



VIVID AT

SELBORNE PARK

ALTON, HAMPSHIRE

HOW IT WORKS

Helping you find your perfect place...

1 View the listing for Spindrift Park, then apply online:
<https://yourvividhome.co.uk/developments/selborne-park>

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.

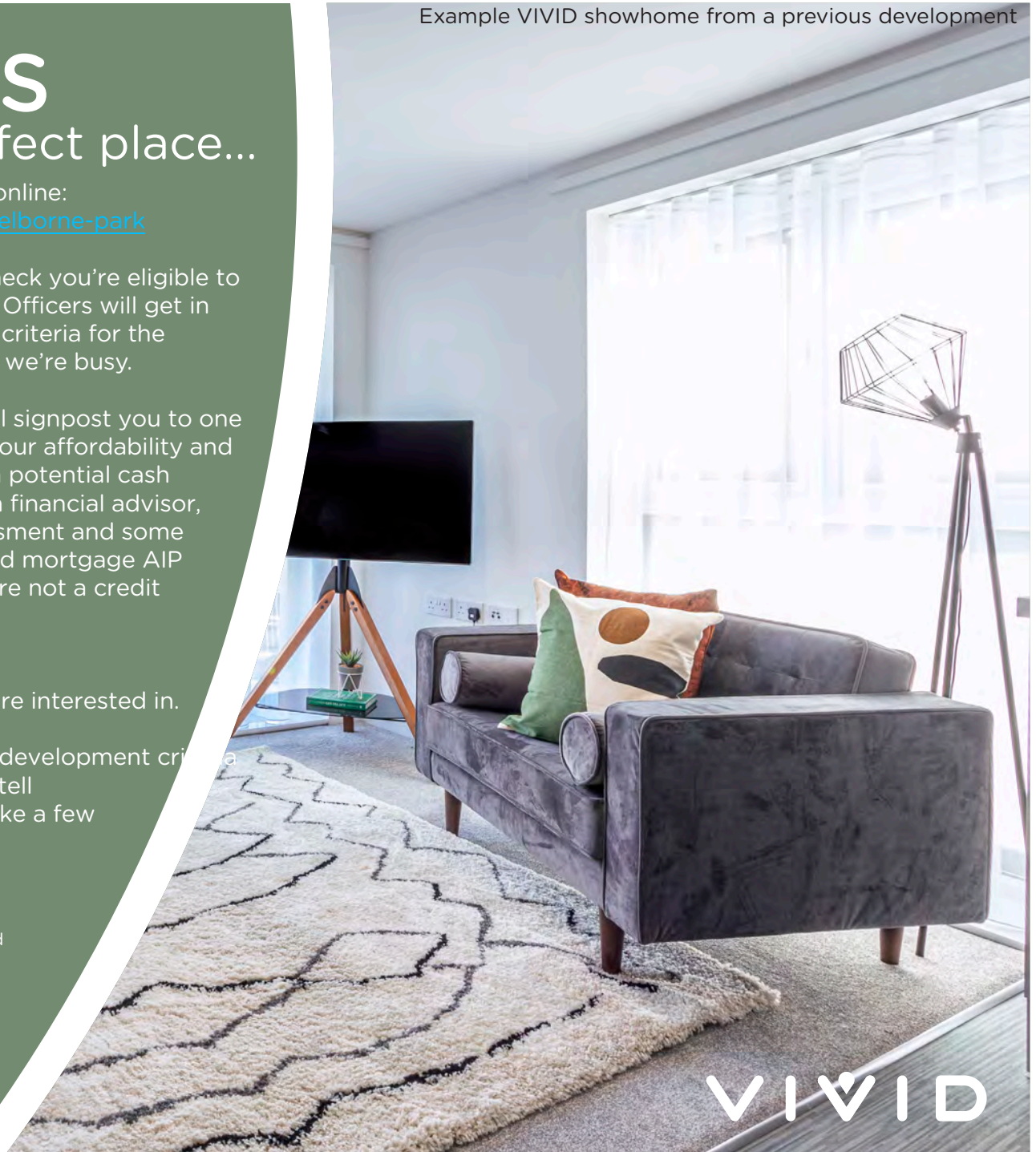
4 We'll also ask you to email us which plots you're interested in.

