VIVID AT
LEIGHWOOD FIELDS
CRANLEIGH, SURREY

HOW IT WORKS

Helping you find your perfect place...

1. View the listing for Leighwood Fields and apply online: https://www.vividhomes.co.uk/shared-ownership/property-search/leighwood-fields
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

TRUST VIVID

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

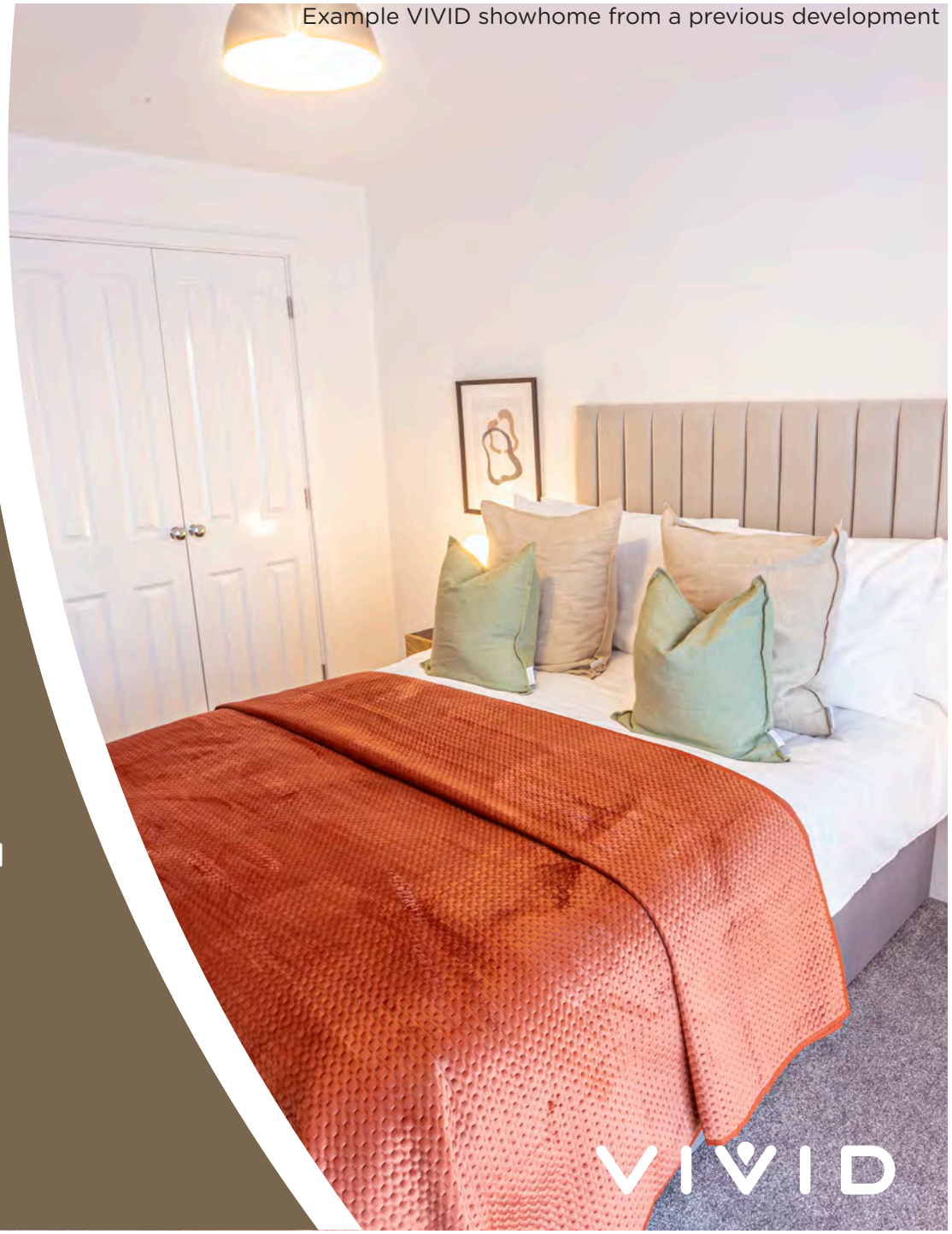
Kara - Shared Owner

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

Built by Berkeley Homes, these attractive new houses are set in a desirable location.

