



VIVID AT

MARLOW WALK

WARSASH, HAMPSHIRE

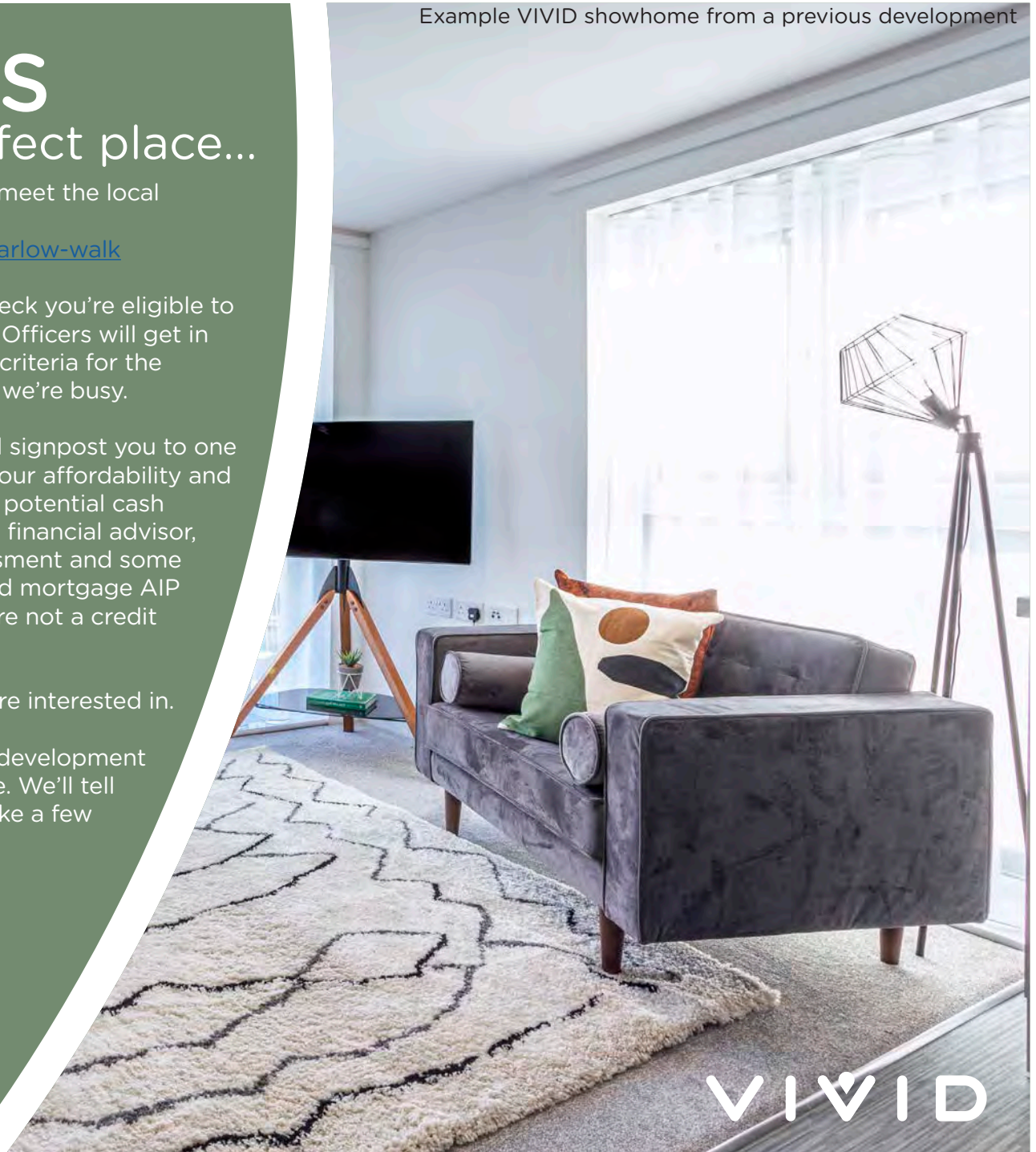
HOW IT WORKS

Helping you find your perfect place...

- 1 View the listing for Marlow Walk, check if you meet the local connection criteria, then apply online:
<https://yourvividhome.co.uk/developments/marlow-walk>
- 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



THE DEVELOPMENT

**Marlow Walk is a new selection
of 3 bedroom houses and a 2
bedroom apartment in Warsash**

VIVID at Marlow Walk 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.



