



VIVID AT

BOORLEY GARDENS

EASTLEIGH, HAMPSHIRE

HOW IT WORKS

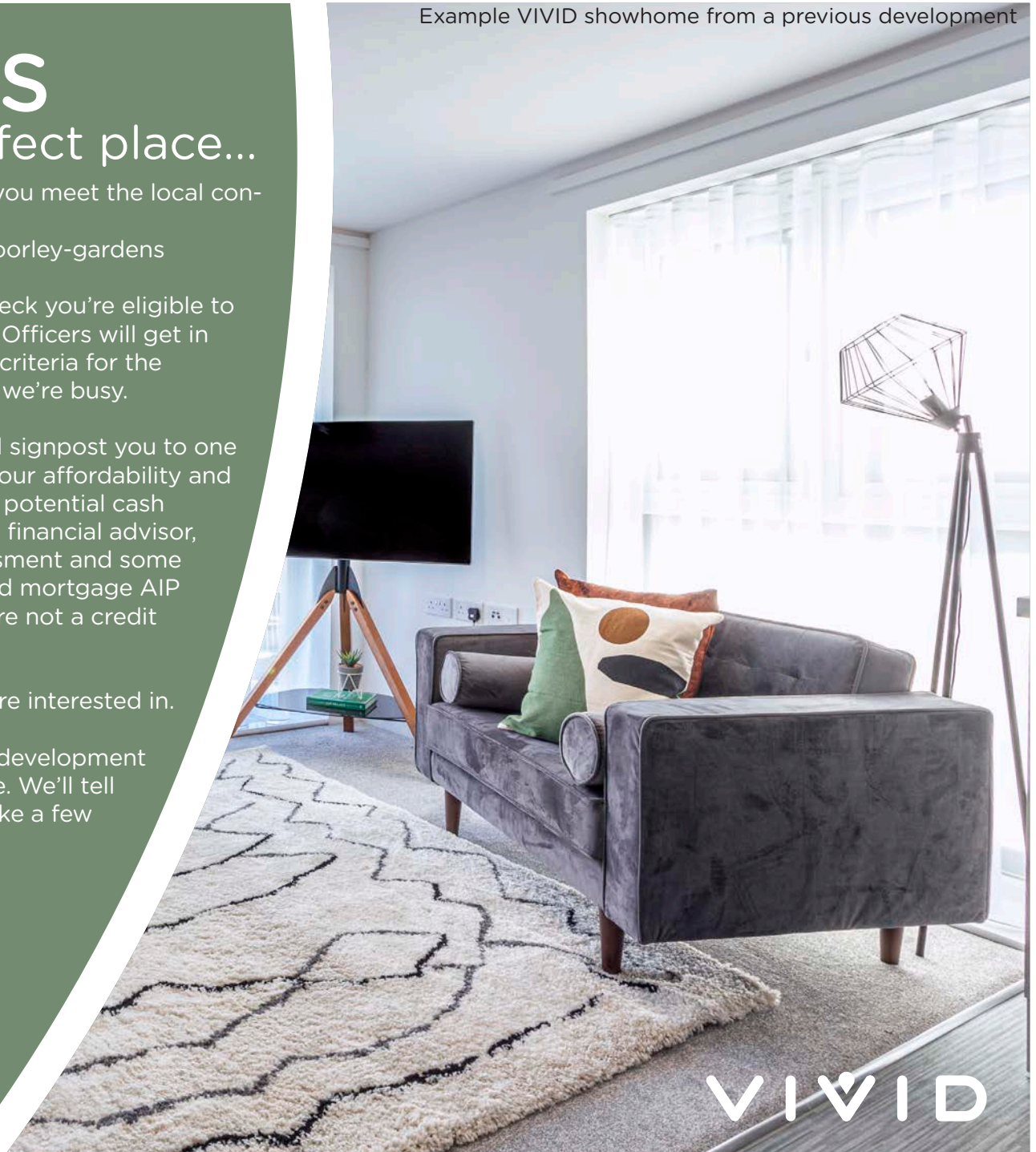
Helping you find your perfect place...

- 1 View the listing for Boorley Gardens, check if you meet the local connection criteria, then apply online:
<https://yourvividhome.co.uk/developments/boorley-gardens>
- 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

Boorley Gardens is a development of 2 bedroom homes in Botley

Our new homes are located in Boorley Green which is close to the picturesque market town of Botley. Botley is a tiny historical town with a variety of shops, restaurants, pubs and places of local interest, making it an ideal place to call home.

