



VIVID AT

ROMAN PARK

WHITCHURCH, HAMPSHIRE

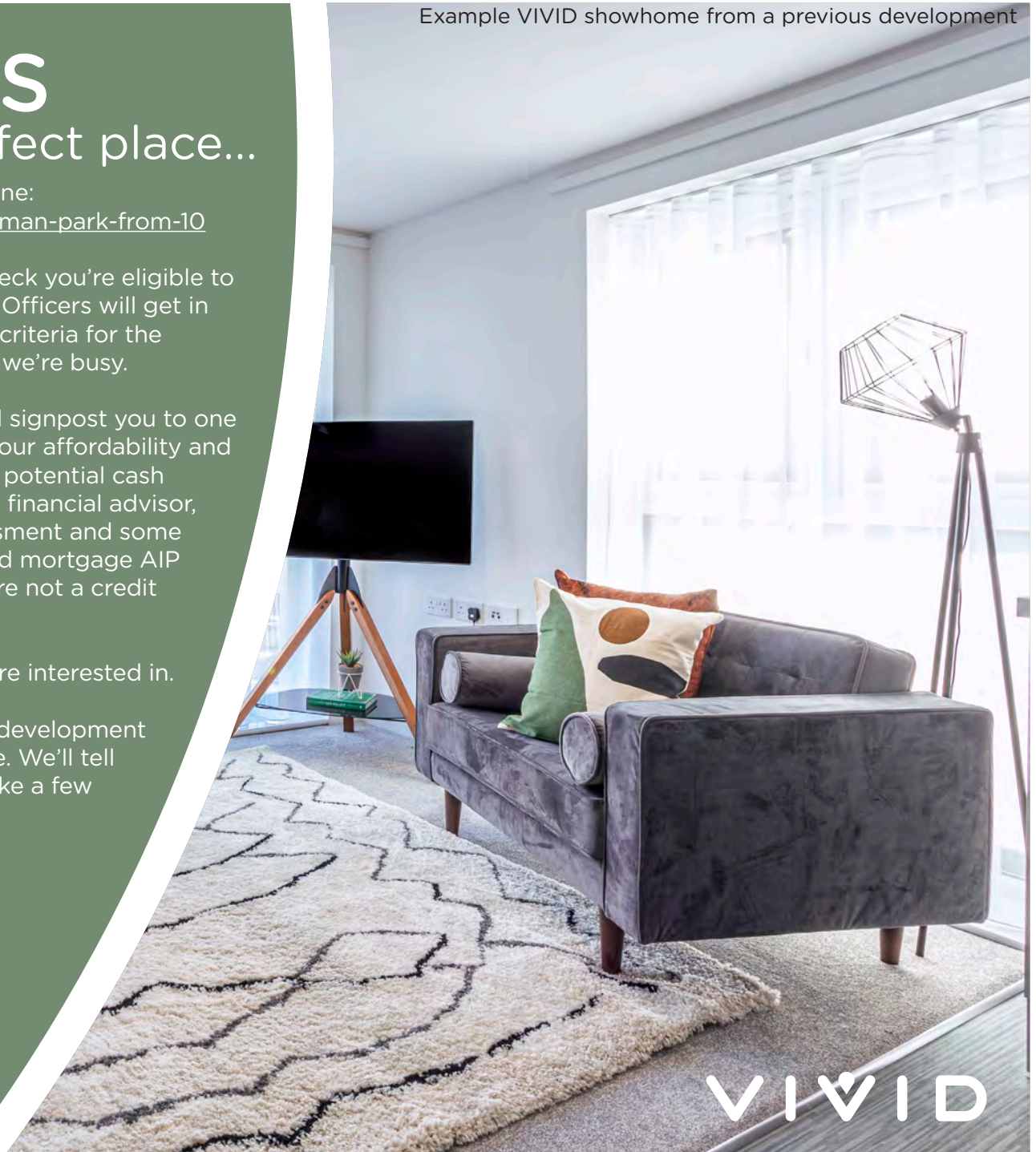
HOW IT WORKS

Helping you find your perfect place...

- 1 View the listing for Roman Park and apply online:
<https://yourvividhome.co.uk/developments/roman-park-from-10>
- 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



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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

Roman Park is a new development of 3 bedroom homes, in the picturesque town of Whitchurch.

Whitchurch is situated on the River Test and is full of historic charm and elegance, whilst being well placed for the convenience desirable for modern living.

