



VIVID AT

MADDOXFORD PARK

BOTLEY, HAMPSHIRE

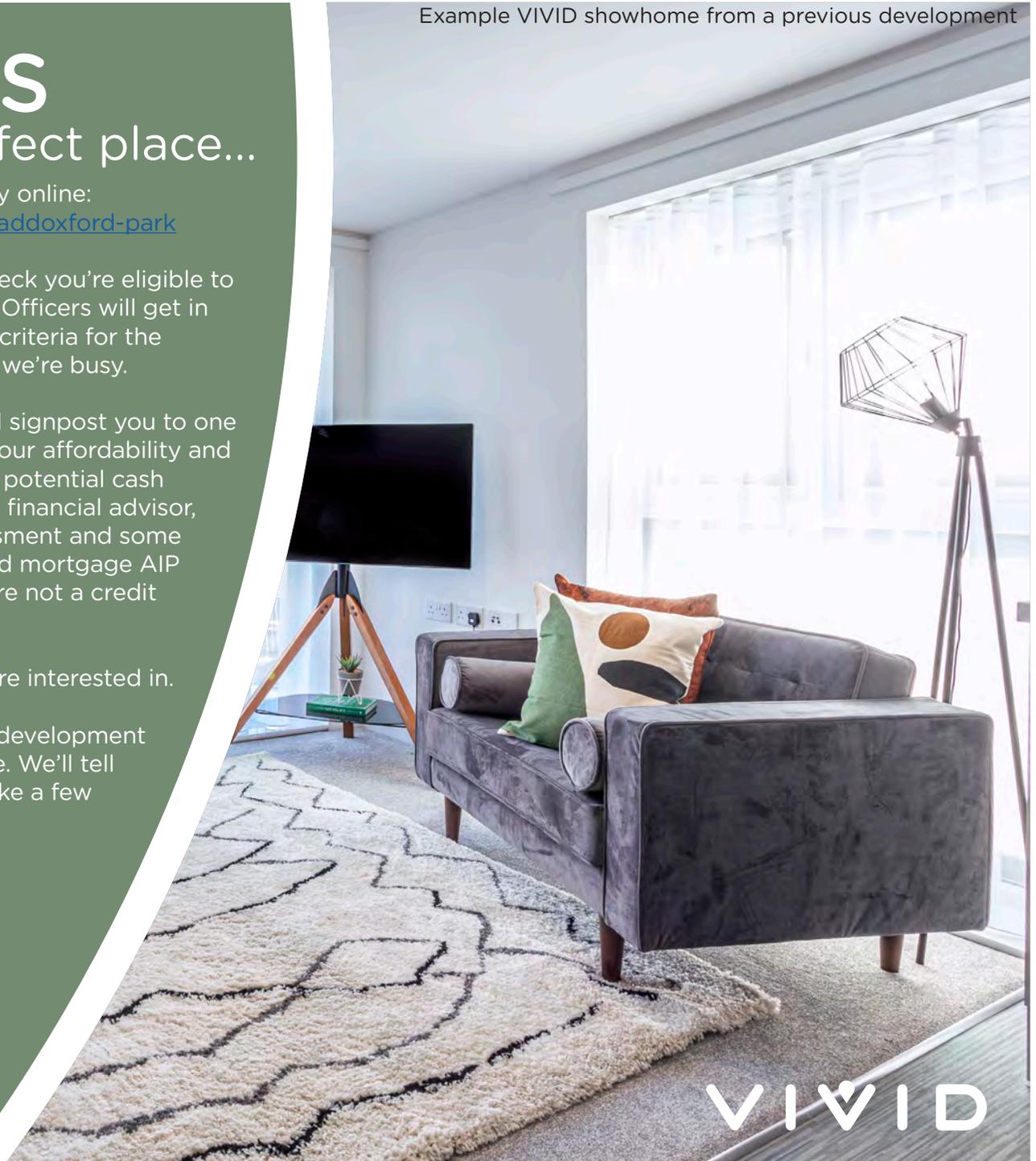
HOW IT WORKS

Helping you find your perfect place...