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THE LOCATION

Warsash is a beautiful coastal village with easy access to travel links

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.



VIVID

Marlow Walk

Plot 21
3 BEDROOM HOUSE

GROUND FLOOR

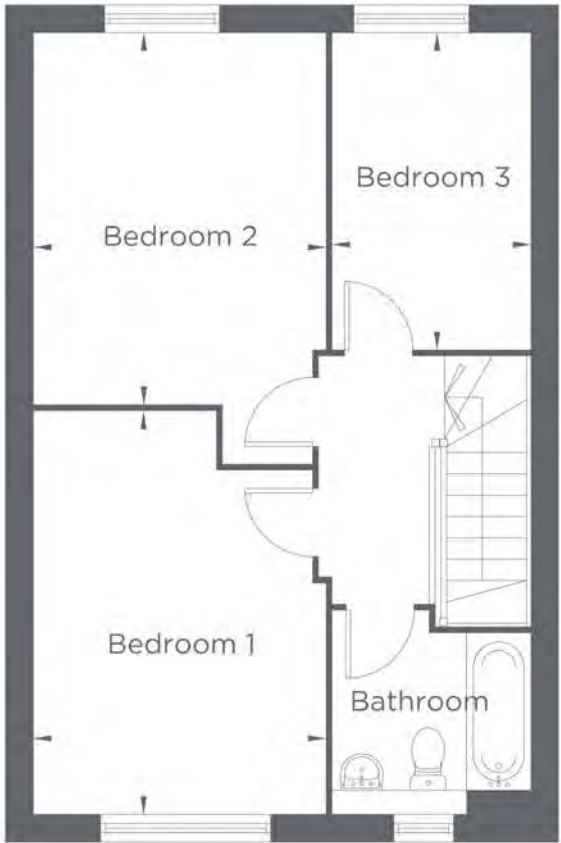
Kitchen / Dining Room	5.50m x 3.30m (10'-10" x 18'-0")
Living Room	3.88m x 3.35m (12'-9" x 11'-0")

FIRST FLOOR

Bedroom 1	4.44m x 3.24m (14'-7" x 10'-7")
Bedroom 2	4.10m x 3.24m (13'-5" x 10'-7")
Bedroom 3	3.49m x 2.20m (11'-6" x 7'-3")



GROUND FLOOR



FIRST FLOOR

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Marlow Walk

Plot 22
3 BEDROOM HOUSE

GROUND FLOOR

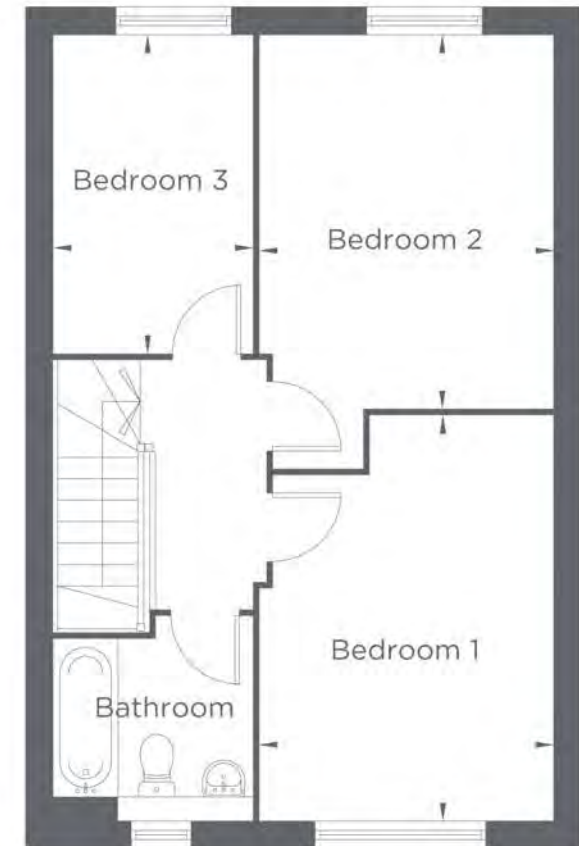
Kitchen / Dining Room	5.50m x 3.30m (10'-10" x 18'-0")
Living Room	3.88m x 3.35m (12'-9" x 11'-0")

FIRST FLOOR

Bedroom 1	4.44m x 3.24m (14'-7" x 10'-7")
Bedroom 2	4.10m x 3.24m (13'-5" x 10'-7")
Bedroom 3	3.49m x 2.20m (11'-6" x 7'-3")