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

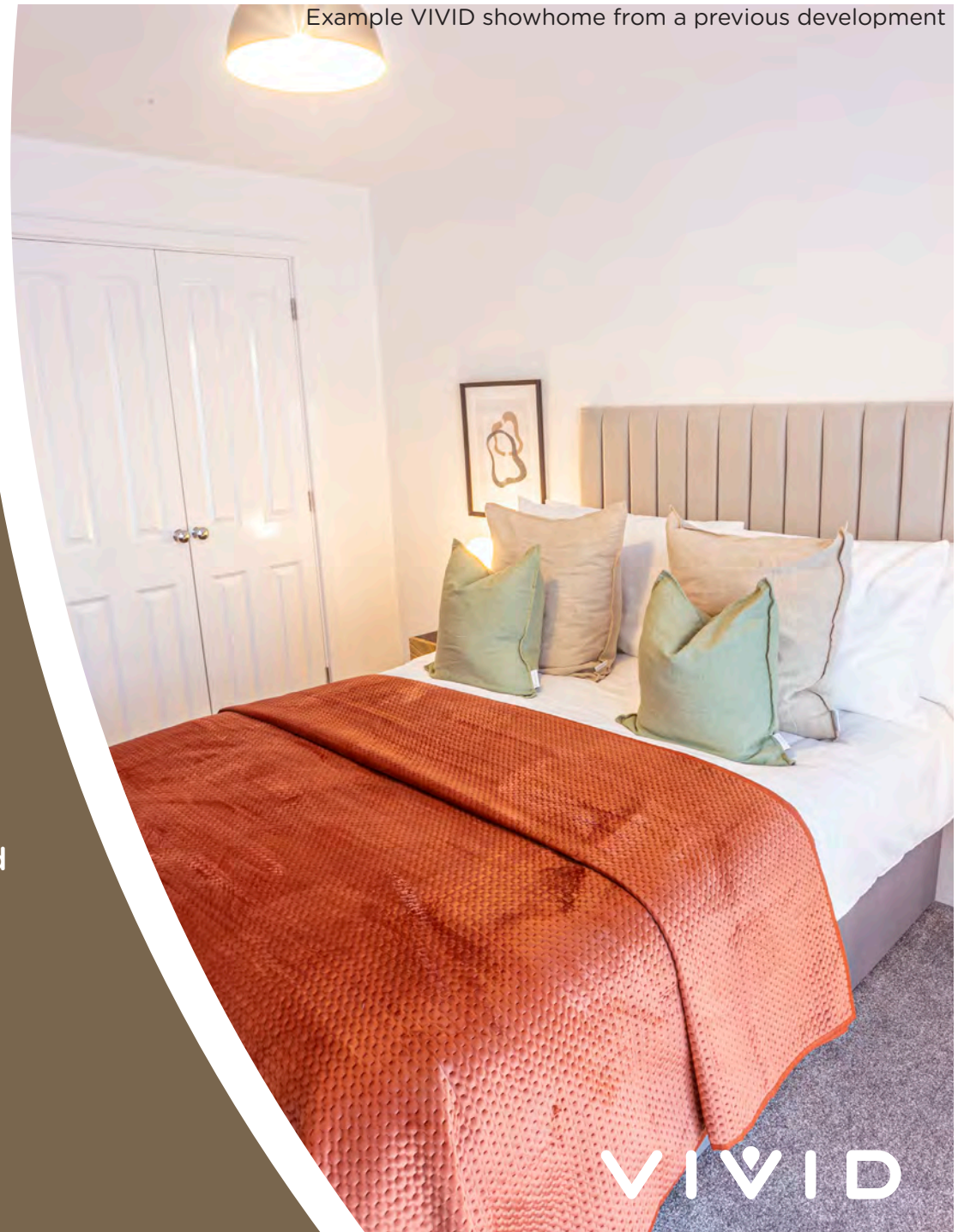
The service from start to finish was amazing. Fantastic communication, things happened when they said they would and the whole process was so easy.

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

A collection of 2 & 3 bedroom houses available at Selborne Park, Alton

Alton is a bustling market town that boasts a number of local amenities and easy access to further away towns with great transport links.

Most commonly associated as the home of the acclaimed Pride and Prejudice author, Jane Austen, it was also an important centre for brewing and manufacturing paper.

