
VIVID AT
AMBER WATERSIDE
CRANLEIGH, SURREY
VIVID

HOW IT WORKS

Helping you find your perfect place...

1. View the listing for Amber Waterside and apply online: vividhomes.co.uk/shared-ownership/property-search/amber-water-side

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

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

Brand new 2 bedroom houses located in the village of Cranleigh.

Located in the village of Cranleigh, Amber Waterside is a development offering a selection of 2 bedroom houses available through Shared Ownership.These homes provide an affordable way to get onto the property ladder, with modern layouts designed for everyday living.

Amber Waterside is well placed for access to local shops, schools and amenities, while also benefiting from the village's welcoming community and surrounding countryside. With a range of services nearby and good connections to surrounding towns, these homes are ideal for first-time buyers and those looking to enjoy village living in Surrey.



Photo from Cranleigh

THE LOCATION

Cranleigh is a popular Surrey village

The village has a strong community feel and benefits from several primary and secondary schools, making it a popular choice for families and professionals alike.

Surrounded by attractive countryside, Cranleigh provides plenty of opportunities for walking, cycling and outdoor recreation, while larger towns such as Guildford and Horsham are within easy reach. The area also offers convenient road connections via the A281 and nearby A3, providing access to London, the South Coast and surrounding Surrey towns. Combining village living with good local amenities and transport links, Cranleigh is well suited to those looking for a balance of convenience and a more relaxed pace of life.