- 1 View the listing for Maddoxford Park and apply online:
<https://yourvividhome.co.uk/developments/maddoxford-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 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



VIVID

TRUST VIVID

Always got a prompt response to my emails. I was kept informed throughout the process. Lovely staff.

Kara - Shared Owner

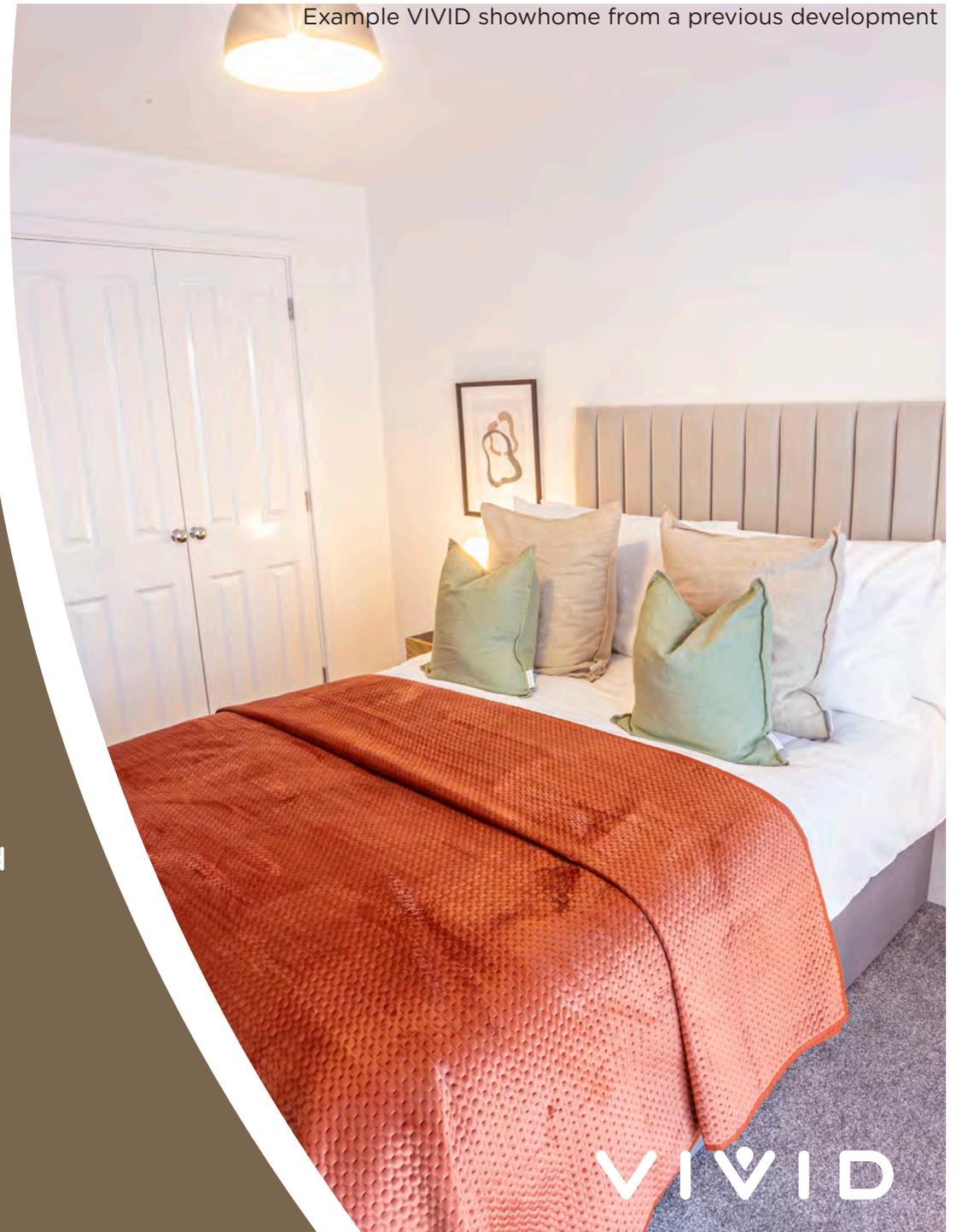
The service from start to finish was amazing. Fantastic communication, things happened when they said they would and the whole process was so easy.