This stunning development will offer you the best of both worlds, with the nearby South Downs National Park and New Forest National Park, perfect for a weekend walk and the town of Hedge End less than 2 miles away. Boorley Gardens also has a primary school, local centre and open space included in the plans.



VIVID

THE LOCATION

If you live in this part of the South Coast you're spoiled for choice

Botley is a just over a mile away, and includes a deli, a dental surgery, a Co-op, a pharmacy, a post office, hairdressers, galleries, restaurants and traditional pubs. Hedge End town centre includes a greengrocer shop, butchers, cafés and food takeaways, while Hedge End Retail Park, three miles away has a selection of food takeaways such as McDonalds, Burger King and KFC, and retailers such as M&S, B&M, Sainsbury's and Lidl.

Boorley Gardens is less than ten minutes' drive from the M27, offering easy access to the south coast, and the M25 London motorway is around an hour away. Buses between Botley and Southampton stop outside the development, reaching Southampton in around 40 minutes.



VIVID

Boorley Gardens

Plot 266
2 BEDROOM HOUSE

GROUND FLOOR

Living / Dining Room	4.67m x 4.39m (14'-5" x 14'-5")
Kitchen	3.04m x 2.33m (10'-0" x 7'-8")

FIRST FLOOR

Bedroom 1	4.39m x 3.34m (14'-5" x 11'-0")
Bedroom 2	4.39m x 2.74m (14'-5" x 9'-0")



GROUND FLOOR



FIRST FLOOR

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Plot 266
2 BEDROOM HOUSE



PLOT 266
FRONT ELEVATION



PLOT 266
SIDE ELEVATION



PLOT 266
REAR ELEVATION

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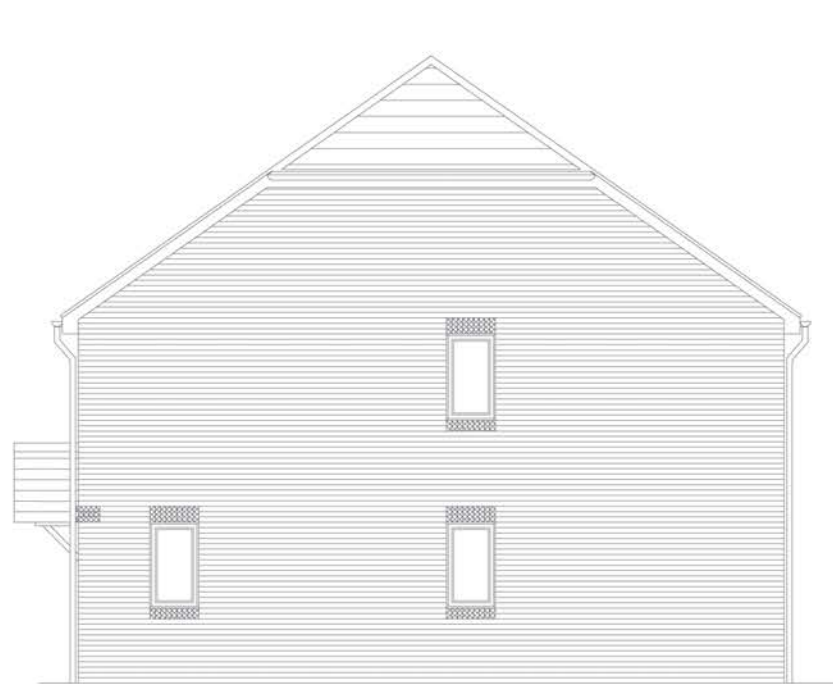
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Boorley Gardens