Nowadays the thriving town has craft brewers carrying on the tradition including the Triple fff Brewery whose Alton's Pride tipple can be found in local pubs.



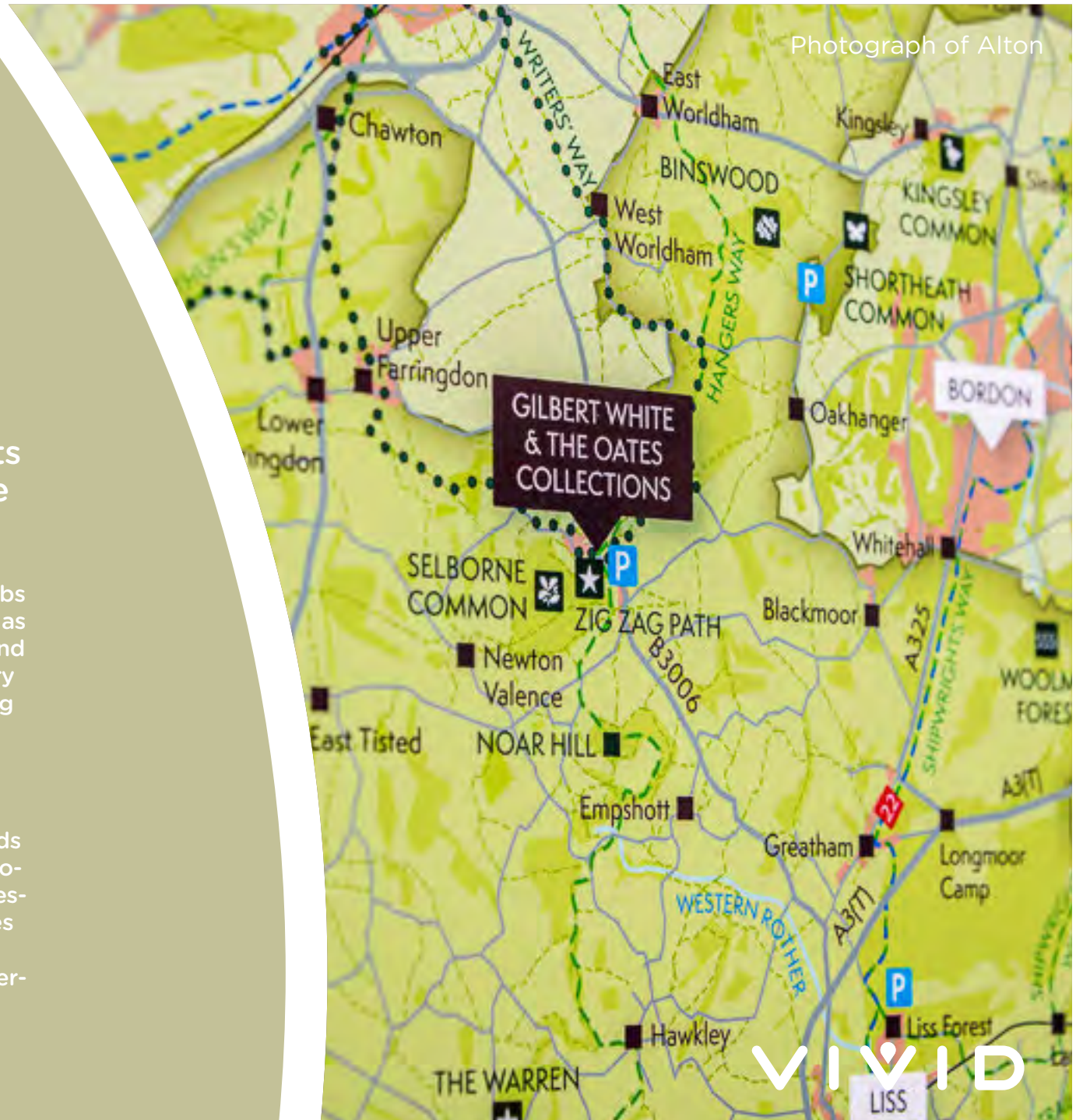
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THE LOCATION

The pretty Hampshire market town of Alton is renowned for its friendly, welcoming atmosphere

Alton benefits from a wide range of shops, pubs and restaurants for you to enjoy. Staples such as Sainsburys, Costa and Waitrose can all be found within Alton. If you're interested in local history the Curtis Museum will suit your needs offering a fine collection of artifacts and information relating to the area.