Whitchurch is the smallest town in Hampshire with early industrial roots starting with mills trading in silk, grain, wool and paper. Whitchurch still remains a busy town with an excellent selection of shops including traditional butchers and bakers, supermarket, specialist retailers, pubs and restaurants. There are many attractive buildings on its pretty streets and local residents are proud of this unique town, which is filled with character and history.



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THE LOCATION

Whitchurch is located close to Basingstoke with its myriad of connections.

If you travel a little further afield you'll discover the North Wessex Downs, miles of beautiful rolling countryside with ancient hamlets. If you prefer to stay closer to home you can take a walk along The Mill Trail alongside the River Test, taking in the historic mills on the way. For younger children Whitchurch C of E Primary School is located just over a mile away. Whitchurch offers a great range of amenities and travel links, with Whitchurch Train station just a four-minute drive away* and access to the A34 is just 16 minutes' drive*, providing access to larger towns such as Newbury, Andover and Reading. Basingstoke is just 26 minutes* drive away and you can access a large number of high street retailers inside Festival Place shopping centre, a range of restaurants and supermarkets including Waitrose and Sainsburys.



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Roman Park

Plot 13 3 BEDROOM HOUSE

GROUND FLOOR

Living Room	3.67m x 3.36m (12'-0" x 11'-0")
Kitchen / Dining Room	5.23m x 3.05m (17'-2" x 10'-0")

FIRST FLOOR

Bedroom 1	3.67m x 3.36m (12'-0" x 11'-0")
Bedroom 2	3.08m x 2.85m (10'-1" x 9'-4")
Bedroom 3	3.08m x 2.31m (10'-1" x 7'-7")



GROUND FLOOR

*B = Boiler



FIRST FLOOR

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Roman Park

Plot 6, 20
3 BEDROOM HOUSE

GROUND FLOOR

Living Room	5.22m x 3.75m (17'-2" x 12'-4")
Kitchen	4.44m x 3.05m (14'-7" x 10'-0")

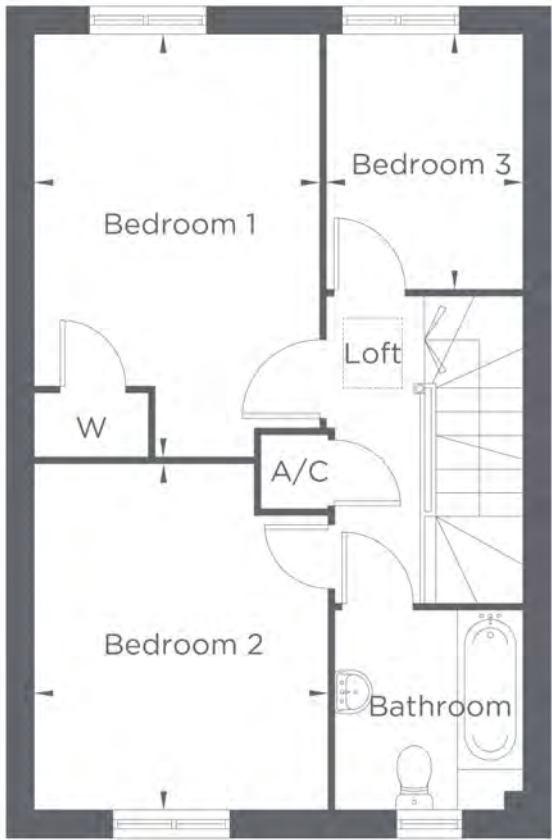
FIRST FLOOR

Bedroom 1	4.50m x 3.06m (14'-9" x 10'-0")
Bedroom 2	3.69m x 3.14m (12'-1" x 10'-4")
Bedroom 3	2.72m x 2.09m (8'-11" x 6'-10")