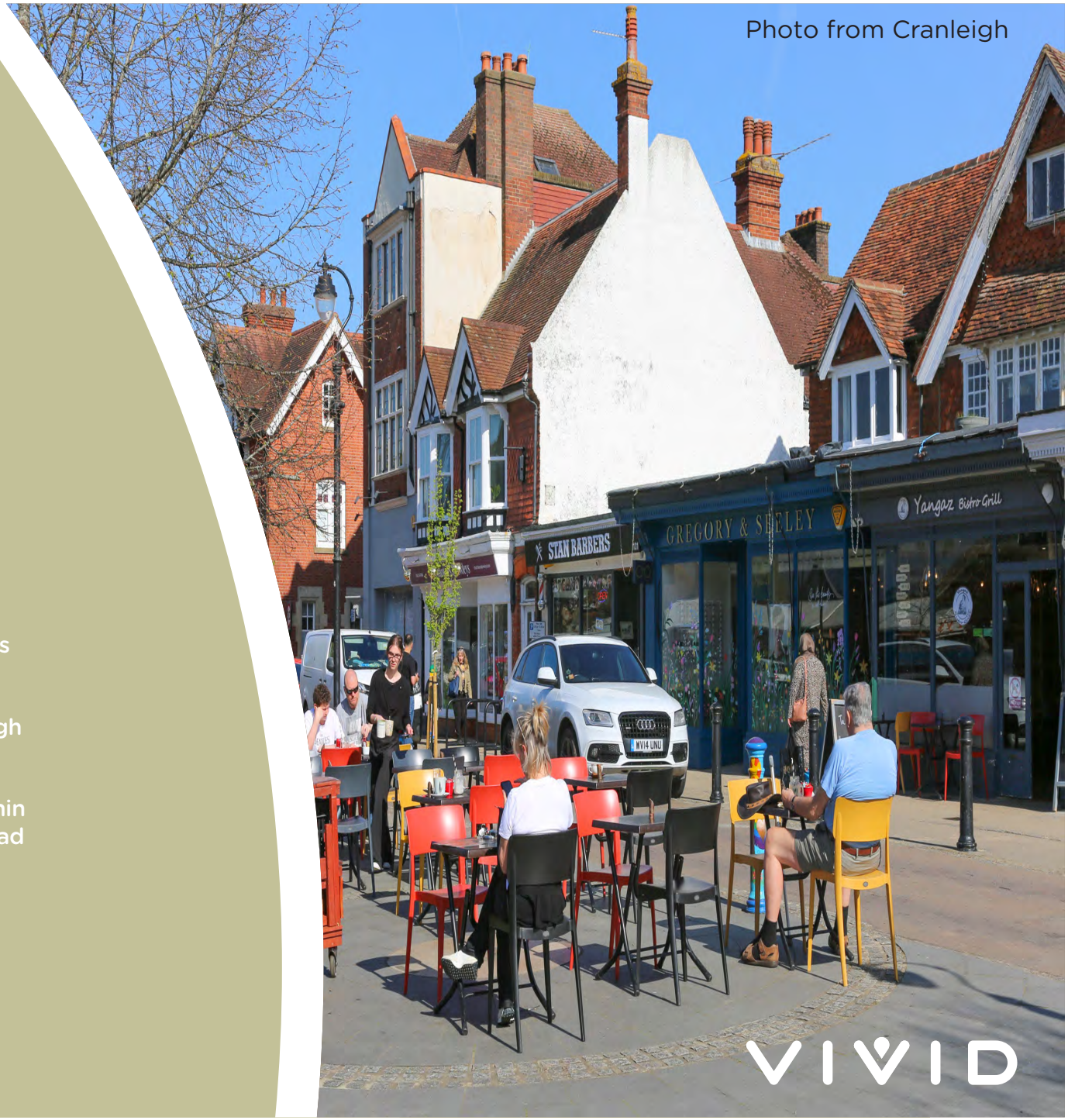


Photo from Cranleigh

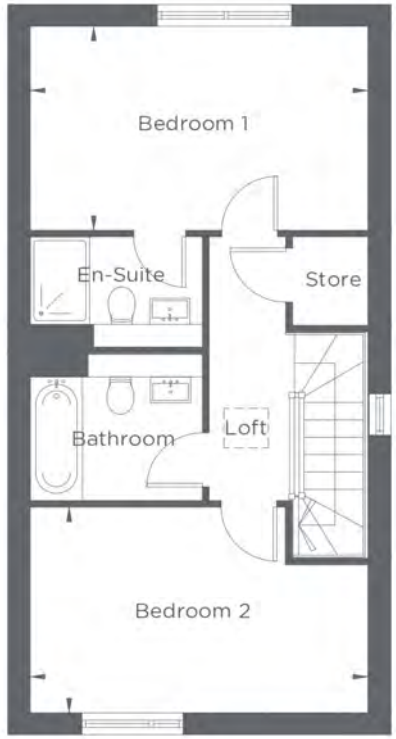
Amber Waterside

Plot 147
2 BEDROOM HOUSE

GROUND FLOOR	
Living / Dining Room	5.06m x 4.58m (16'-7" x 15'-0")
Kitchen	4.45m x 3.59m (14'-7" x 11'-9")
FIRST FLOOR	
Bedroom 1	4.55m x 2.83m (14'-11" x 9'-3")
Bedroom 2	4.55m x 2.85m (14'-11" x 9'-4")



GROUND FLOOR



FIRST FLOOR

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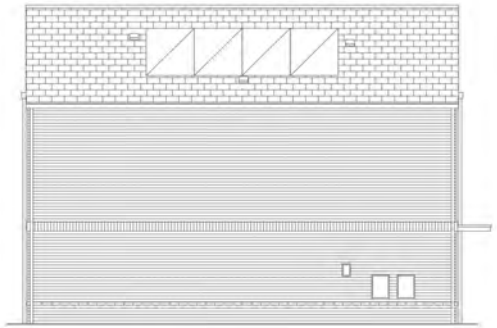
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Amber Waterside

Plot 147
2 BEDROOM HOUSE



PLOT 147
FRONT ELEVATION



SIDE ELEVATION



PLOT 147
BACK ELEVATION

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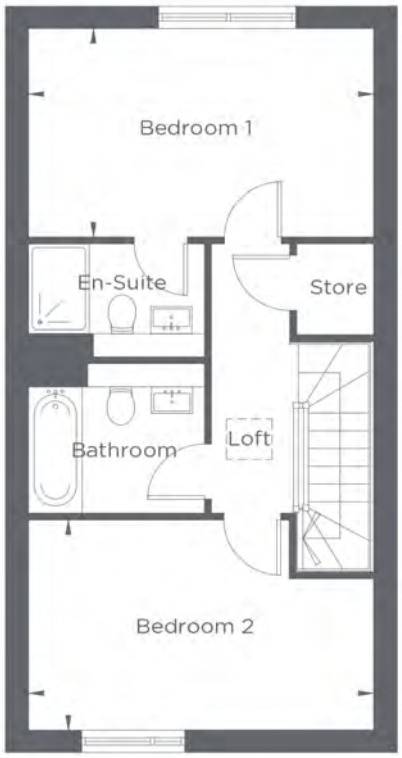
Amber Waterside