Anstey Park is also a large open area that featuring a childrens playground and playing fields that is perfect for a summer's day. The A31 is located close by and allows you drive to Winchester, Guildford and more. The town also features a railway station which gives easy access to locations further afield including London Waterloo.



Photograph of Alton



Selborne Park

Plot 67
2 BEDROOM HOUSE

GROUND FLOOR

Kitchen	3.23m x 2.30m (10'-7" x 7'-7")
Living / Dining Room	4.54m x 4.50m (14'-11" x 14'-9")

FIRST FLOOR

Bedroom 1	4.54m x 3.33m (14'-11" x 10'-11")
Bedroom 2	4.54m x 2.38m (14'-11" x 7'-10")



*B = Boiler

GROUND FLOOR



FIRST FLOOR

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Selborne Park

Plot 72
2 BEDROOM HOUSE

GROUND FLOOR

Kitchen 3.23m x 2.30m
(10'-7" x 7'-7")

Living / Dining Room 4.55m x 4.52m
(14'-11" x 14'-9")

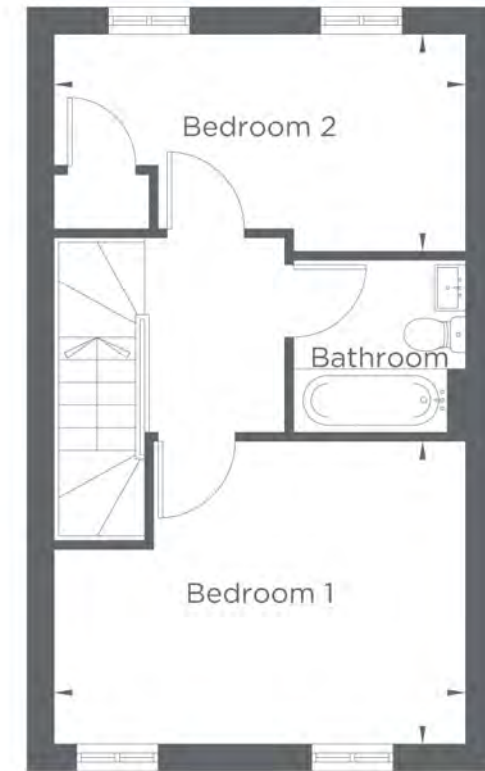
FIRST FLOOR

Bedroom 1 4.55m x 3.33m
(14'-11" x 10'-11")

Bedroom 2 4.55m x 2.38m
(14'-11" x 7'-10")



GROUND FLOOR



*B = Boiler

FIRST FLOOR

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Selborne Park

Plots 80, 82
2 BEDROOM HOUSE

GROUND FLOOR

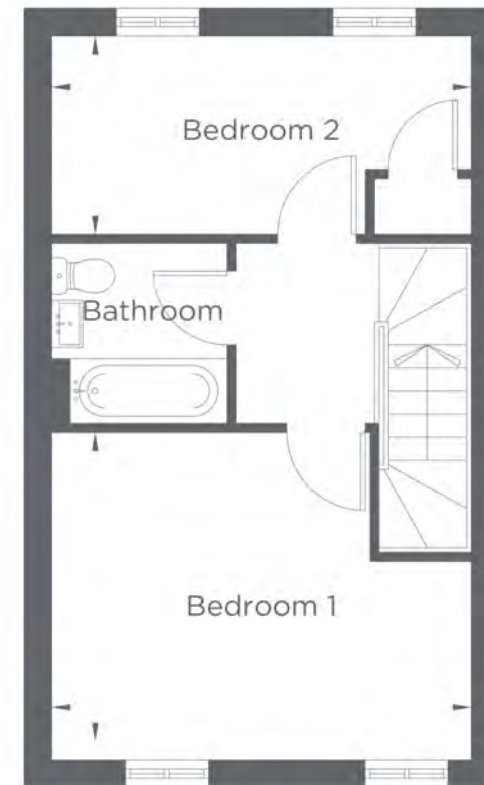
Kitchen	3.23m x 2.30m (10'-7" x 7'-7")
Living / Dining Room	4.54m x 4.50m (14'-11" x 14'-9")