Situated in the beautiful village of Cranleigh, approximately eight miles southeast of Guildford in Surrey, the development is close to the A281, providing easy links between Guildford and Horsham.

Set between the rolling landscapes of the North and South Downs, Cranleigh is an area of outstanding natural beauty. This historic market village offers the perfect balance of modern convenience and traditional village charm, with a peaceful atmosphere that continues to attract homeowners seeking a high quality of life.

Photo from Cranleigh

THE LOCATION

Cranleigh is made up of extremely picturesque buildings and lots of open spaces including the common

There are several local sports clubs and The Arts Centre offers a varied programme of film screenings, community theatre, music and comedy shows. Cranleigh Leisure Centre has swimming pools, a gym, squash and tennis courts and a sauna. Cranleigh has an excellent selection of shops, pubs, cafés and restaurants. In addition to a convenience store, there is a Sainsbury's, Co-op and M&S Food store within half a mile.

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Cranleigh has good local bus routes with access to the village centre as well as Guildford. Cranleigh is just over half an hour's drive from the M25, and fast trains from Guildford reach London Waterloo in just 40 minutes

Photo from Cranleigh

Leighwood Fields

Plot 335,336,338
2 BEDROOM HOUSE

GROUND FLOOR

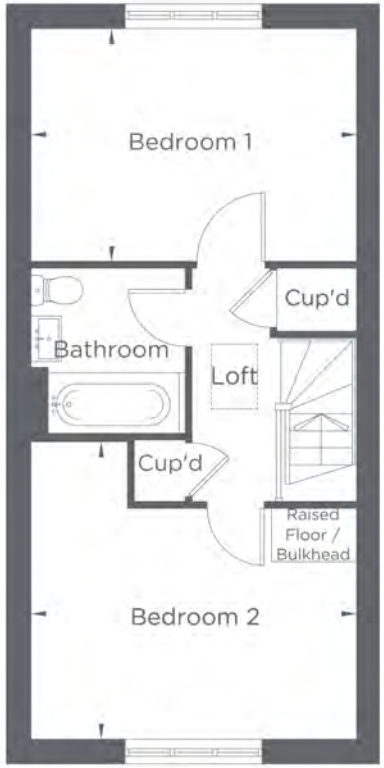
Living / Dining Room	4.91m x 4.30m (16'-1" x 14'-1")
Kitchen	3.21m x 2.55m (10'-6" x 8'-4")

FIRST FLOOR

Bedroom 1	4.30m x 3.06m (14'-1" x 10'-1")
Bedroom 2	4.30m x 3.91m (14'-1" x 12'-10")

*Kitchen Layout To Be Confirmed

GROUND FLOOR



FIRST FLOOR

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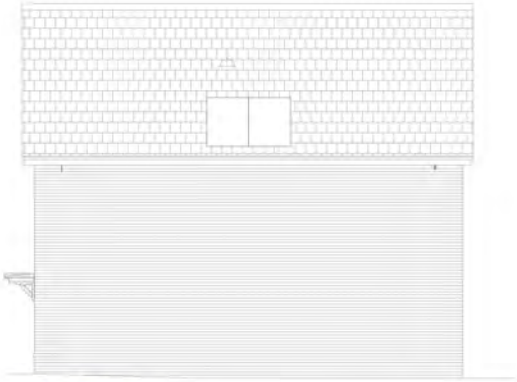
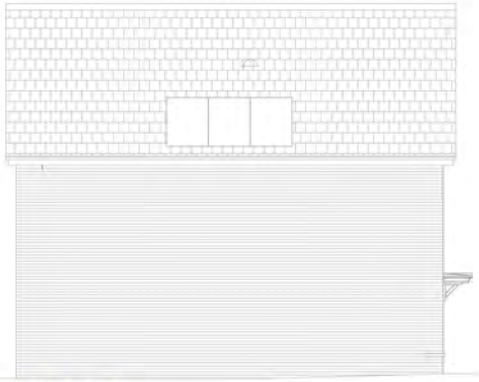
VIVID