Plot 152
2 BEDROOM HOUSE

GROUND FLOOR	
Living / Dining Room	5.06m x 4.58m (16'-7" x 15'-0")
Kitchen	4.45m x 3.59m (14'-7" x 11'-9")
FIRST FLOOR	
Bedroom 1	4.55m x 2.83m (14'-11" x 9'-3")
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GROUND FLOOR



FIRST FLOOR

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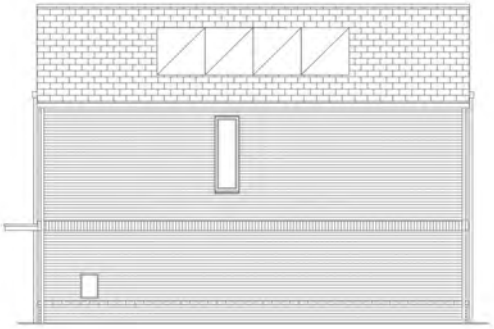
Plot 152
2 BEDROOM HOUSE



PLOT 152
FRONT ELEVATION



PLOT 152
BACK ELEVATION



SIDE ELEVATION

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SPECIFICATION

Kitchen

- Howden's kitchen cabinets with 'Sandstone; colour
- Howden's kitchen worktop with 'Mercure Stone' colour
- Blanco 1 bowl kitchen sink and and mixter tap
- Forbo Novilon 'Off White' Vinyl

Bathroom

- Forbo Novilon 'Off White' Vinyl

Other Internals

- Carpet in non-wet areas is Forbe's 'Forte 15 Stone'

Plots feature two parking spaces^ (demised)

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.



SERVICES & ADDITIONAL INFO

- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- Broadband - BT Openreach
- Solar Panels - Present
- Broadband - BT Openreach
- 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 - Timber Framed
- Planning - View the local website for more information https://www.waverley.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.



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

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 unforseen issues or defects in your home, we're here to help you.



Example VIVID showhome from a previous development

SO HOW CAN YOU ENJOY ALL THIS FOR JUST £42,000?*

ONLY WITH VIVID SHARED OWNERSHIP

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

You'll also pay rent on the rest and a monthly service charge. So, if you buy a 10% share in a 2 bedroom house your rent could start from £866.25* 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:
https://www.vividhomes.co.uk/shared-ownership

*Example based on buying a 10% share of a 2 bedroom house, with £420,000 full market value. 10% share valued at £42,000, with initial rent of £866.25 pcm and an estimated service charge of £37.01 pcm. Subject to lender availability and criteria. Eligibility conditions apply



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
2 Bedroom End Terraced House	147	1 Gem Place, Cranleigh, Surrey, GU6 8YN	£420,000	£42,000	£866.25	£37.01	January 2027^	999 Years	TBC	Key Info Energy Info
2 Bedroom End Terraced House	152	11 Gem Place, Cranleigh, Surrey, GU6 8YN	£420,000	£42,000	£866.25	£37.01	January 2027^	999 Years	TBC	Key Info Energy Info

VIVID

PRICELIST AND MORE INFORMATION

PLEASE NOTE THE FOLLOWING:

- Eligibility conditions apply.
- MOD applicants will have priority followed by first come, first served.
- Initial Rent is calculated from 2.75%
- 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 Charted 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

^The local council has set a planning requirement that must be approved before anyone can move into a home on this development. This is known as a preoccupation planning condition.
There are still outstanding conditions that currently prevent additional homes from being occupied until approval has been received from the council. Until the condition has been approved by the council, it may not be possible to complete your purchase and move into your new home, even if the construction work has finished. This means there is a possibility of delays to your expected moving date.
Your solicitor will review the relevant planning information and explain what this means for your purchase. If you're buying with a mortgage, your lender may also need to be satisfied with the position before you can complete and receive the keys to your new home.

NOW IT'S TIME TO APPLY

vividhomes.co.uk/shared-ownership/property-search/amber-waterside

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