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



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THE DEVELOPMENT

Maddoxford Park is a selection of 3 bedroom homes located in Botley

Botley is a vibrant village in the picturesque Hampshire countryside. A growing community, which is fast becoming the popular choice with families, for the array of local amenities and opportunities on the doorstep.

The surrounding area is dotted with vast open farmland and leafy conservation areas, with a handful of country parks such as Itchen Valley and Manor Farm waiting to be explored. Maddoxford Park sits in close proximity to towns and villages such as Botley, Hedge End, Fair Oak and Whiteley. Each with their own unique character they all offer a number of conveniences to tempt you.



VIVID

THE LOCATION

The thriving centres of Botley and Hedge End are your nearest neighbours

Hampshire is well known for its sporting and leisure facilities, and at Maddoxford Park you're ideally located to take advantage of what's on offer. The home of Hampshire cricket, The Utilita Bowl, is just moments away, hosting national and international matches annually as well as regular events and live concerts. St Mary's Stadium, home ground of Southampton Football Club, is also within easy reach.

If you're looking for a more sedate way to while away an afternoon, why not book in for a round of golf or brush up on your skills at one of the county's many golf clubs and driving ranges. Or if ball sports really aren't for you, then the open waters surrounding Southampton, Portsmouth and nearby Bournemouth are calling.



VIVID

Maddoxford Park

Plot 48
3 BEDROOM HOUSE

GROUND FLOOR

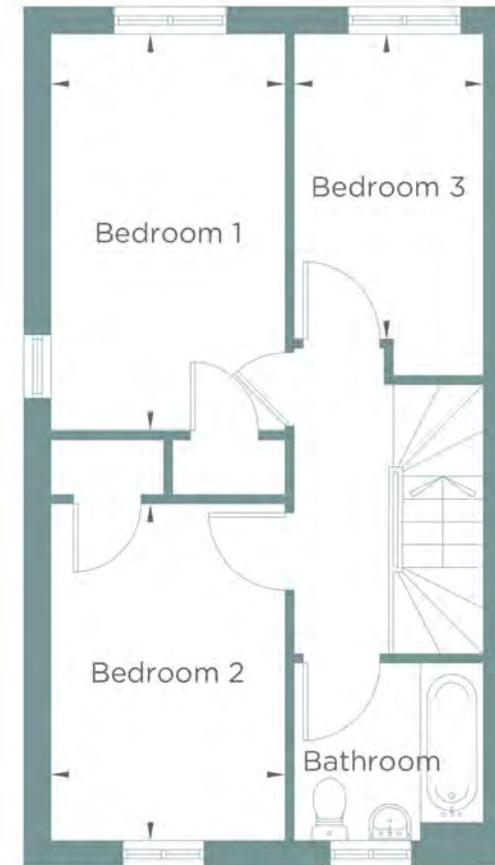
Kitchen / Dining Room	5.01m x 2.68m (16'-5" x 8'-10")
Living Room	4.81m x 3.75m (15'-9" x 12'-4")

FIRST FLOOR

Bedroom 1	4.34m x 2.59m (14'-3" x 8'-6")
Bedroom 2	3.72m x 2.59m (12'-2" x 8'-6")
Bedroom 3	3.34m x 2.15m (10'-11" x 7'-1")



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 boiler's location of windows, doors, kitchen units and appliances may differ. 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 - May 2024.