Leighwood Fields

Plot 252,334,335
2 & 3 BEDROOM HOUSE



PLOT 252
SIDE ELEVATION



PLOT 334
SIDE ELEVATION

PLOT 334 PLOT 335 PLOT 252
FRONT ELEVATION

PLOT 252 PLOT 335 PLOT 334
REAR ELEVATION

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VIVID

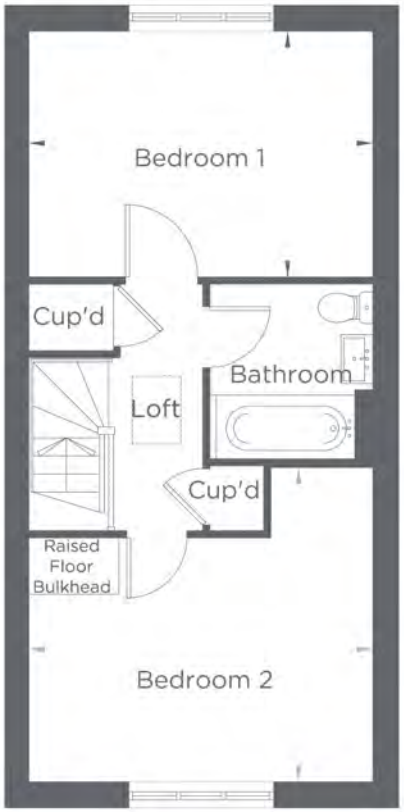
Leighwood Fields

Plot 337,339,352
2 BEDROOM HOUSE

GROUND FLOOR	
Living / Dining Room	4.91m x 4.30m (16'-1" x 14'-1")
Kitchen	3.21m x 2.55m (10'-6" x 8'-4")
FIRST FLOOR	
Bedroom 1	4.30m x 3.06m (14'-1" x 10'-1")
Bedroom 2	4.30m x 3.91m (14'-1" x 12'-10")

*Kitchen Layout To Be Confirmed

GROUND FLOOR



FIRST FLOOR

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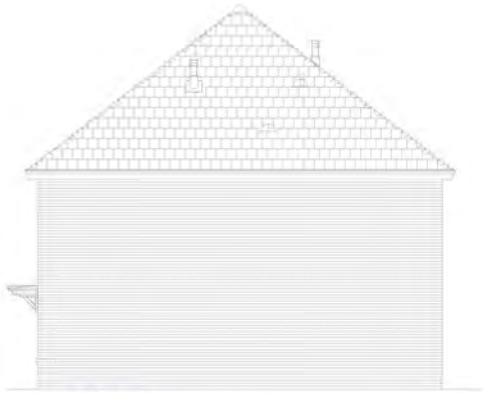
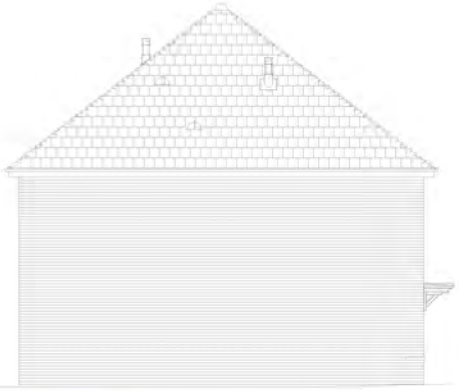
Leighwood Fields

