
VIVID AT
HAWTHORN PLACE
BURGATE, HAMPSHIRE

# HOW IT WORKS

## Helping you find your perfect place...

1. View the listing for Hawthorn Place and apply online: https://www.vividhomes.co.uk/shared-ownership/property-search/hawthorn-place

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

# 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

## Hawthorn Place is a new development of 2 bedroom houses built by Pennyfarthing Homes

In Fordingbridge there are some great places to socialise and have a bite to eat, situated on the riverside is the popular pub The George with The Crown Inn just a short walk away in the High Street. Café One Hundred and Belinda's are just a few of the cafes and tea rooms in the town if you want to meet with friends and maybe indulge in a cream tea.

There are some great restaurants nearby too, such as Aubrey's Forest Kitchen and Bridges.



Photo from nearby Fordingbridge

# THE LOCATION

## With 140 miles of cycle tracks and footpaths close by, Fordingbridge is popular for cycling and walking

Just a short drive from Ringwood, Salisbury, Verwood, Ferndown and Bournemouth, the historic market town of Fordingbridge has plenty of local amenities including schools, play parks and shops all with the scenic expanse of the New Forest on your doorstep. The town centre of Fordingbridge has plenty of leisure opportunities with a cinema, museum, plenty of bars and restaurants.

As well as the beauty of the New Forest, city life is easily reached via the A338, with Salisbury only 20 minutes drive away and Bournemouth around 30 minutes drive. Both cities are on mainline train routes with London Waterloo around 1 and a half hours direct from Salisbury.



Photo from nearby Fordingbridge


Upper Burgate
Salisbury Road
Whitsbury Road
Burgate
Station Road
Fordingbridge
Criddlestyle
Godshill
Sot'on Road
Ringwood Road
Stuckton
N
VIVID

# Hawthorn Place

## Plot 85
## 2 BEDROOM HOUSE

**GROUND FLOOR**

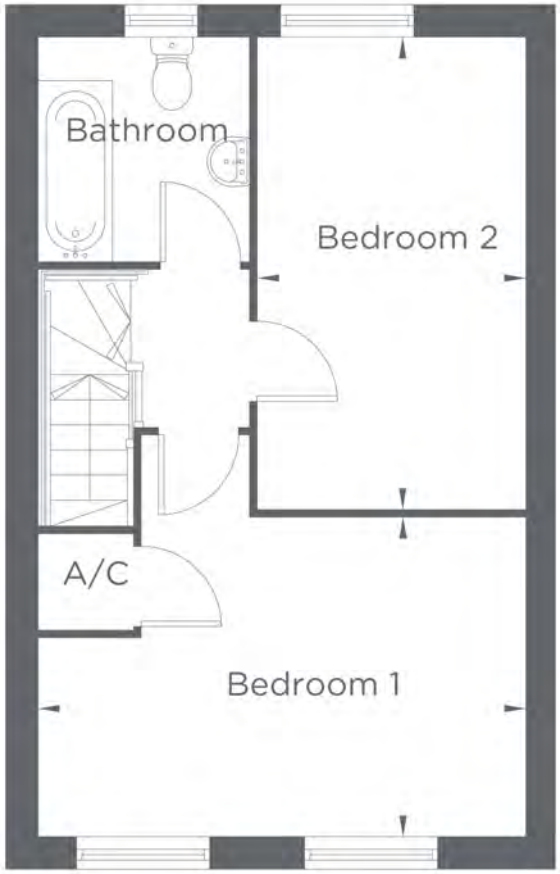
| | |
|---|---|
| Living / Dining Room | 4.58m x 3.69m (15'-0" x 12'-1") |
| Kitchen | 3.74m x 2.21m (12'-3" x 7'-3") |

**FIRST FLOOR**

| | |
|---|---|
| Bedroom 1 | 4.57m x 2.99m (15'-0" x 9'-10") |
| Bedroom 2 | 4.42m x 2.52m (14'-6" x 8'-3") |