Plot 267
2 BEDROOM HOUSE



PLOT 267
FRONT ELEVATION



PLOT 267
SIDE ELEVATION

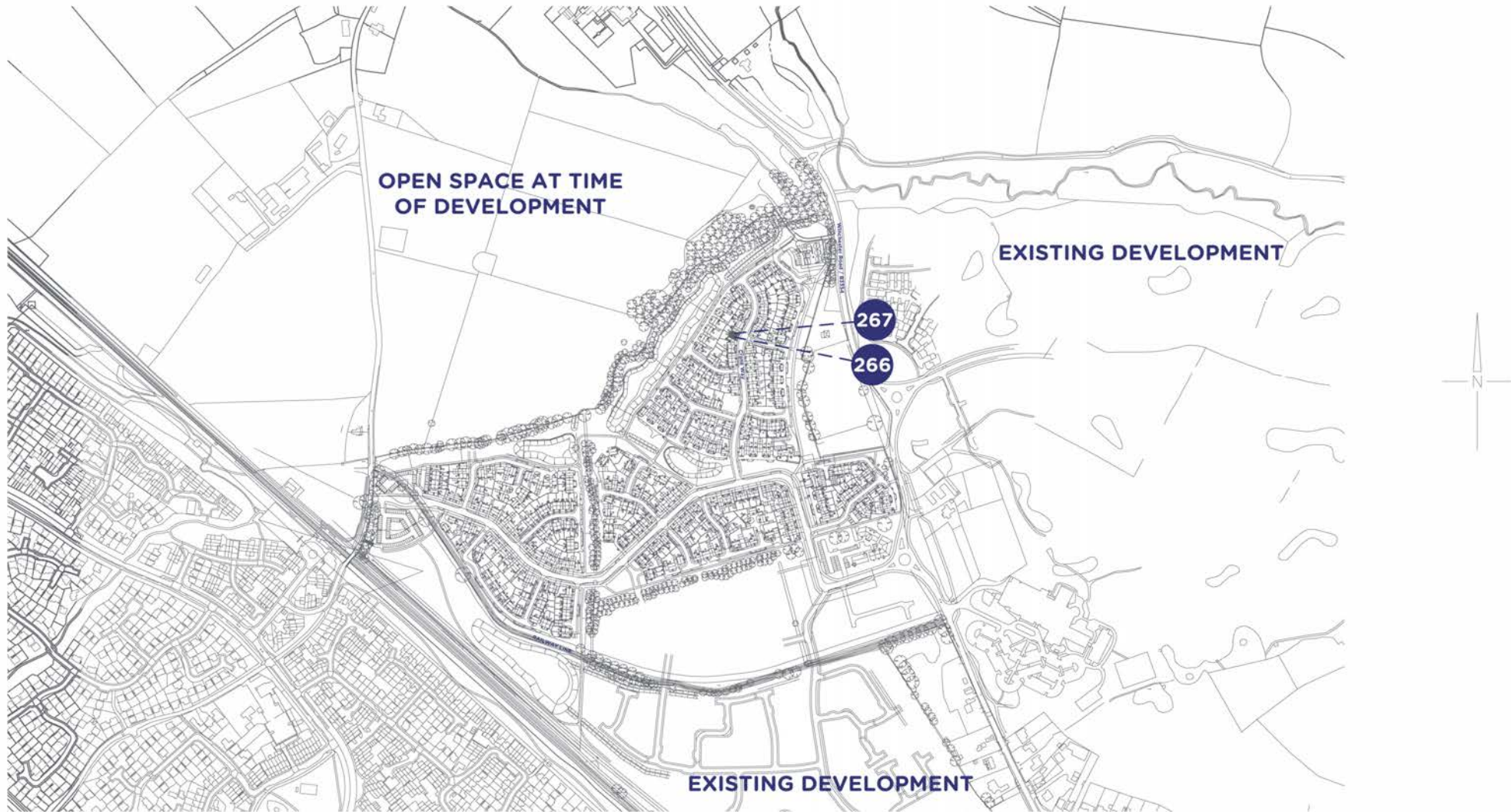


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VIVID

SPECIFICATION

- Please note that these homes are built by multiple developers so spec. may vary.
- Oven, cooker and hood
- Neutral carpet throughout living areas
- Gas Combi Boiler
- Current plots 266, 267 feature two parking spaces^ (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, Virgin or Hyperoptic
- Broadband Coverage Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Planning - View the local authority website for more information <https://www.eastleigh.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