GROUND FLOOR



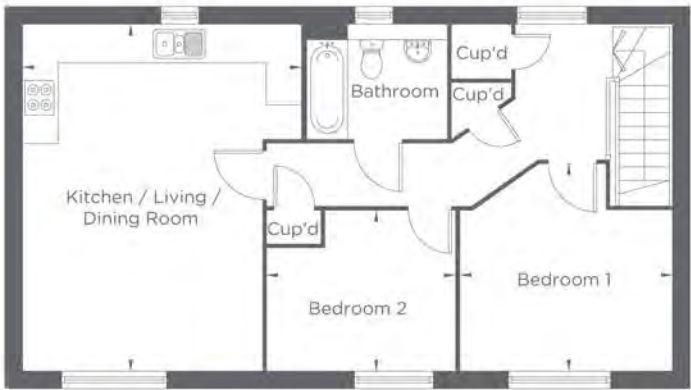
FIRST FLOOR

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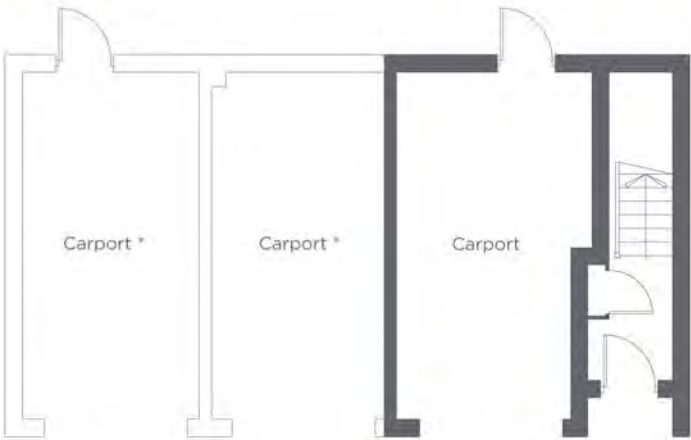
VIVID

Marlow Walk

Plot 23 2 BEDROOM APARTMENT



FIRST FLOOR



*Car Ports For Other Plots

GROUND FLOOR

FIRST FLOOR

Kitchen / Living / Dining Room	6.01m x 4.85m (19'-9" x 15'-11")
Bedroom 1	3.68m x 3.60m (12'-2" x 11'-10")
Bedroom 2	3.29m x 2.79m (10'-10" x 9'-2")

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Plot 21-23

3 BEDROOM HOUSE & 2 BEDROOM APARTMENT



PLOT 21 FRONT ELEVATION PLOT 22 Carport Plot 22 Carport Plot 21 Carport Plot 23 PLOT 23