FIRST FLOOR

Bedroom 1	4.54m x 3.53m (14'-11" x 11'-7")
Bedroom 2	4.54m x 2.17m (14'-11" x 7'-1")



GROUND FLOOR



*B = Boiler

FIRST FLOOR

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VIVID

Selborne Park

Plots 81, 83
2 BEDROOM HOUSE

GROUND FLOOR

Kitchen	3.23m x 2.30m (10'-7" x 7'-7")
Living / Dining Room	4.54m x 4.50m (14'-11" x 14'-9")

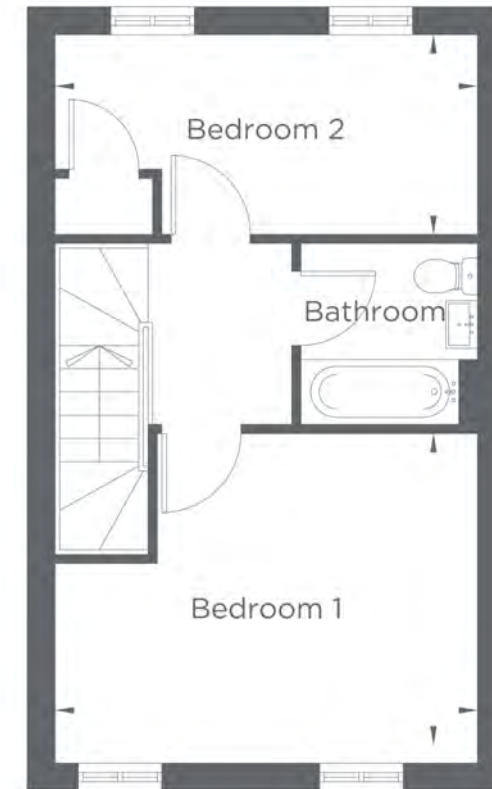
FIRST FLOOR

Bedroom 1	4.54m x 3.53m (14'-11" x 11'-7")
Bedroom 2	4.54m x 2.17m (14'-11" x 7'-1")



*B = Boiler

GROUND FLOOR



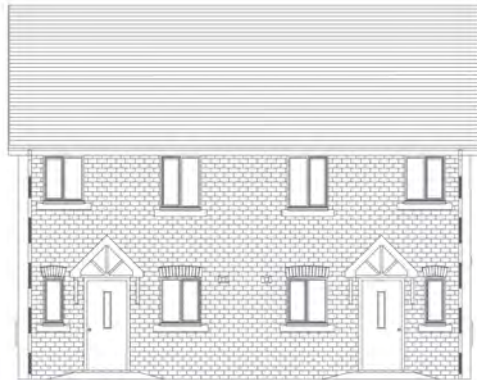
FIRST FLOOR

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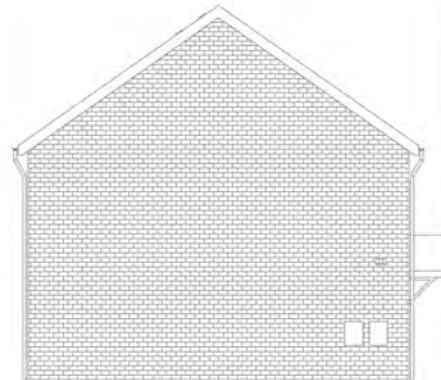
Selborne Park