GROUND FLOOR




FIRST FLOOR

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VIVID

# Hawthorn Place

## Plot 86
2 BEDROOM HOUSE

**GROUND FLOOR**

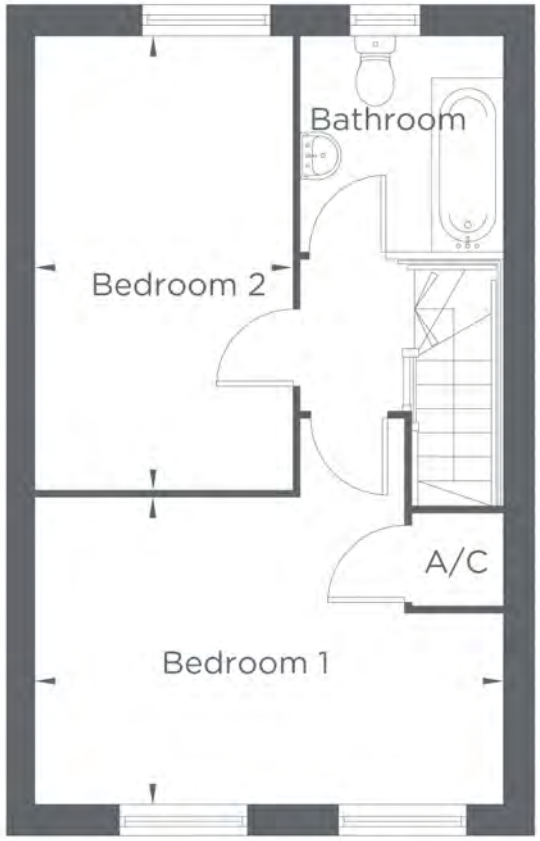
| | |
|---|---|
| Living / Dining Room | 4.57m x 3.69m (15'-0" x 12'-1") |
| Kitchen | 3.74m x 2.21m (12'-3" x 7'-3") |

**FIRST FLOOR**

| | |
|---|---|
| Bedroom 1 | 4.57m x 2.99m (15'-0" x 9'-10") |
| Bedroom 2 | 4.42m x 2.52m (14'-6" x 8'-3") |




GROUND FLOOR




FIRST FLOOR

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# Hawthorn Place

## Plot 84 85 86
2 BEDROOM HOUSE



PLOT 84 PLOT 85 PLOT 86
FRONT ELEVATION



PLOT 86
SIDE ELEVATION



PLOT 86 PLOT 85 PLOT 84
REAR ELEVATION



PLOT 84
SIDE ELEVATION

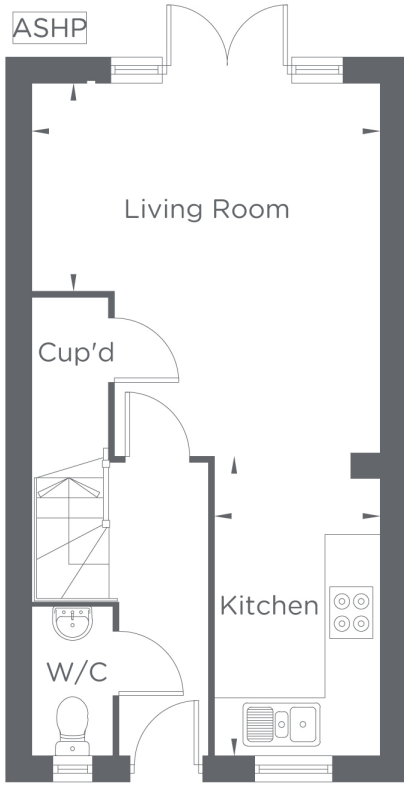
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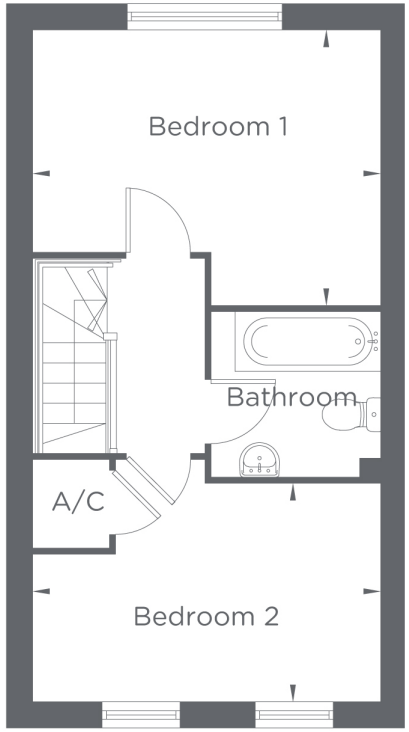
# Hawthorn Place