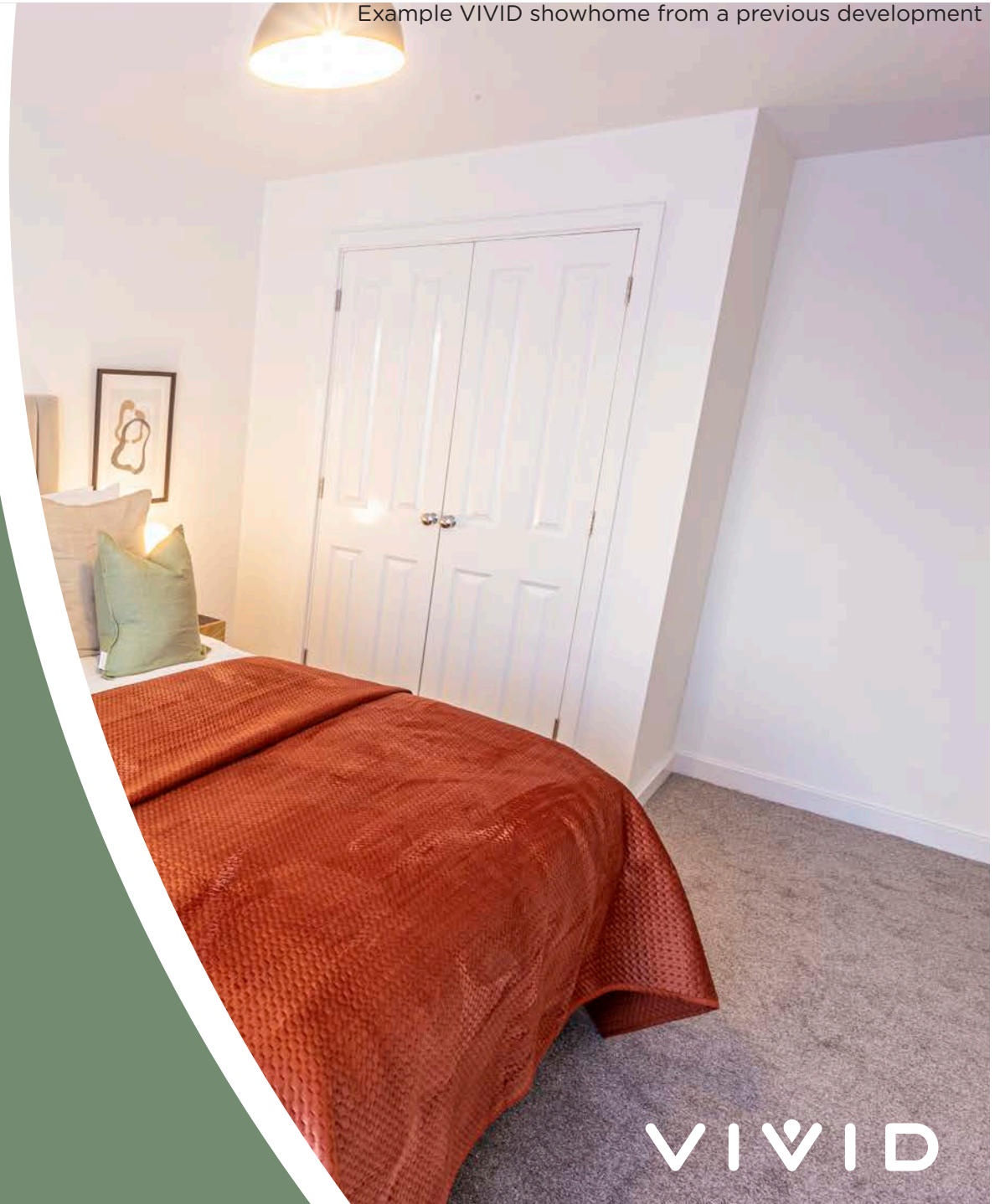
We're a customer-focused provider of affordable homes and the 4th largest builder amongst UK housing associations. We have an ambitious development programme, together with providing vital support services to our communities.

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 £80,000?*

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 £550.00 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 Boorley Gardens 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 £320,000, shares start from £80,000 with a monthly rent of example of £550.00 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



VIVID

NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/boorley-gardens

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Boorley Gardens

Botley, SO32 2TF

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 Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
2 Bedroom Semi Detached House	266	16 Crane Way, Boorley Green, Southampton, Hampshire, SO32 2TF	£320,000	£80,000	£550.00	£25.90	April 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Semi Detached House	267	18 Crane Way, Boorley Green, Southampton, Hampshire, SO32 2TF	£320,000	£80,000	£550.00	£25.90	April 2025	990 Years	TBC	Energy Info Key Info

Please note the following:

- Eligibility conditions apply.
- Applicants with a local connection through live, work or close family to the Eastleigh Borough Council 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 % .



- 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.