*B = Boiler

GROUND FLOOR



FIRST FLOOR

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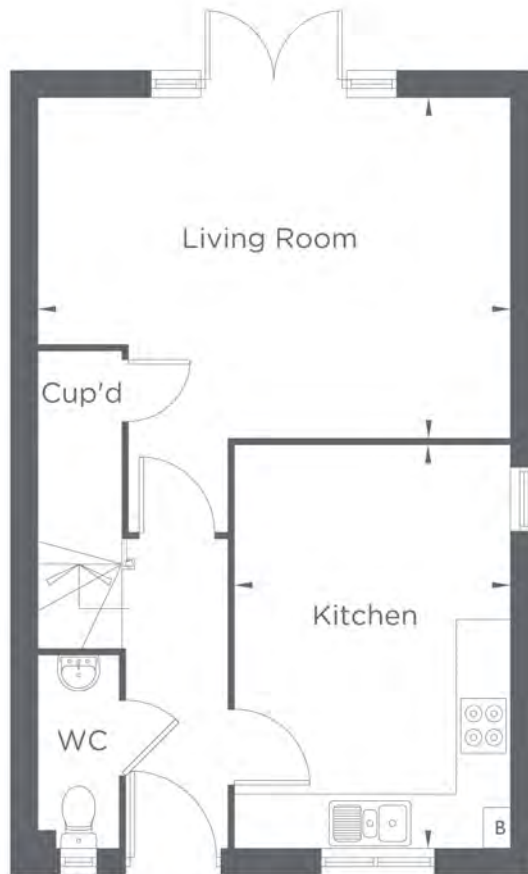
Plot 7, 21
3 BEDROOM HOUSE

GROUND FLOOR

Living Room	5.22m x 3.75m (17'-2" x 12'-4")
Kitchen	4.44m x 3.05m (14'-7" x 10'-0")

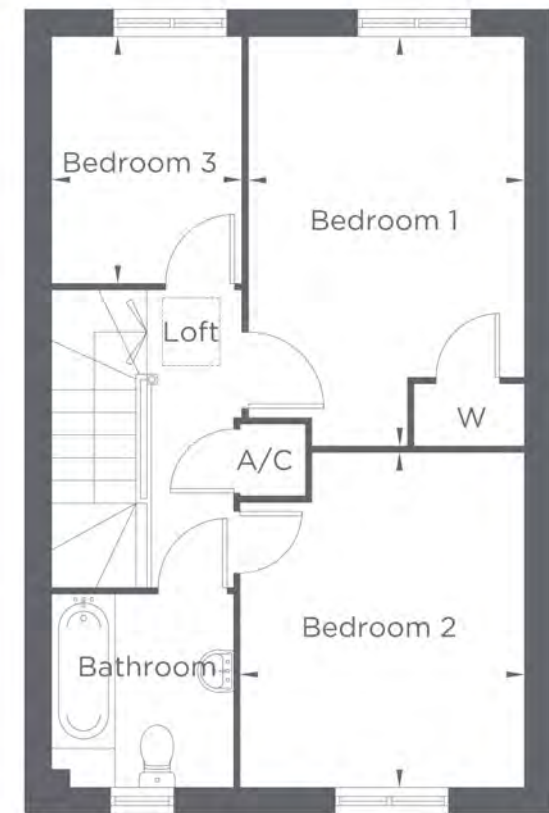
FIRST FLOOR

Bedroom 1	4.50m x 3.06m (14'-9" x 10'-0")
Bedroom 2	3.69m x 3.14m (12'-1" x 10'-4")
Bedroom 3	2.72m x 2.09m (8'-11" x 6'-10")



GROUND FLOOR

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FIRST FLOOR

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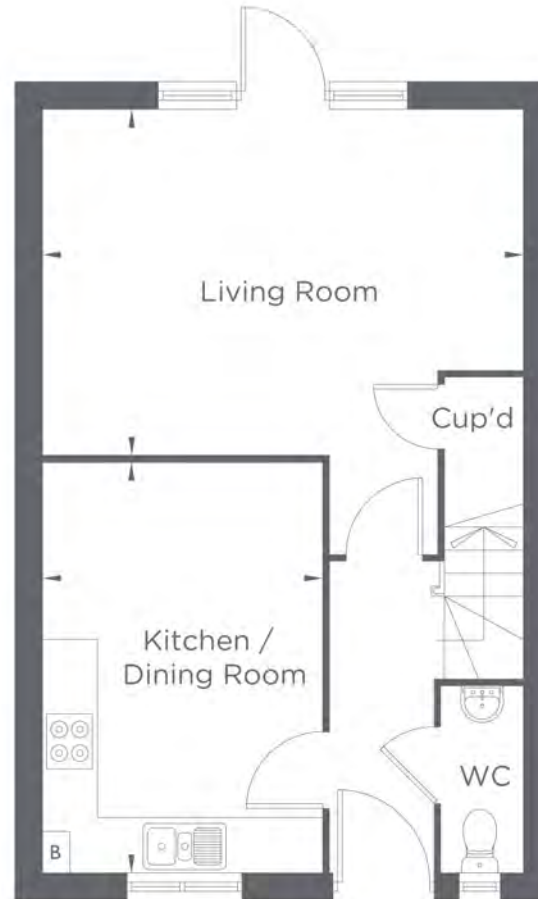
Plot 22 3 BEDROOM HOUSE

