



VIVID AT

# TOWER HOUSE FARM

MORTIMER, BERKSHIRE

# HOW IT WORKS

Helping you find your perfect place...

1 View the listing for Tower House Farm, check if you meet the local connection criteria, then apply online:  
[yourvividhome.co.uk/developments/tower-house-farm](https://yourvividhome.co.uk/developments/tower-house-farm)

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.

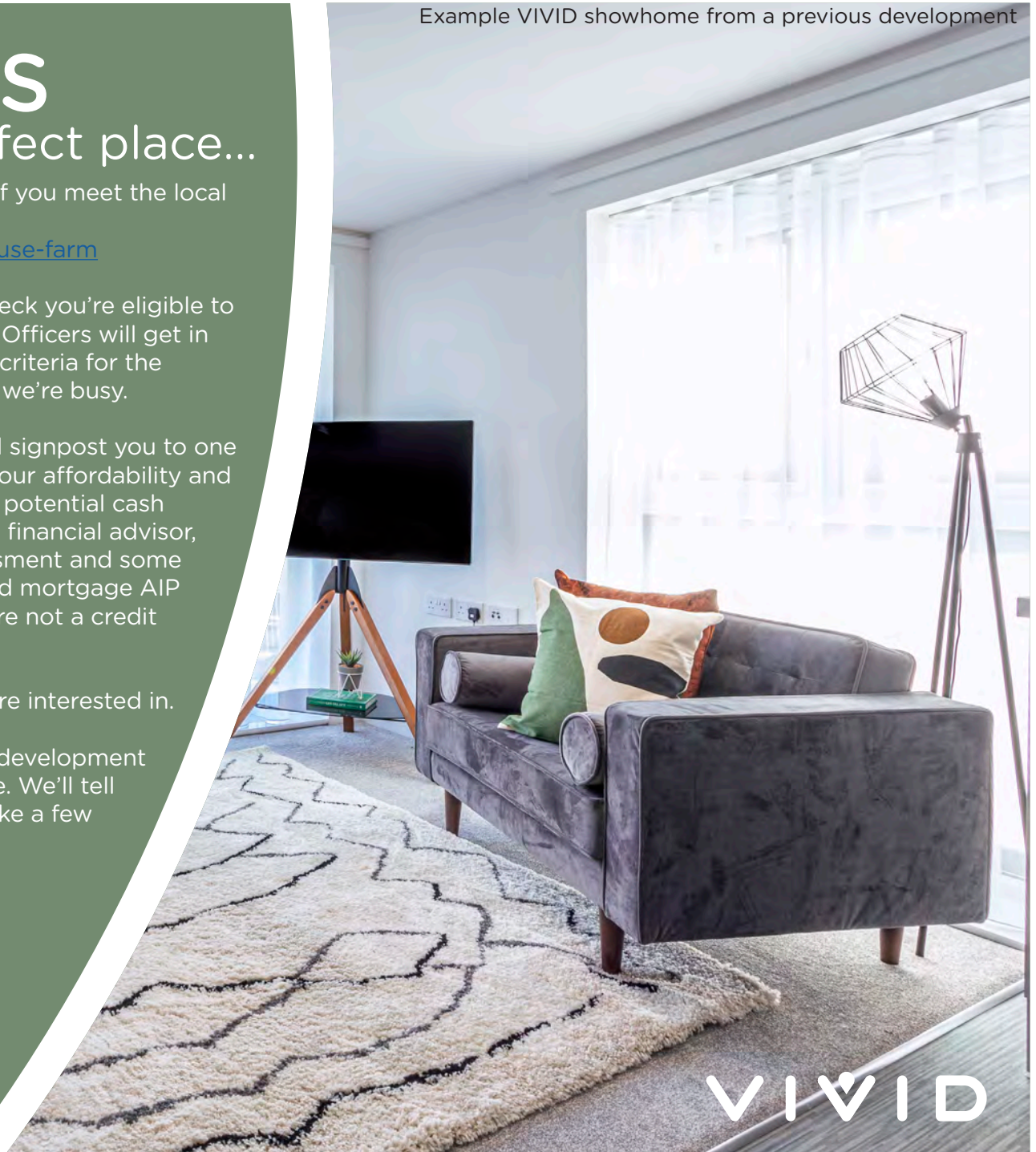
4 We'll also ask you to email us which plots you're interested in.

