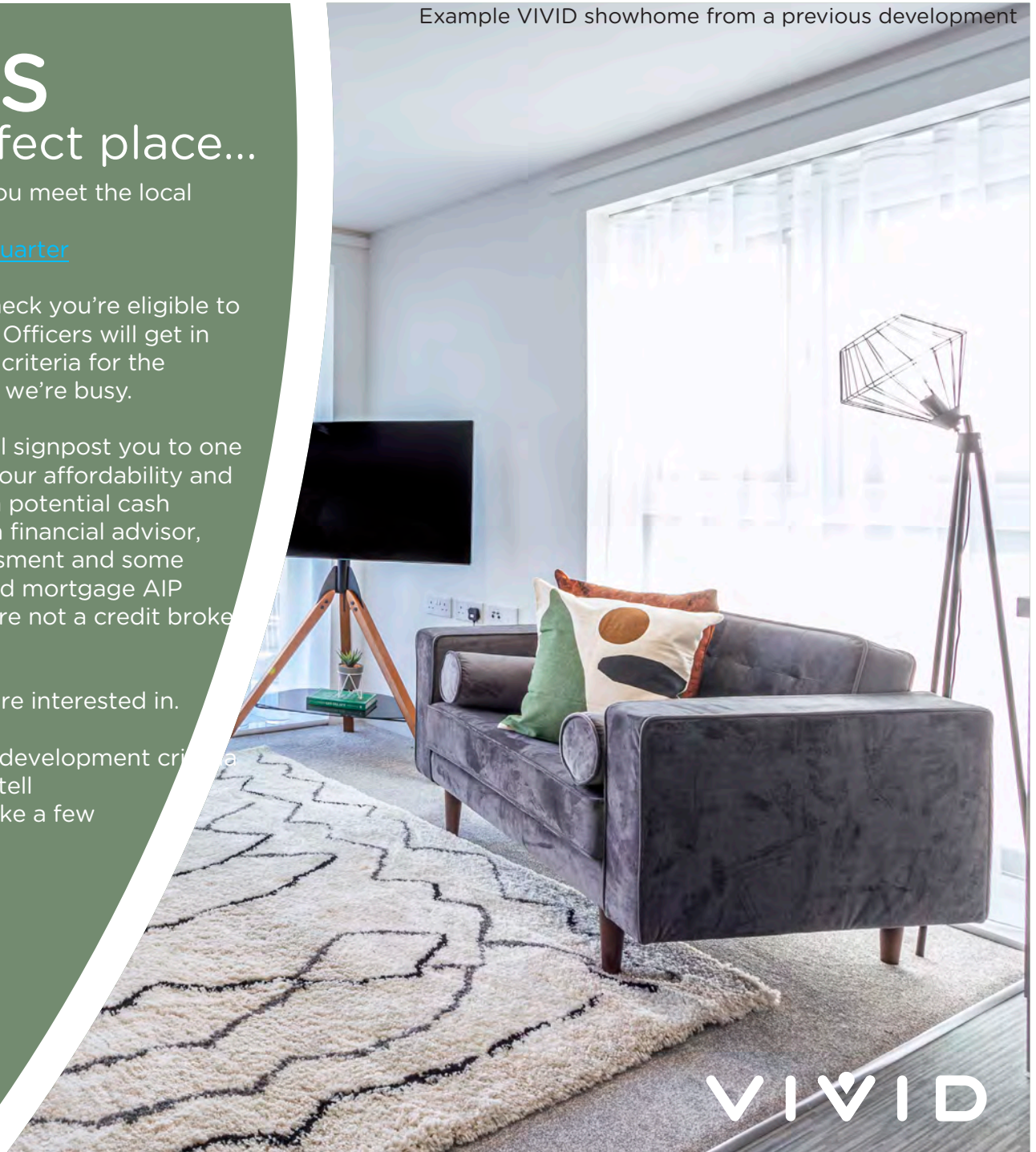
HOW IT WORKS

Helping you find your perfect place...

- 1 View the listing for Herons Quarter, check if you meet the local connection criteria then apply online:
yourvividhome.co.uk/developments/herons-quarter
- 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

Hérons Quarter is a new development of homes in the Warsash area

Heron's Quarter is set in the pretty maritime village of Warsash, located in the south of Hampshire. This coastal village is situated at the mouth of the River Hamble. This location is ideal if you enjoy sailing, being on the water or enjoy a stroll along the banks of the river. The village is very friendly and there are plenty of options for socialising with several pubs, bars and restaurants nearby.



