



VIVID @ Mountbatten Park

North Baddesley, SO52 9AY

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
3 bedroom Detached house	66	35 Keyes Street, North Baddesley, Southampton, Hampshire SO52 9AY	£410,000	£102,500	£704.69	£26.57	April 2025	990 Years	TBC	Energy Info Key Info

Please note the following:

- Please note that residents of these homes are expected to adhere to a Design & Community Code. More details on this code can be found on the Ashfield Partnership website: <https://www.ashfieldestate.com/the-ashfield-design-community-code/>
- Eligibility conditions apply.
- Initial rent is calculated at 2.75%
- Applicants will have priority on the following basis:
 - Those who currently live in the Test Valley local authority area



- Those who work in the Test Valley local authority area
- Those who have family in the Test Valley local authority area
- 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.

** or if all legal paperwork and the mortgage offer is in you must complete the sale.