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

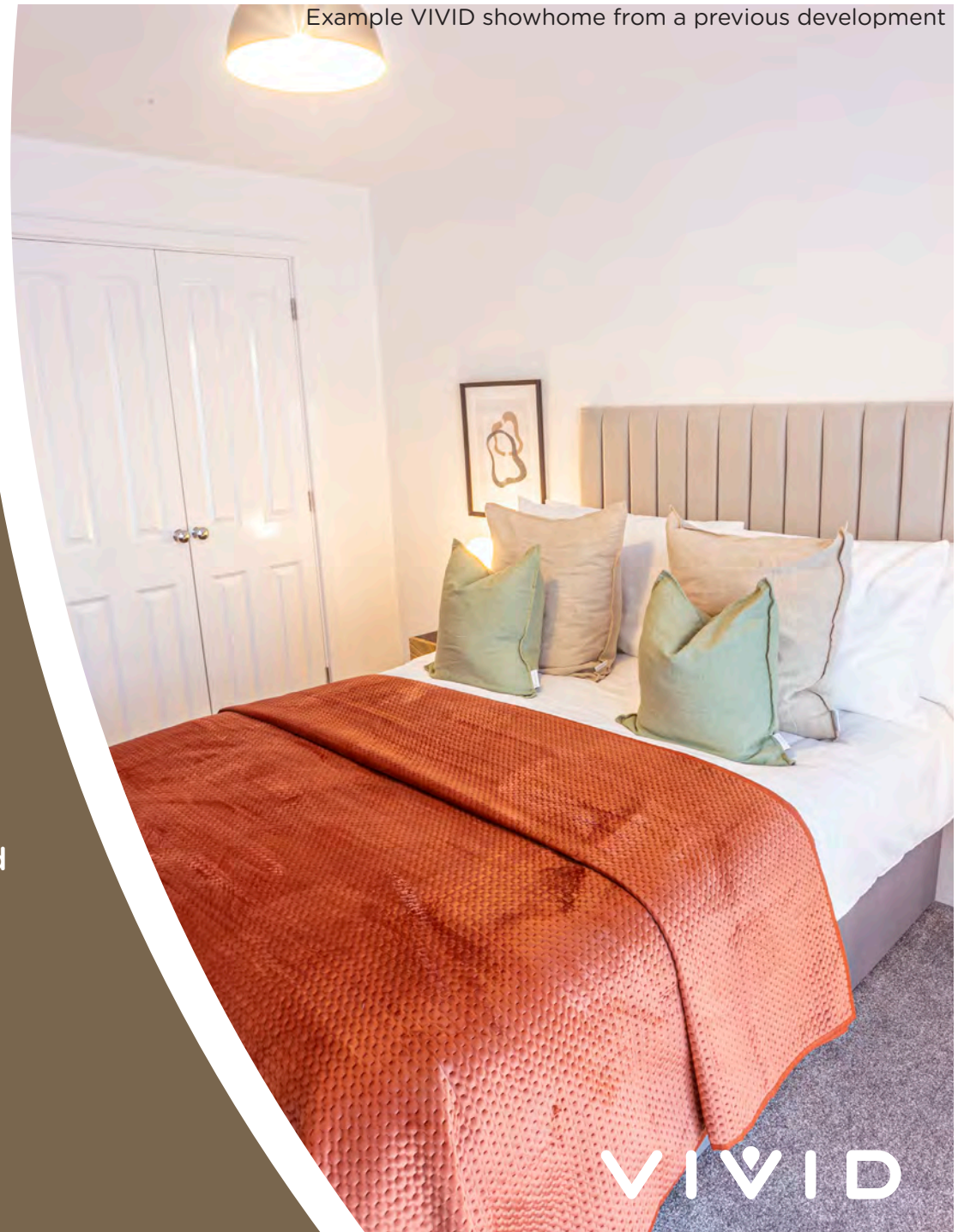
The service from start to finish was amazing. Fantastic communication, things happened when they said they would and the whole process was so easy.

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

**Tower House Farm is a selection of 2 bedroom houses in Mortimer**

Our 2 bedroom houses at Tower House Farm in Mortimer sit within an intimate development of other apartments, bungalows and houses forming a pleasant small community.

This historic village dates back as early as 1066 but aside from its rich history, today Mortimer is a vibrant place with a good range of local amenities such as a supermarket, post office, chemist and GP and dental surgeries too.