PLOT 23 REAR ELEVATION PLOT 22 PLOT 21



PLOT 21 SIDE ELEVATION

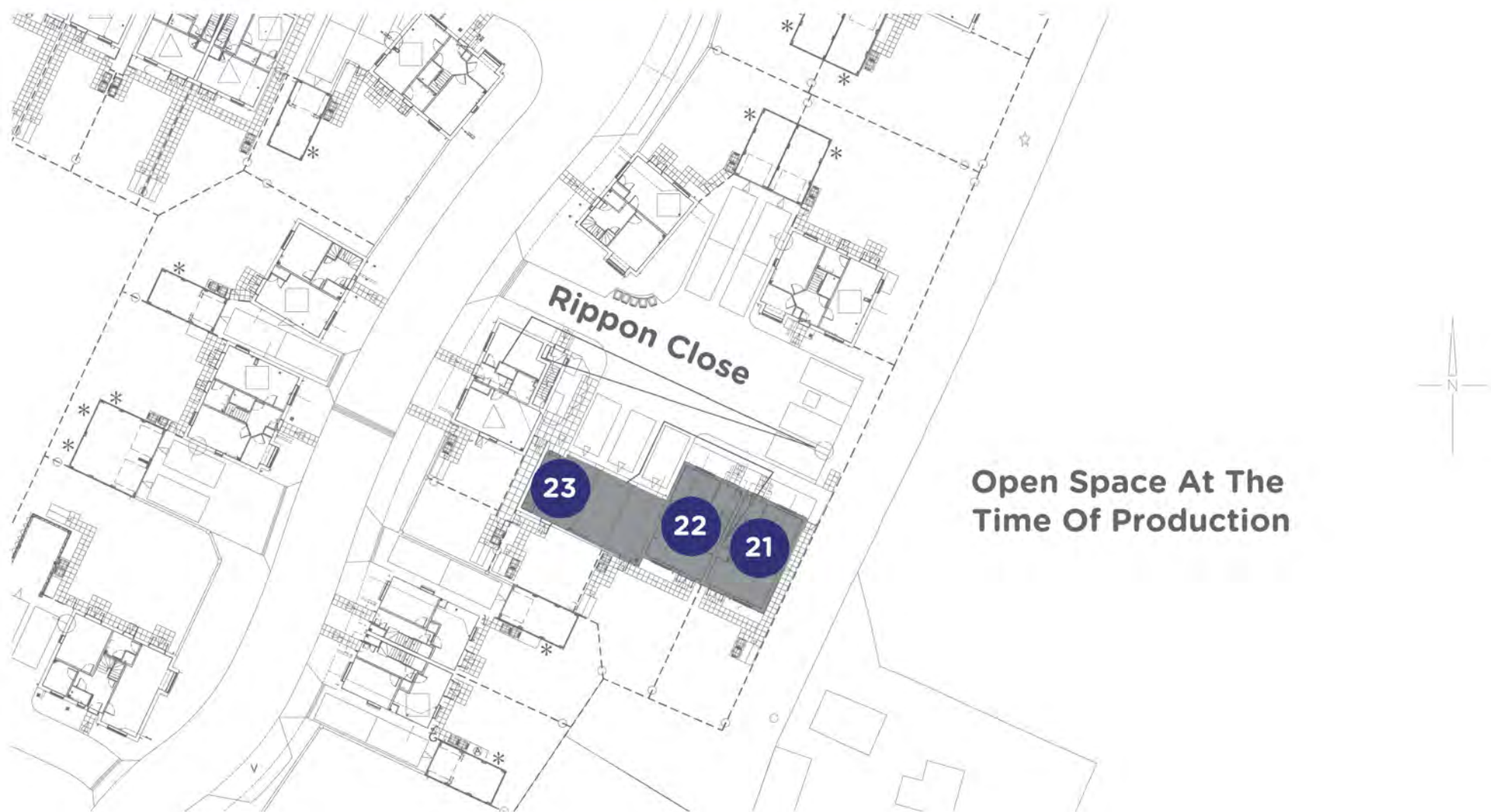


PLOT 22 SIDE ELEVATION PLOT 23

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SPECIFICATION

Kitchen

- Symphony kitchen
- Beaufloor Ultragrip Pro Vinyl

Bathroom

- Porcelenosa white ceramic tiles
- Beaufloor Ultragrip Pro Vinyl

Other Internals

- Dulux Supermatt White paint on walls and ceilings
- No gas supply, These plots benefit from an Air Source Heat Pump

Parking

- Plot 21, 22 features one parking space^ with a car port (demised)
- Plot 23 features one parking space^ with a car port (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.



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SERVICES & ADDITIONAL INFO

- Utilities - Air Source Heat Pumps, Electric, Water (Metered) & Waste Water
- Broadband - BT & Hyperoptic
- Broadband Coverage Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Construction method - Traditional
- Solar Panels - These plots benefit from Solar Panels
- 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.

Example VIVID showhome from a previous development



VIVID

SO HOW CAN YOU ENJOY
ALL THIS FOR JUST £72,500?*

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 £498.44 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 Marlow Walk 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 apartment with a FMW of £290,000, shares start from £72,500 with a monthly rent of example of £498.44 (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 Semi Detached House	21	15 Rippon Close, Warsash, Southampton, Hampshire, SO31 9EJ	£395,000	£98,750	£678.91	£45.31	August 2025	990 Years	TBC	Energy Info Key Info
3 Bedroom Semi Detached House	22	13 Rippon Close, Warsash, Southampton, Hampshire, SO31 9EJ	£395,000	£98,750	£678.91	£45.31	August 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Apartment (FOG)	23	11 Rippon Close, Warsash, Southampton, Hampshire, SO31 9EJ	£290,000	£72,500	£498.44	£44.64	August 2025	990 Years	TBC	Energy Info Key Info

PLEASE NOTE THE FOLLOWING:

- Eligibility conditions apply.
- Currently we can only consider applicants with a local connection through living, working or having close family in the Fareham Borough Council area
- 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

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NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/marlow-walk



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