



VIVID AT

WISTERIA GATE

ROMSEY, HAMPSHIRE

HOW IT WORKS

We're all about helping people to find their perfect place...

- 1 Apply online for the Wisteria Gate development by following the link: yourvividhome.co.uk/developments/wisteria-gate
- 2 We'll check if you're eligible and meet the initial affordability criteria for your chosen home, which can take a few weeks when we're busy.
- 3 One of our Sales Officers will get in touch to let you know the outcome and your next steps. If you meet the initial checks, we'll ask you to speak to our panel financial advisors* (even if you're a potential cash buyer). Please note VIVID are not a credit broker. Then you'll need to send us some more documents like proof of your deposit and a mortgage AIP (Agreement in Principle).
- 4 You'll also complete a form to tell us which plots you're interested in.
- 5 We'll check all the information you've sent us and let you know if we're able to offer you a new home. We'll tell you as quickly as we can, sometimes this can take a few weeks as each development will have different criteria to decide who gets the homes.

*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 a mortgage that is best for you. They'll keep in mind VIVID's timescales for any mortgage that is offered to you to make sure it meets our sales timescales. We are signposting you to our panel advisors that do not charge you a fee for advice. If you choose to use another financial advisor that is absolutely fine and your choice. This will not impact any decision on whether you buy a home from VIVID.

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

Wisteria Gate is a selection of 2 bedroom coach houses in stunning Braishfield near Romsey

Wisteria Gate is a new development of homes, close to the historic town of Romsey and the River Test. Romsey is a beautiful market town on the edge of the New Forest with close links to Southampton and Winchester.

Although rich in history, Romsey also has a cosmopolitan feel with stylish restaurants and bars and a range of shops including one-off boutiques alongside high street brands. Various events are held throughout the year including Romsey Carnival and an annual relay Marathon, which help to create a real community atmosphere. There are larger supermarkets just a few minutes' drive away, and a regular farmers market.



Photo from nearby Romsey

VIVID

THE LOCATION

Just 3 miles north of vibrant Romsey town centre, Braishfield is a friendly village community with plenty of green spaces and a rural feel.

Nearby Abbotswood offers new outdoor sports facilities including Astro turf football pitches and two rugby pitches. There is also a new pavilion with an exercise studio and a fitness and running trail around the site.

Just a short journey away, Southampton city centre is approximately 7 miles away and offers a rich tapestry of cultural delights. museums, music venues, and art galleries coexist with award-winning parks, creating an inviting blend of experiences for residents and visitors alike.

For those with a penchant for shopping and dining, West Quay shopping centre and West Quay One beckon with over 100 shops and restaurants,



Photo from nearby Romsey

VIVID

Wisteria Gate

Plots 20 & 59 2 BEDROOM APARTMENT

GROUND FLOOR

Carport 5.91m x 3.07m
(19'-5" x 10'-1")

Carport 5.91m x 3.07m
(19'-5" x 10'-1")

FIRST FLOOR

Kitchen / Dining /
Living Room 5.91m x 4.29m
(19'-5" x 14'-1")

Bedroom 1 3.97m x 3.76m
(13'-0" x 12'-4")

Bedroom 2 4.00m x 3.42m
(13'-2" x 11'-3")



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 Peninsula House, Wharf Road, Portsmouth, Hampshire, PO2 8HB. All information correct at time of creation - April 2024.

VIVID

Wisteria Gate

Plots 20,59
2 BEDROOM HOUSE



FRONT ELEVATION



REAR ELEVATION

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VIVID @ Wisteria Gate

Braishfield, SO51 0AA

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 Coach House over Drivethrough	20	5 Sequoia Lane, Braishfield, Romsey, SO51 0AA	£310,000	£77,500	£532.81	£37.57	August 2024	990 Years	TBC	Energy Info Key Info
2 Bedroom Coach House over Drivethrough	59	8 Sequoia Lane, Braishfield, Romsey, SO51 0AA	£310,000	£77,500	£532.81	£37.57	August 2024	990 Years	TBC	Energy Info Key Info

Please note the following:

- Eligibility conditions apply.
- You must have a live/work/family connection to the Test Valley Local Authority Area.
- We may be required to discuss your application with the Local Authority
- Initial Rent is calculated at 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.

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
- Parking

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

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 £77,500?*

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 £532.81 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 Wisteria Gate 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 Coach House with a FMW of £310,000, shares start from £77,500 with a monthly rent of example of £532.81(Based on unsold equity at 2.75% of value). Terms and conditions apply.



VIVID

NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/wisteria-gate

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