Plots 80, 81
2 BEDROOM HOUSE

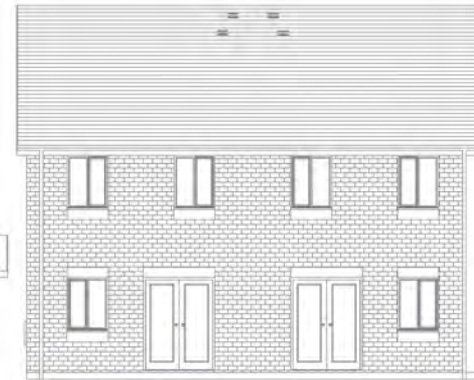


FRONT ELEVATION
PLOT 81

PLOT 80

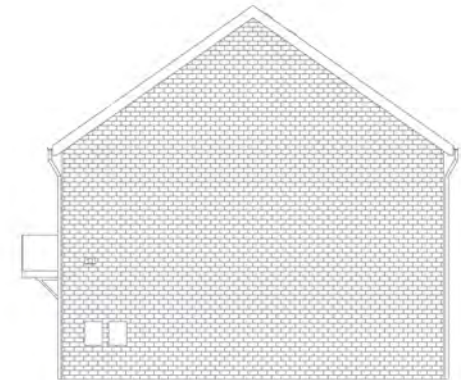


SIDE ELEVATION
PLOT 81



REAR ELEVATION
PLOT 80

PLOT 81



SIDE ELEVATION
PLOT 80

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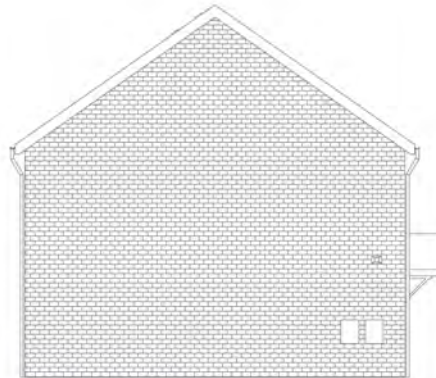
Selborne Park

Plots 82, 83
2 BEDROOM HOUSE

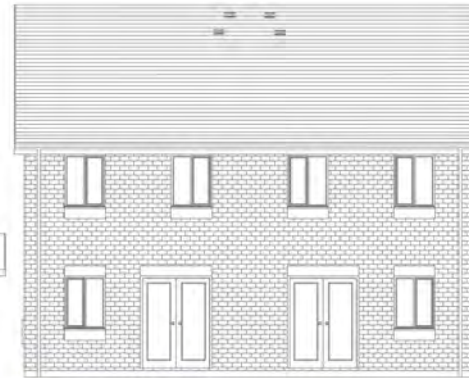


FRONT ELEVATION
PLOT 83

PLOT 82

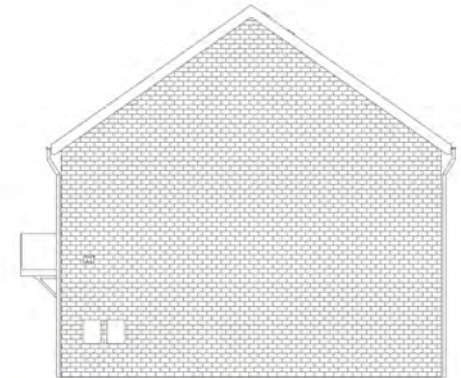


SIDE ELEVATION
PLOT 83



REAR ELEVATION
PLOT 82

PLOT 83



SIDE ELEVATION
PLOT 82

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Selborne Park

Plots 165, 167
3 BEDROOM HOUSE

GROUND FLOOR

Kitchen / Dining Room	5.57m x 2.51m (18'-3" x 8'-3")
Living Room	5.57m x 3.21m (18'-3" x 10'-6")

FIRST FLOOR

Bedroom 1	3.25m x 3.42m (11'-3" x 10'-8")
Bedroom 2	2.80m x 2.72m (9'-2" x 8'-11")
Bedroom 2	2.60m x 2.08m (8'-6" x 6'-10")



*B = Boiler

GROUND FLOOR



FIRST FLOOR

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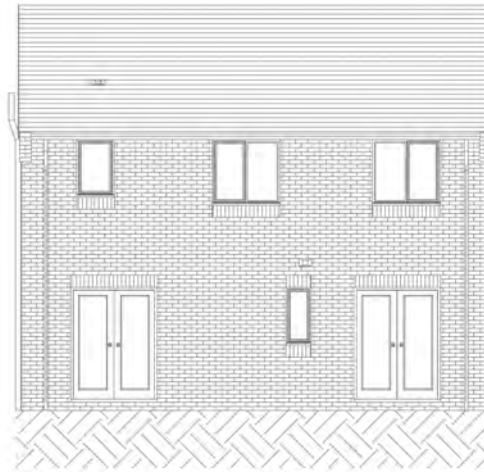
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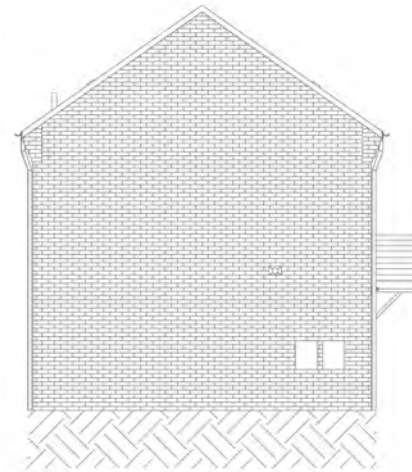
Plots 165, 167
3 BEDROOM HOUSE