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# THE LOCATION

Mortimer is well connected and ideal for commuters

There are many country pubs and most of these serve food too and there is a community atmosphere due to a friendly café, library, two busy village halls as well as beauty salons and hairdressers. The local Berkshire countryside surrounding the development is beautiful and ideal for walking and cycling. For a larger selection of shops, sporting events, restaurants and entertainment such as theatre and cinema, both Reading and Basingstoke are within easy driving distance.

There is a good selection of nurseries and schools to choose from including Mortimer St John's C of E infant school and Mortimer St Mary's junior schools and for older children there is an Ofsted rated 'Good' secondary school called Willink School.



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# Tower House Farm

**Plot 69**  
2 BEDROOM HOUSE

## GROUND FLOOR

Living / Dining Room	4.75m x 4.13m (15'-7" x 13'-7")
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Kitchen	3.63m x 2.78m (11'-1" x 9'-1")
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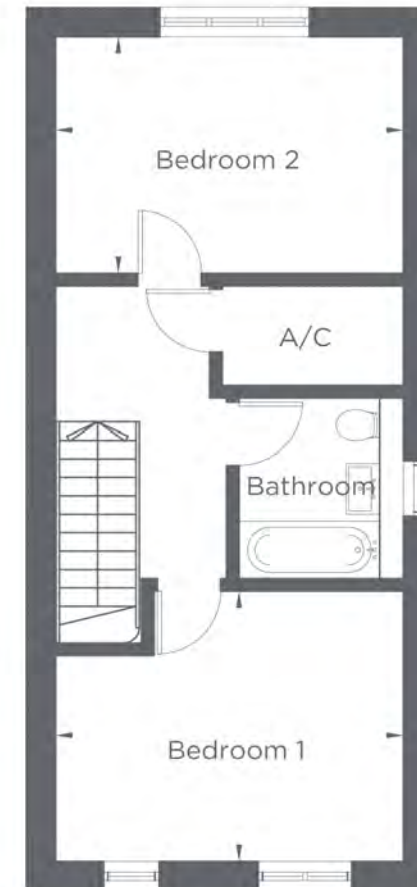
## FIRST FLOOR

Bedroom 1	4.13m x 3.23m (13'-7" x 10'-7")
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Bedroom 2	4.13m x 2.83m (13'-7" x 9'-3")
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GROUND FLOOR



FIRST FLOOR

Please note floorplans are not to scale and are indicative only. Total areas are provided as gross internal areas and are subject to variance and these plans do not act as part of a legally binding contract, warranty or guarantee. These plans may not be to scale and dimensions may vary during the build programme. It is common for fixtures and fittings to change during the build programme, for example boilers. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in to the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate the space needed for specific pieces of furniture. If your home is set within a terrace / row, the position of the windows may vary from those shown on this plan. The property may also be a handed (mirrored) version of the layout shown here. We advise that you do not order any furniture based on these indicative plans, please wait until you can measure up fully, inside the property. Please speak to a member of our sales team about when you can gain access to take measurements. We will not be responsible for costs incurred due to ordering incorrect furniture. 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 - December 2024.

**VIVID**

# Tower House Farm

**Plot 70**  
2 BEDROOM HOUSE

## GROUND FLOOR

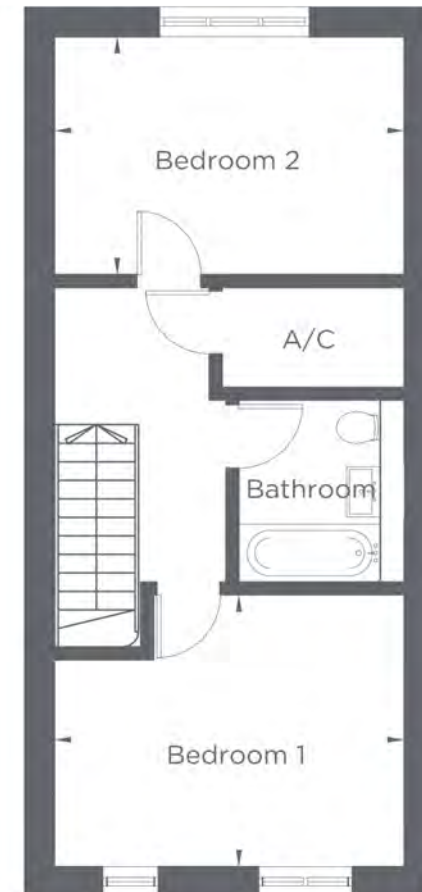
Living / Dining Room	4.75m x 4.13m (15'-7" x 13'-7")
Kitchen	3.63m x 2.78m (11'-1" x 9'-1")