GROUND FLOOR

Living Room	5.23m x 3.75m (17'-2" x 12'-4")
Kitchen / Dining Room	4.45m x 3.05m (14'-7" x 10'-0")

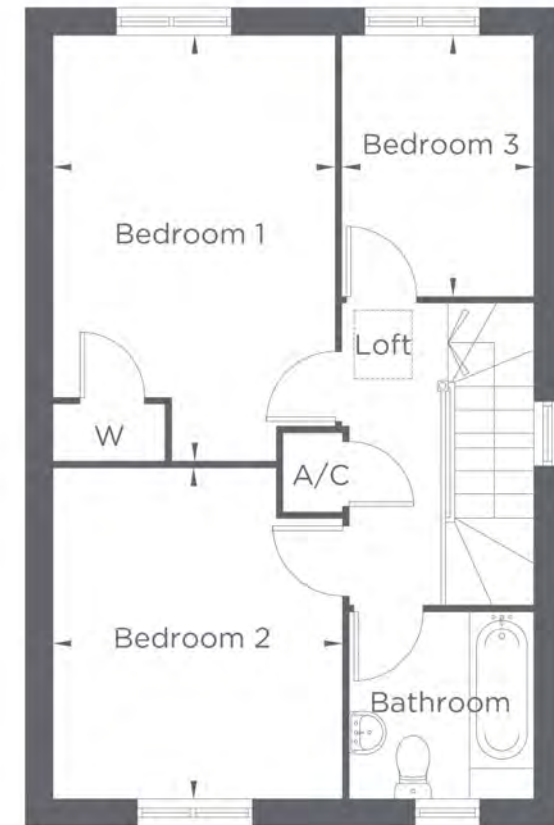
FIRST FLOOR

Bedroom 1	4.61m x 3.07m (15'-1" x 10'-1")
Bedroom 2	3.59m x 3.15m (11'-9" x 10'-4")
Bedroom 3	2.83m x 2.09m (9'-3" x 6'-10")



GROUND FLOOR

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FIRST FLOOR

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Plot 23 3 BEDROOM HOUSE

GROUND FLOOR

Living Room	4.02m x 3.48m (13'-2" x 11'-5")
Kitchen / Dining Room	4.64m x 2.88m (15'-3" x 9'-5")

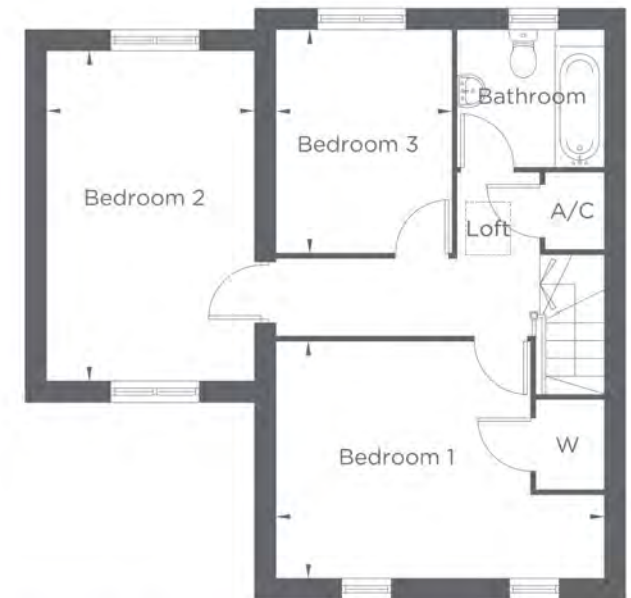
FIRST FLOOR

Bedroom 1	4.64m x 3.34m (15'-3" x 10'-11")
Bedroom 2	4.64m x 2.94m (15'-3" x 9'-8")
Bedroom 3	3.15m x 2.49m (10'-4" x 8'-2")



GROUND FLOOR

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FIRST FLOOR

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Roman Park



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SPECIFICATION

More Spec info will be confirmed but generally our homes:

- Come with oven, hob and extractor
- Neutral decor
- Flooring throughout

Plots 20, 21, 22 & 23 have two parking spaces^ (Demised)

Plot 13 has two parking spaces^ (Right to Use)

^These plots may come with EVCP, please speak to 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 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
- Planning - View the local website for more information <https://www.basingstoke.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

IMPORTANT INFORMATION ABOUT EXCHANGE AND COMPLETION DEADLINES

Please note that you're required to exchange contracts within 28 days of our solicitor issuing the contract pack to your appointed solicitor.