Photo of nearby Warsash

THE LOCATION

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

Aside from the shops supplying everyday essentials in Warsash, there's a larger supermarket, Waitrose and more at the Locks Heath Retail Park. Just along the M27 is the popular village of Hedge End, here you'll find a large Sainsbury's Supermarket, B&Q, TK Maxx and Homesense, M&S, B&M, Pets at Home, Lidl, Aldi, Next Home, and many more places to eat and drink.



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Herons Quarter

Plot 56
1 BEDROOM MAISONNETTE

GROUND FLOOR

Kitchen / Dining / Living Room	6.80m x 3.79m (22'-4" x 12'-5")
Bedroom 1	4.44m x 4.00m (14'-5" x 13'-2")



GROUND FLOOR

*B = Boiler

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 2025.

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Herons Quarter

Plot 57
1 BEDROOM MAISONNETTE

GROUND FLOOR

Kitchen / Dining / Living Room	6.80m x 4.30m (22'-4" x 14'-1")
Bedroom 1	3.55m x 3.00m (11'-8" x 9'-10")



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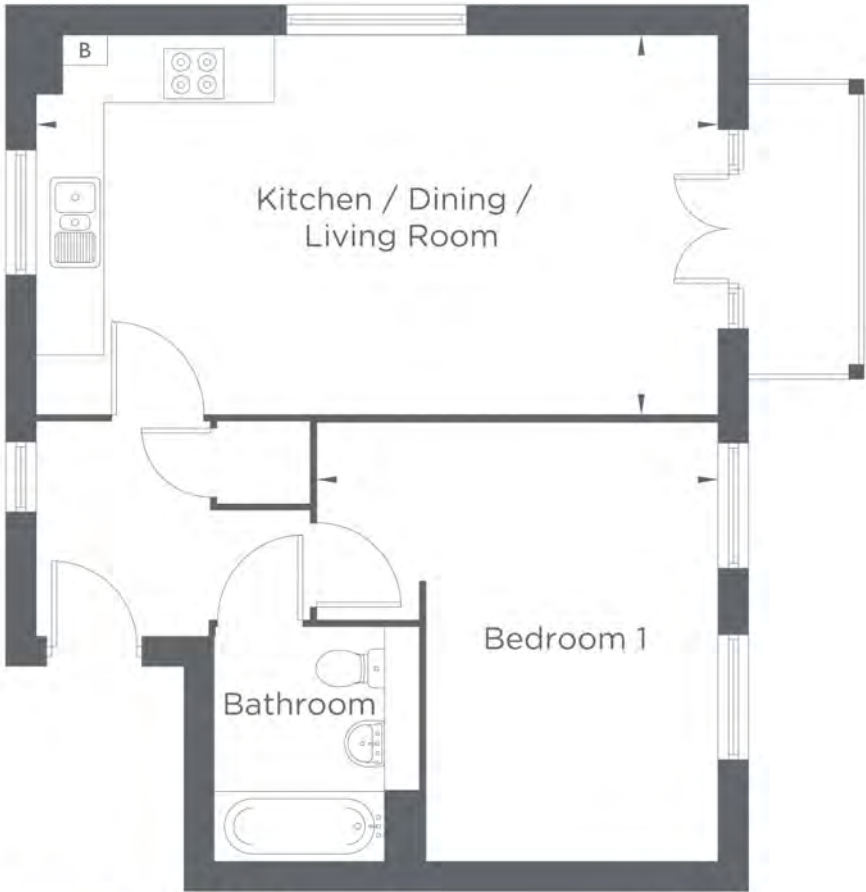
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Plot 59
1 BEDROOM APARTMENT

FIRST FLOOR

Kitchen / Dining / Living Room	6.80m x 5.10m (22'-4" x 16'-9")
Bedroom 1	3.55m x 3.33m (11'-8" x 10'-10")
Bedroom 2	3.55m x 3.44m (11'-8" x 11'-3")



FIRST FLOOR

*B = Boiler

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Plot 55-60
1-2 BEDROOM MAISONETTE AND APARTMENTS