## Plot 106
2 BEDROOM HOUSE

| GROUND FLOOR | |
|---|---|
| Living Room | 4.06m x 2.42m (13'-4" x 7'-1") |
| kitchen | 3.50m x 1.90m (11'-6" x 6'-3") |
| **FIRST FLOOR** | |
| Bedroom 1 | 4.06m x 3.21m (13'-4" x 10'-6") |
| Bedroom 2 | 4.06m x 2.55m (13'-4" x 8'-4") |




GROUND FLOOR




FIRST FLOOR

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# Hawthorn Place

## Plot 106, 107
2 BEDROOM HOUSE



PLOT 107 PLOT 106
FRONT ELEVATION



PLOT 106
SIDE ELEVATION



PLOT 106 PLOT 106
REAR ELEVATION



PLOT 107
SIDE ELEVATION

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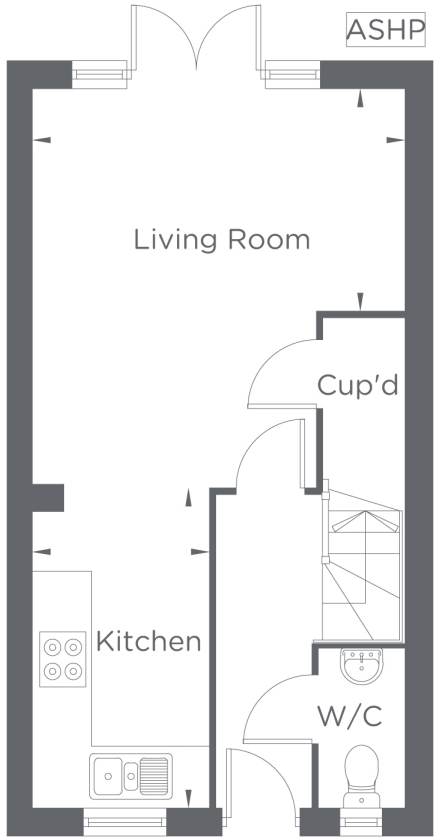
VIVID

# Hawthorn Place

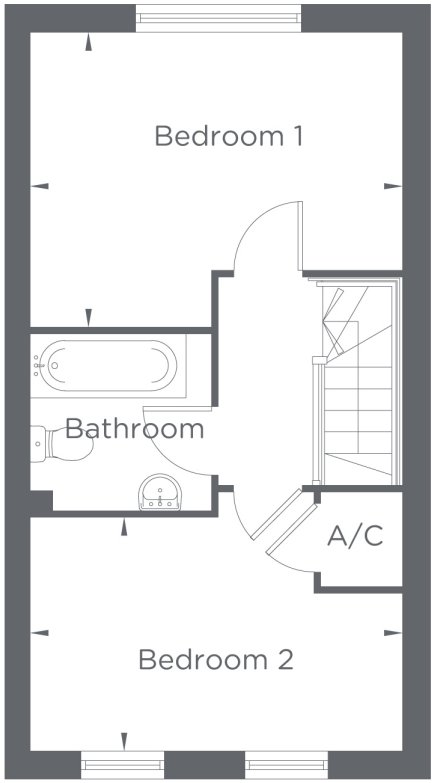
## Plot 108
2 BEDROOM HOUSE

| GROUND FLOOR | |
|---|---|
| Living Room | 4.03m x 2.42m (13'-4" x 7'-1") |
| kitchen | 3.50m x 1.90m (11'-6" x 6'-3") |

| FIRST FLOOR | |
|---|---|
| Bedroom 1 | 4.03m x 3.21m (13'-4" x 10'-6") |
| Bedroom 2 | 4.06m x 2.55m (13'-4" x 8'-4") |