Plot 336,337,338,339
2 BEDROOM HOUSE

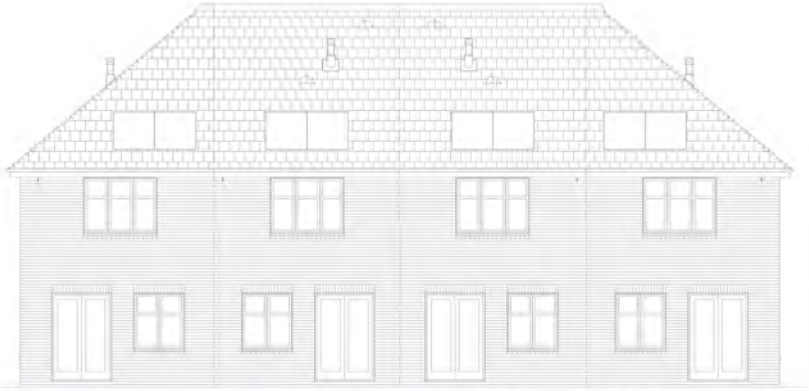


PLOT 339
SIDE ELEVATION



PLOT 336
SIDE ELEVATION

PLOT 336 PLOT 337 PLOT 338 PLOT 339
FRONT ELEVATION



PLOT 339 PLOT 338 PLOT 337 PLOT 336
REAR ELEVATION

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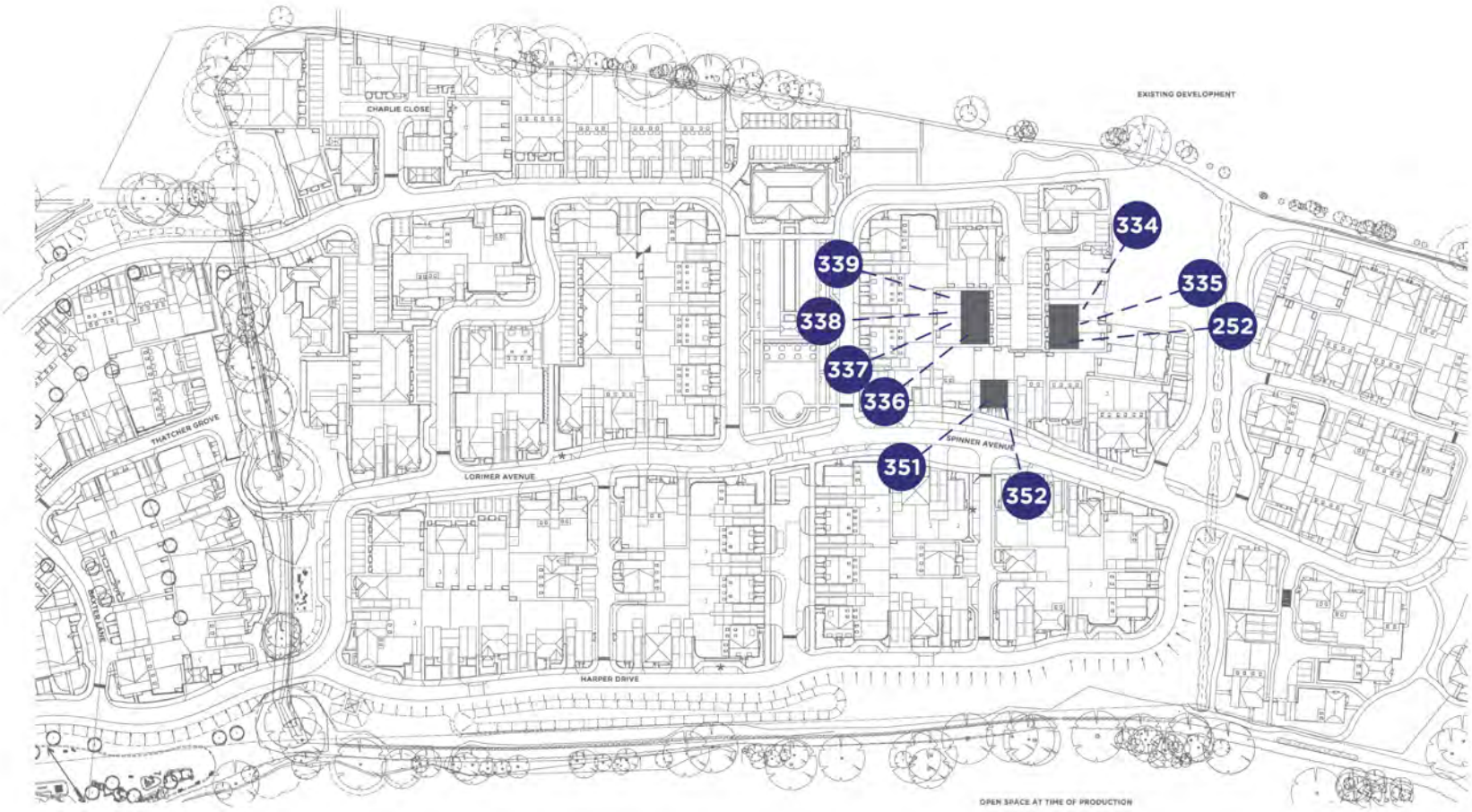