## FIRST FLOOR

Bedroom 1	4.13m x 3.23m (13'-7" x 10'-7")
Bedroom 2	4.13m x 2.83m (13'-7" x 9'-3")



GROUND FLOOR



FIRST FLOOR

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**Plots 69,70**  
2 BEDROOM HOUSE



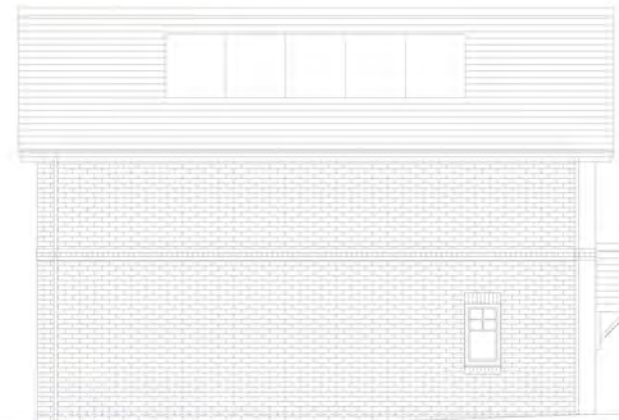
Plot 69 Plot 70  
FRONT ELEVATION



Plot 69  
SIDE ELEVATION



Plot 70 Plot 69  
FRONT ELEVATION



Plot 70  
SIDE ELEVATION

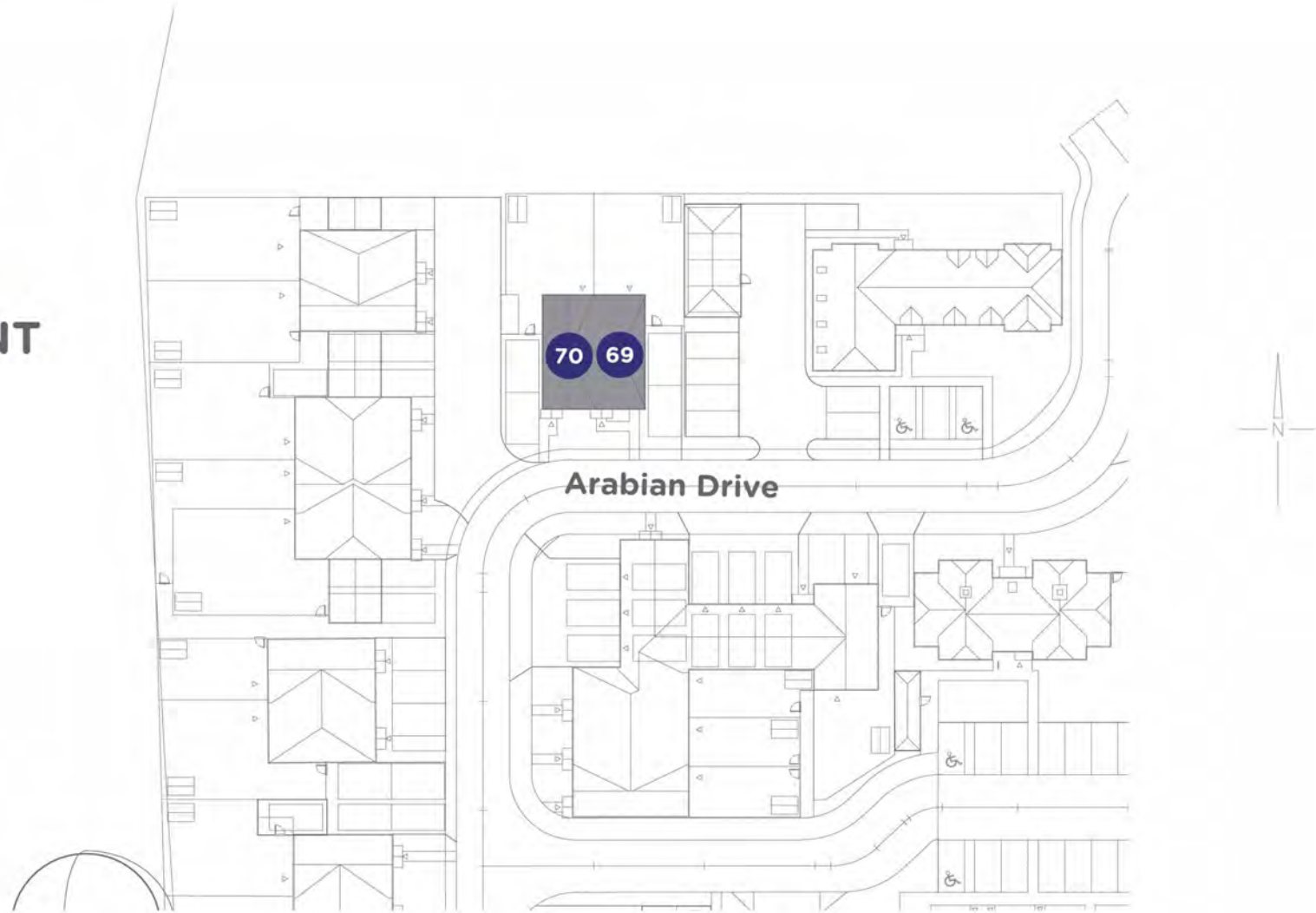
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# Tower House Farm