Your completion must take place within 5 calendar days of your exchange of contracts or the handover from the developer.

If you're also selling a property, these deadlines also apply to all parties within your chain. This means your buyer—and any subsequent buyers in the chain—must be able to exchange and complete within the same timeframes.

Before approving your reservation of one of our newbuild properties, we'll need confirmation that these exchange and completion deadlines can be met.

If you can't meet these deadlines, your reservation may be cancelled and the property re-marketed.

Example VIVID showhome from a previous development



INFORMATION ABOUT YOUR LEASE

Properties in this brochure are available with the New Model Shared Ownership lease:

- Minimum initial share - 10%
- Lease length - 990 Years
- Initial repair period - Yes (Up to £500 a year for the first 10 years to help with eligible essential repairs)
- Buying more shares minimum purchase - 5%
- 1% Purchase - Yes (Option to buy 1% share each year for the first 15 years)
- Landlords nomination period - 4 Weeks
- You can read more details in the individual Key Information Document for each plot. (See link on Pricelist and More Information page)

Across the Roman Park development we have two different Shared Ownership leases in use. We also have additional homes available from 25% shares using the Standard Model Shared Ownership lease, which you can view on the listing [here](#).

Each plot has been allocated a specific version of the lease and minimum share available. You must purchase with the lease offered on the plot you choose, you can't switch to the other lease option unless you change plots.

Ensure you read the Key Information Documents to be clear which lease is available for the plot you're interested in. Please ask your Sales Officer for more information.

Example VIVID showhome from a previous development



Example VIVID showhome from a previous development

MORE HOMES, BRIGHT FUTURES

We're proud to be the 6th largest builder among UK housing associations. Delivering our ambitious development programme, alongside providing vital support services to our communities.

BUYING MORE SHARES

Shared Ownership lets you buy more shares in your home over time. We call this staircasing.

You can buy an additional 1% share each year, for the first 15 years in your home. Or buy a larger share, from 5% up to outright purchase at any time.

AFTER YOU MOVE IN

You can have confidence buying a VIVID home, if you have any unforeseen issues or defects in your home, we're here to help you.



VIVID

SO HOW CAN YOU ENJOY
ALL THIS FOR JUST £41,000?*

ONLY WITH VIVID SHARED OWNERSHIP

Shared Ownership lets you buy from just a 10% share of these new homes at Roman Park.

You'll also pay rent on the rest and a monthly service charge. So, if you buy a 10% share in a 3 bedroom house your rent could start from £845.63* per month.

In future, as your financial situation changes, you can buy additional shares if you want to. And as your shares goes up, your rent comes down.

You can find out more about how shared ownership works on our website:

[Why shared ownership? | Buy a home part-buy part-rent | VIVID](#)

*Example based on buying a 10% share of a 3 bedroom house, with £410,000 full market value. 10% share valued at £41,000, with initial rent of £845.63 pcm and an estimated service charge of £27.80 pcm. Subject to lender availability and criteria. Eligibility conditions apply



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PRICELIST AND MORE INFORMATION

Property type	Plot	Address	100% Value*	Eg: FROM minimum 10% share (which you must raise mortgage & deposit for)	Eg: Initial monthly rent pcm FROM (based on 90% share you don't own)	Estimated monthly Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
3 Bedroom End Terraced House	13	41 Caesars Way, Whitchurch, Hampshire, RG28 7ST	£410,000	£41,000	£845.63	£27.80	TBC^	990 Years	TBC	Energy Info Key Info
3 Bedroom Semi Detached House	20	25 Caesars Way, Whitchurch, Hampshire, RG28 7ST	£415,000	£41,500	£855.94	£27.80	TBC^	990 Years	TBC	Energy Info Key Info
3 Bedroom Semi Detached House	21	27 Caesars Way, Whitchurch, Hampshire, RG28 7ST	£415,000	£41,500	£855.94	£27.80	TBC^	990 Years	TBC	Energy Info Key Info
3 Bedroom Semi Detached House	22	33 Caesars Way, Whitchurch, Hampshire, RG28 7ST	£415,000	£41,500	£855.94	£27.80	TBC^	990 Years	TBC	Energy Info Key Info
3 Bedroom Semi Detached House	23	31 Caesars Way, Whitchurch, Hampshire, RG28 7ST	£415,000	£41,500	£855.94	£27.80	TBC^	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%
- MOD Applicants will have priority followed by first come, first serve
- The 10% 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 of Chartered Surveyors) 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



NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/roman-park-from-10



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