BIN / CYCLE STORE

PLOT 55-60
SOUTH ELEVATION



PLOT 55-60
EAST ELEVATION



PLOT 55-60
NORTH ELEVATION

BIN / CYCLE STORE



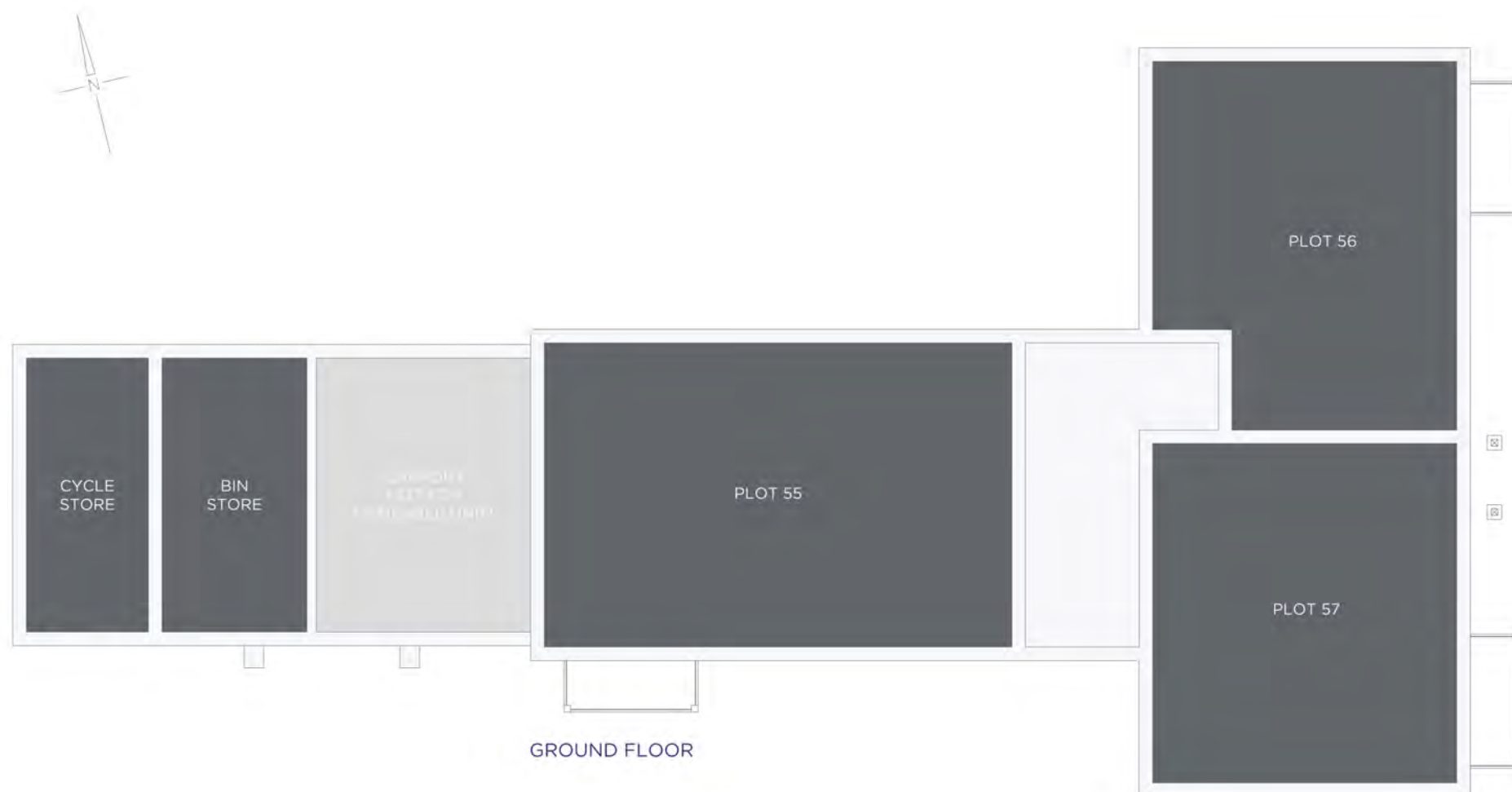
PLOT 55-60
WEST ELEVATION

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Plots 55-57



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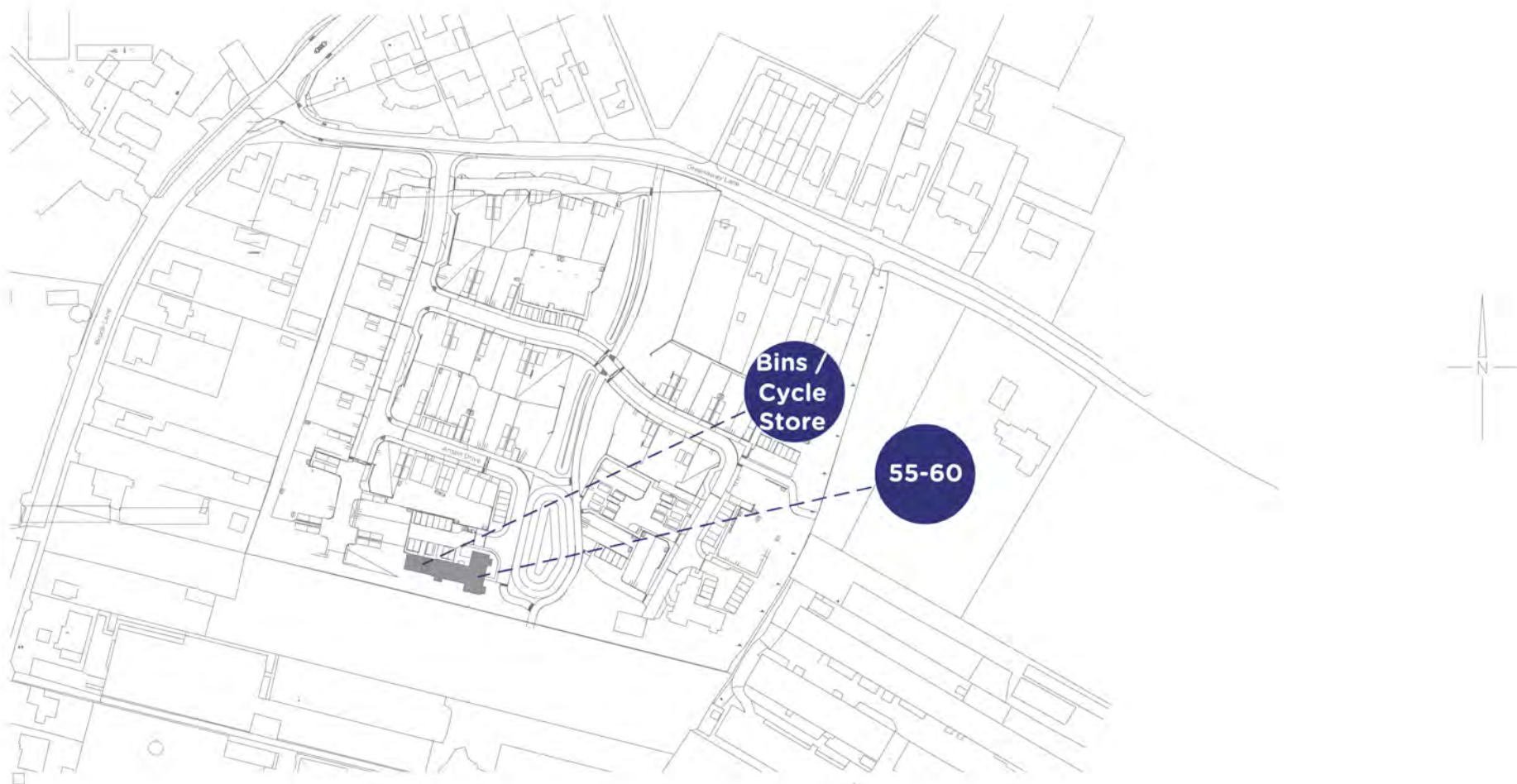
Plots 58-60



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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
- Gas Combi Boiler
- Plots 55 & 56 feature two parking spaces^ (Right to Use)
- Plots 57 - 60 feature one parking spaces^ (Right to Use)

^parking spaces include Active 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.



VIVID

SERVICES & ADDITIONAL INFO

- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- Broadband - BT & Virgin
- Broadband Coverage Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Solar Panels - Current plots feature solar panels
- Construction method - Traditional
- Planning - View the local website for more information <https://www.fareham.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 £47,500?*

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 homes you can expect the rent to be around £326.56 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 Herons Quarter 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 1 bedroom apartment with a FMV of £190,000, shares start from £47,500 with a monthly rent of example of £326.56 (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
1 Bedroom Ground Floor Maisonette	56	Flat 2, 12 Anson Drive, Warsash, SO31 9LZ	£190,000	£47,500	£326.56	£35.54	June 2025	990 Years	TBC	Energy Info Key Info
1 Bedroom Ground Floor Maisonette	57	Flat 1, 12 Anson Drive, Warsash, SO31 9LZ	£190,000	£47,500	£326.56	£35.54	June 2025	990 Years	TBC	Energy Info Key Info
1 Bedroom First Floor Apartment	59	Flat 6, 12 Anson Drive, Warsash, SO31 9LZ	£190,000	£47,500	£326.56	£35.54	June 2025	990 Years	TBC	Energy Info Key Info

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PRICELIST AND MORE INFORMATION

PLEASE NOTE THE FOLLOWING:

- Eligibility conditions apply.
- Initial Rent is calculated from 2.75%
- Currently only applicants with a live/work/family connection to the Fareham Borough Council Area can be considered.
- 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/herons-quarter

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