## EXISTING DEVELOPMENT



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# Tower House Farm



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# SPECIFICATION

More information will be confirmed on spec but, generally, our homes are:

- Decorated in a neutral style
- Carpet in non-wet areas
- Vinyl in wet areas
- Oven, hob and hood
- Shower over bath
- Plots 69 & 70 feature two parking spaces^ (demised)

Plots 69 & 70 parking spaces include Passive 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 - 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 - Plots 69 & 70 feature solar panels
- Planning - View the local website for more information <https://www.westberks.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.



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# 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.



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SO HOW CAN YOU ENJOY  
ALL THIS FOR JUST £107,500?\*

# 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 houses, you can expect the rent to be around £739.06 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 Tower House Farm would cost you.

Visit [www.yourvividhome.co.uk](http://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 £430,000, shares start from £107,500 with a monthly rent of example of £739.06 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



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# NOW IT'S TIME TO APPLY

[yourvividhome.co.uk/developments/tower-house-farm](https://yourvividhome.co.uk/developments/tower-house-farm)

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# VIVID @ Tower House Farm

Mortimer, RG7 3WF

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	69	8 Arabian Drive, Mortimer Common, Reading, Berkshire, RG7 3WF	£430,000	£107,500	£739.06	£25.90	May 2025	990 Years	TBC	<a href="#">Key Info</a>
2 Bedroom Semi Detached House	70	10 Arabian Drive, Mortimer Common, Reading, Berkshire, RG7 3WF	£430,000	£107,500	£739.06	£25.90	May 2025	990 Years	TBC	<a href="#">Key Info</a>

**Please note the following:**

Eligibility conditions apply.

Initial rent is calculated at 2.75%

Please note we must process applicants as per the below criteria provided by the Local Authority:





1. Applicants who qualify for the Shared Ownership Scheme and:

Who are resident within the Parish and have been in continuous residence for at least the last 2 years OR

Who have a parent, adult child or adult sibling who is resident in the Parish who has been in continuous residence for at least the last 5 years

OR

Who were resident in the Parish for 2 continuous years out of the last 5 years but were unable to remain due to affordability OR

Who have been in paid employment within the Parish for at least 6 months, for a minimum of 16 hours each week.

OR

Where the property is or can be adapted to meet the needs of a household member with a disability

OR

Who are from the Gypsy & Traveller Community and have been resident in the Parish for a period of time during the last 2 years but are not able to meet the other criteria in respect of length of residency listed under paragraph 1.

2. If there are no persons who qualify under paragraph 1 then consideration will be given to applicants who qualify for the Shared Ownership Scheme who are currently living and/or working in the Parish, but who do not fulfil the criteria detailed in 1 above in respect of length of residency or minimum hours of work.

3. If there are no persons who qualify under paragraph 1 and 2 then consideration will be given to applicants who qualify for the Shared Ownership Scheme living and/or working in adjacent Parishes to Stratfield Mortimer Parish, and

Who are resident within that Parish and have been in continuous residence for at least the last 2 years OR

Who have a parent, adult child or adult sibling who is resident in that Parish who has been in continuous residence for at least the last 5 years

OR



Who were resident in that Parish for 2 continuous years out of the last 5 years but were unable to remain due to affordability

OR

Who have been in paid employment within that Parish for at least 6 months, for a minimum of 16 hours each week.

4. If there are no persons who qualify under paragraph 1, 2 and 3 then consideration will be given to any other applicants to the Shared Ownership scheme resident in West Berkshire.

5. If there are no persons who qualify under paragraph 1, 2, 3 and 4 then consideration will be given to any other applicants to the Shared Ownership scheme.

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.