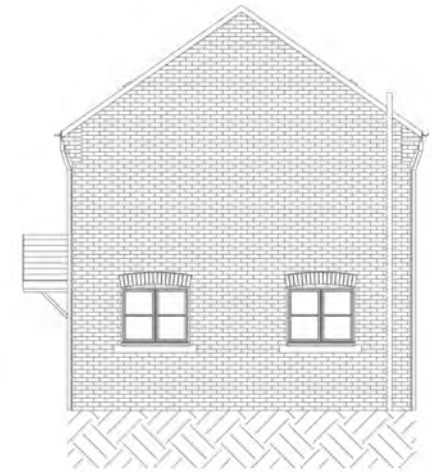
FRONT ELEVATION
PLOT 165 167



REAR ELEVATION
PLOT 165 167



SIDE ELEVATION
PLOT 165 167



SIDE ELEVATION
PLOT 165 167

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Selborne Park



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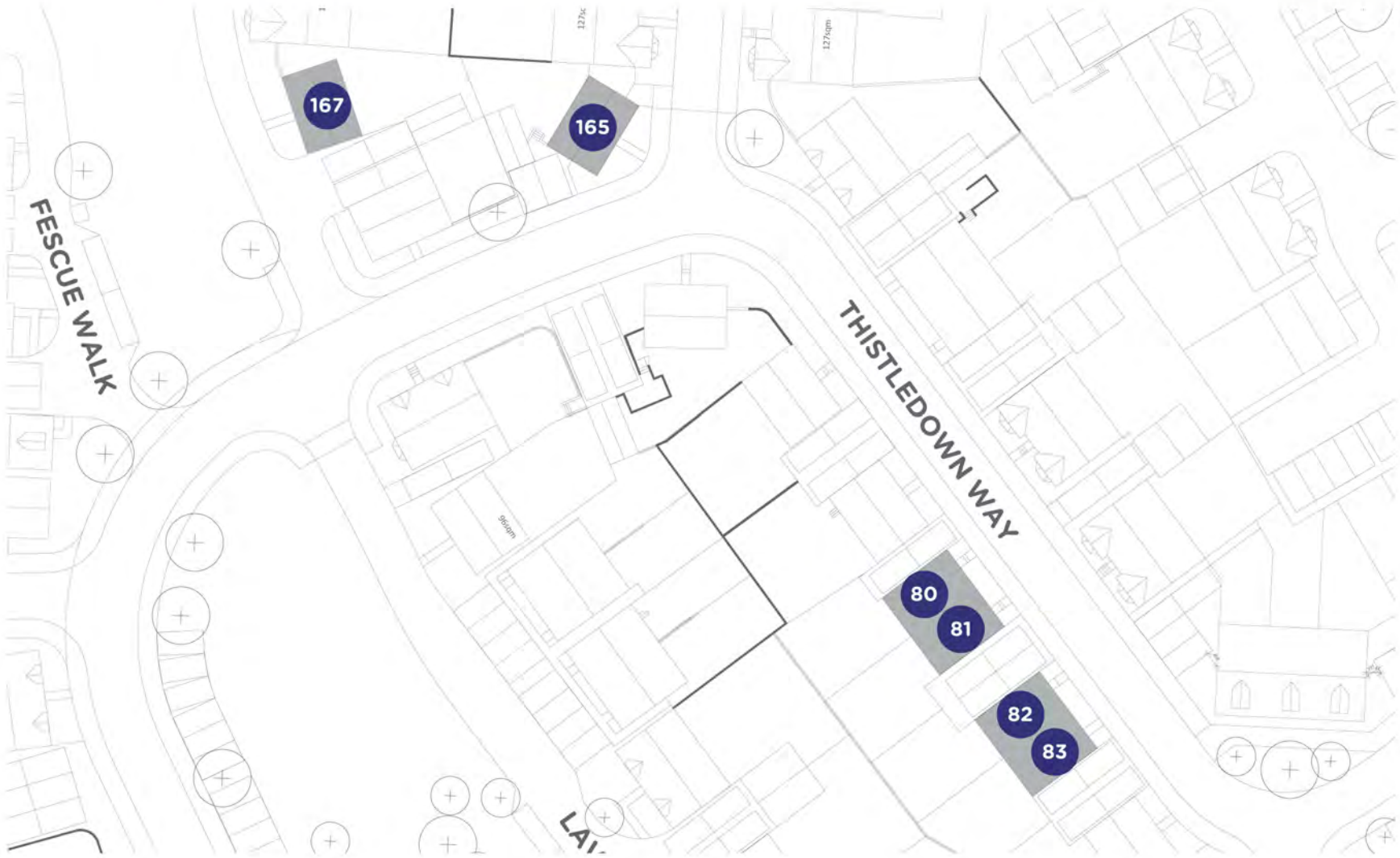
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SPECIFICATION