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VIVID

SPECIFICATION

Kitchen

- Wren fitted kitchen worktop in ‘Cashmere’ matt with ‘Vermont’ laminate worktop
- Kitchen flooring is Amtico Vinyl in ‘Heron Oak’

Bathroom

- Pryo & Echo tiles in ‘White’ in bathroom
- Bathroom flooring is is Amtico Vinyl in ‘Heron Oak’

Other Internals

- Carpet in non-wet areas is Abingdon Astute in ‘Barley’

Parking

- Plots feature two parking spaces^ (Right to Use)

^These plots benefit from EVCP. For more information please speak to your Sales Officer.

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.

SERVICES & ADDITIONAL INFO

- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- Construction - Traditional Build
- 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
- Planning - View the local website for more information https://www.waverley.gov.uk/

Please note:
We're currently awaiting some of the planning requirements in this development to be finalised, which involves 3rd parties. Any delays in the legal paperwork or completion of these works, could impact the projected handover date and when you can move into these properties.
Please speak with 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.

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

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 unforseen issues or defects in your home, we're here to help you.

Example VIVID showhome from a previous development

SO HOW CAN YOU ENJOY ALL THIS FOR JUST £103,750?*

ONLY WITH VIVID SHARED OWNERSHIP

Shared Ownership lets you buy from £103,750 for a 25% share in your new home at Leighwood Fields, with 5%* deposits starting from just £5,187.50*.

You'll also pay rent on the rest and a monthly service charge. So, if you buy a 25% share in a 2 bedroom house your rent could start from £713.28* 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:
https://www.vividhomes.co.uk/shared-ownership/why-shared-ownership

*Example based on buying a 25% share of a 2 bedroom house, with £415,000 full market value. 25% share valued at £103,750, with initial rent of £713.28 pcm and an estimated service charge of £38.05 pcm. £5,187.50 mortgage deposit is based on 5% of £103,750 Subject to lender availability and criteria. Eligibility conditions apply

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% share you don't own)	Estimated monthly Service Charge	Projected handover date*	Lease Length	Council Tax Band	Important Information
2 Bedroom Mid Terraced House	335	16 Spinner Avenue, Cranleigh, GU6 8RW	£415,000	£103,750	£713.28	£38.05	Available Now	990 Years	TBC	Key Info Energy Info
2 Bedroom Mid Terraced House	337	13 Spinner Avenue, Cranleigh, GU6 8RW	£415,000	£103,750	£713.28	£38.05	Available Now	990 Years	TBC	Key Info Energy Info
2 Bedroom Mid Terraced House	338	12 Spinner Avenue, Cranleigh, GU6 8RW	£415,000	£103,750	£713.28	£38.05	Available Now	990 Years	TBC	Key Info Energy Info
2 Bedroom End Terraced House	339	11 Spinner Avenue, Cranleigh, GU6 8RW	£420,000	£105,000	£721.88	£38.05	Available Now	990 Years	TBC	Key Info Energy Info

VIVID

PRICELIST AND MORE INFORMATION

PLEASE NOTE THE FOLLOWING:

- Eligibility conditions apply.
- Initial Rent is calculated from 2.75%
- Anyone may apply however priority will be given in the below order:
  Live/work/close family connection to the Waverley Borough Council area.
  Live/work/close family connection to Surrey.
  Anyone else
- 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 %.
- 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 Charted 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

VIVID

NOW IT'S TIME TO APPLY

https://www.vividhomes.co.uk/shared-ownership/property-search/leighwood-fields

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