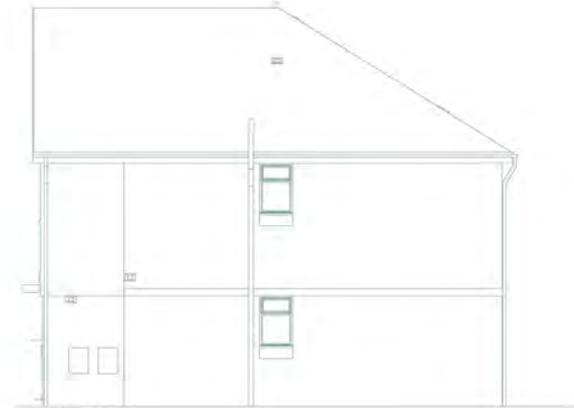
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Maddoxford Park

Plots 48, 49, 50
3 BEDROOM HOUSE



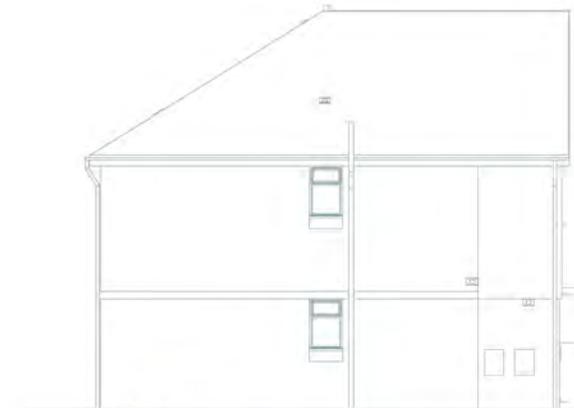
PLOT 50
REAR ELEVATION



PLOT 50
SIDE ELEVATION



PLOT 48
FRONT ELEVATION



PLOT 48
SIDE ELEVATION

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Maddoxford Park



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SPECIFICATION

- Decorated in a neutral colour
- Flooring included
- Additional spec info is to be confirmed
- Please note that some of these plots may feature sloped gardens with steps
- 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.

^spaces come with a Passive EV charging point. Speak to your sales officer for more information



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SERVICES & ADDITIONAL INFO

We're currently finalising the legal paperwork enabling the road works to be completed. Please note, as this involves 3rd parties, any delays could impact the projected handover date. Please speak with your sales officer for more information.

- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- Solar Panels - Present
- 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.eastleigh.gov.uk/>

Please note, as we sell our homes off plan, we aren't always able to confirm details about garden layouts, levels, or any steps that may be included. If these features are especially important to you, please speak to your Sales Officer for more information.

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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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.