- Integrated fridge freezer with oven & gas hob
- Howden's Greenwich Dove Grey kitchen units with Full Bullnose oak effect laminate worktop
- Kitchen/Diner flooring is Essential Treviscoe ER111
- Carpet is Cormar Carpet - Apollo Plus - Persian Doll
- Bathroom vinyl is Essential Ashridge ER101
- Bathroom tiles are Creator - Beja (White Mastic)
- Gas Combi Boiler
- Current plots 67, 72, 80, 81, 82, 83 feature two parking spaces[^] (Demised). Plots 165, 167 feature two parking spaces[^] with Garage (Demised)

[^]parking spaces do not include 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 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>
- Solar Panels - Current plots 67, 72, 80, 81, 83, 165 & 167 feature solar panelling
- Construction method - Traditional
- Planning - View the local website for more information <https://www.easthants.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 £85,000?*

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 £584.38 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 Selborne Park 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 house with a FMW of £340,000, shares start from £85,000 with a monthly rent of example of £584.38 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



VIVID

NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/selborne-park

VIVID

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 – November 2024.



VIVID @ Selborne Park

Alton, GU34 1WF/LE

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 monthly Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
2 Bedroom Semi Detached House	67	18 Lavender Road, Alton, Hampshire, GU31 1WF	£340,000	£85,000	£584.38	£36.83	January 2025	990 Years	TBC	Energy Info Key Info
2 Semi Detached Bedroom House	72	28 Lavender Road, Alton, Hampshire, GU31 1WF	£340,000	£85,000	£584.38	£36.83	January 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Semi Detached House	80	22 Thistledown Way, Alton, Hampshire, GU34 1LE	£340,000	£85,000	£584.38	£36.83	March 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Semi Detached House	81	24 Thistledown Way, Alton, Hampshire, GU34 1LE	£340,000	£85,000	£584.38	£36.83	March 2025	990 Years	TBC	Energy Info Key Info



2 Bedroom Semi Detached House	82	26 Thistledown Way, Alton, Hampshire, GU34 1LE	£340,000	£85,000	£584.38	£36.83	March 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Semi Detached House	83	28 Thistledown Way, Alton, Hampshire, GU34 1LE	£340,000	£85,000	£584.38	£36.83	March 2025	990 Years	TBC	Energy Info Key Info
3 Bedroom Detached House	165	25 Thistledown Way, Alton, Hampshire, GU34 1LE	£415,000	£103.750	£713.28	£36.83	March 2025	990 Years	TBC	Energy Info Key Info
3 Bedroom Detached House	167	21 Thistledown Way, Alton, Hampshire, GU34 1LE	£415,000	£103.750	£713.28	£36.83	March 2025	990 Years	TBC	Energy Info Key Info

Please note the following:

- Eligibility conditions apply.
- Initial Rent is calculated at 2.75%
- MOD applicants will have priority followed by first come, first served
- We may be required to discuss your application with the Local Authority
- 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 % .
- The service charge figure in the first year is based on assumptions and VIVID’s experience of managing similar homes. This figure will be reviewed annually and may vary from the original estimate. End of year accounts are published in September, showing the actual expenditure and



adjustments made for any shortfall or surplus and if we get the information earlier, we'll review and update you during the conveyancing process too.

- 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.