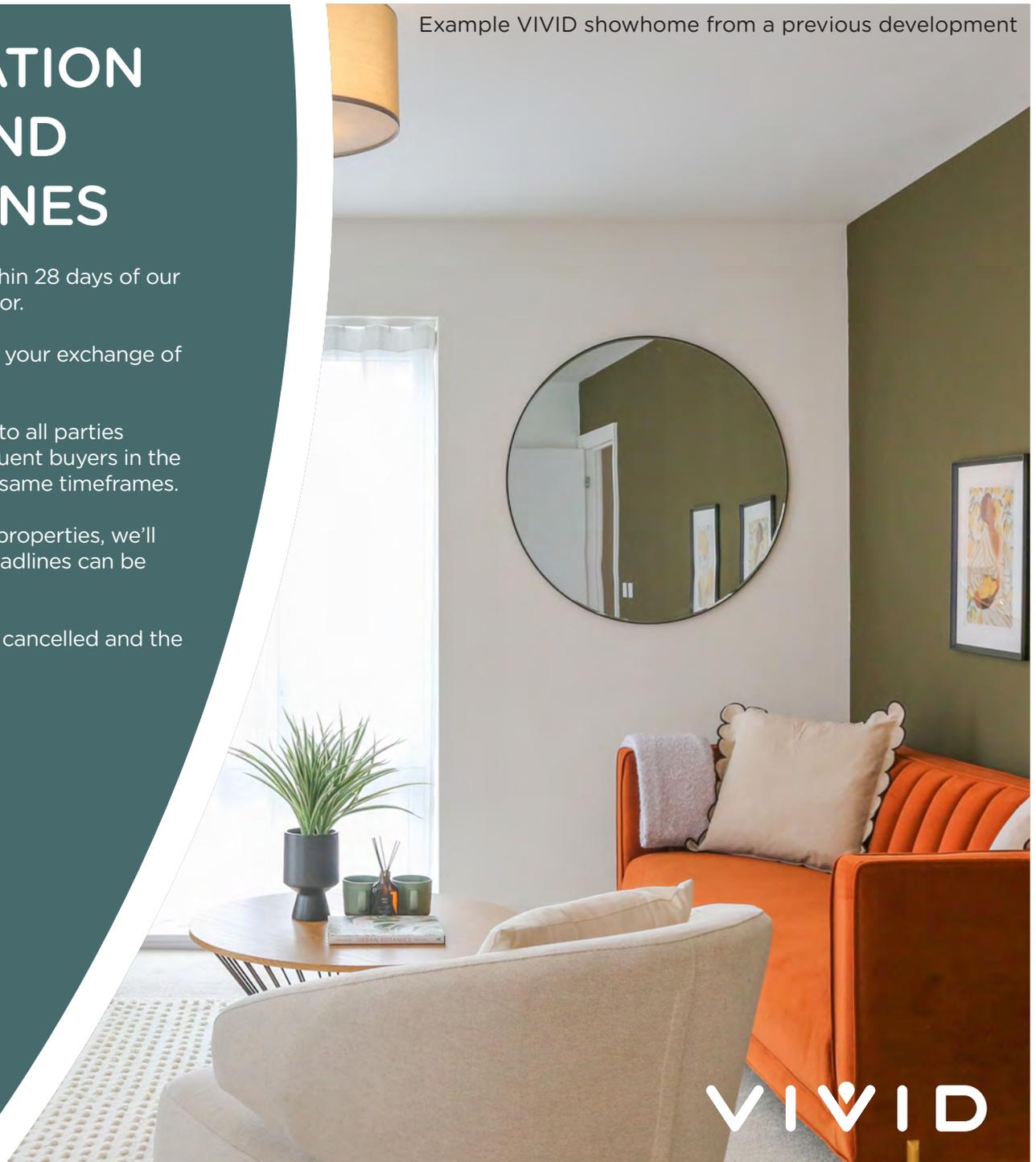
Your completion must take place within 5 calendar days of your exchange of contracts or the handover from the developer.

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



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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 additional shares from 10% 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.



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SO HOW CAN YOU ENJOY
ALL THIS FOR JUST £95,000?*

ONLY WITH VIVID SHARED OWNERSHIP

Shared Ownership lets you buy from £95,000 for a 25% share in your new home at Maddoxford Park, with 5%* deposits starting from just £4,750*.

You'll also pay rent on the rest and a monthly service charge. So, if you buy a 25% share in a 3 bedroom house your rent could start from £653.13* 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 25% share of a 3 bedroom house, with £380,000 full market value. 25% share valued at £95,000, with initial rent of £653.13 pcm and an estimated service charge of £26.57 pcm. £4,750 mortgage deposit is based on 5% of £95,000 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 25% share (which you must raise mortgage & deposit for)	Eg: Initial monthly rent pcm FROM (based on 75% don't own)	Estimated monthly Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
3 Bedroom End Terraced House	48	6 Goldfinch Crescent, Botley, Southampton, Hampshire, SO32 2DJ	£380,000	£95,000	£653.13	£26.57	April 2026	990 Years	TBC	Key Info Energy Info

PLEASE NOTE THE FOLLOWING:

- Eligibility conditions apply.
- Anyone may apply but applicants with a live/work/family connection to the Eastleigh Borough Council Local Authority area will have priority
- Initial Rent is calculated from 2.75%
- 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 %.
- 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



NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/maddoxford-park

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