GROUND FLOOR




FIRST FLOOR

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# Hawthorn Place

## Plot 108 109
2&3 BEDROOM HOUSE



PLOT 109
FRONT ELEVATION

PLOT 108



PLOT 108
SIDE ELEVATION



PLOT 108
REAR ELEVATION

PLOT 109

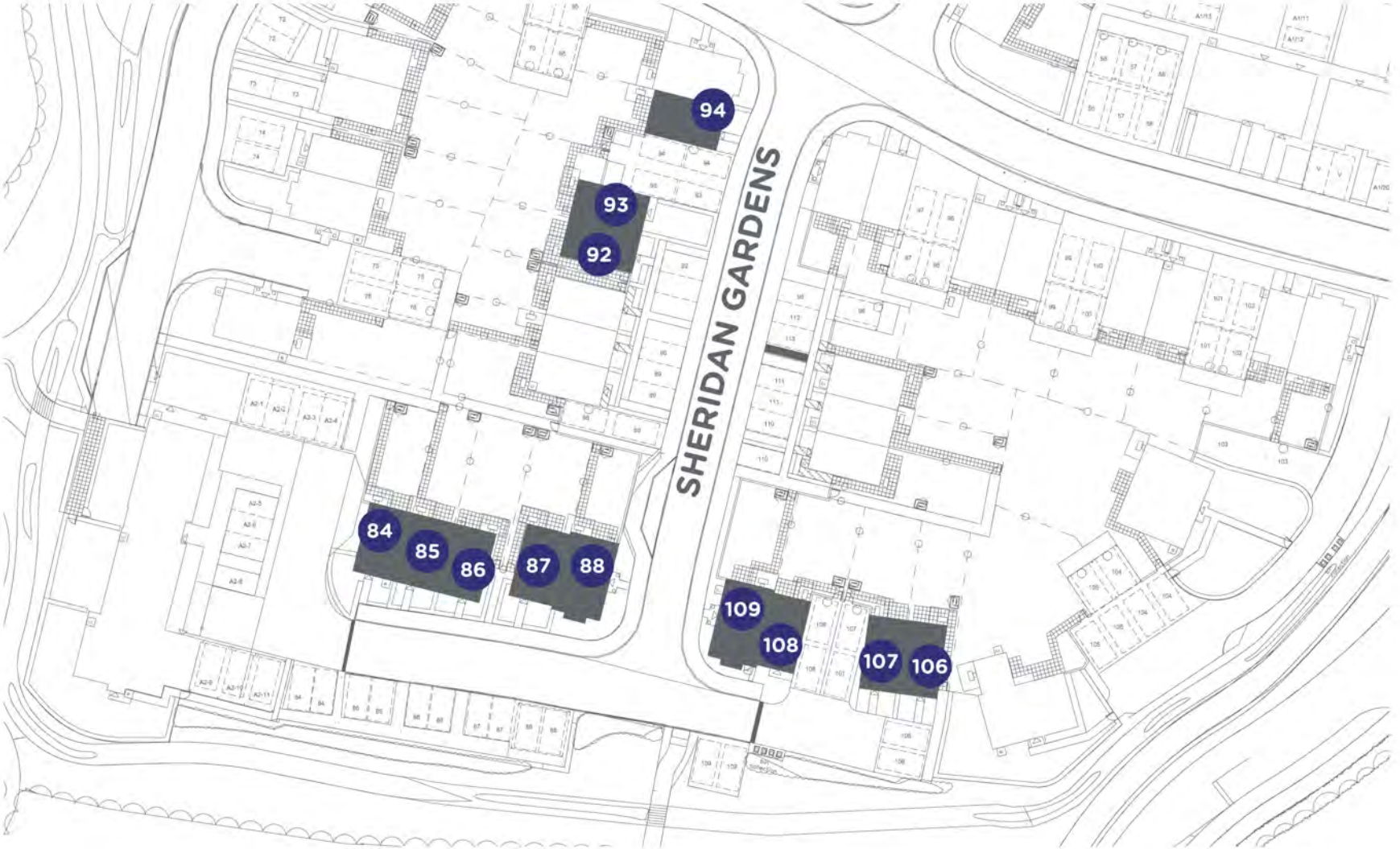


PLOT 109
SIDE ELEVATION

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# SPECIFICATION

### Kitchen

- Symphony kitchen from the Turin Range
- Charcoal coloured carcass with matt brass coloured handles and marble sirocco laminate worktop
- Flooring in wet areas is Oak Parquest vinyl

### Bathroom

- Flooring in wet areas is Oak Parquet vinyl
- Bathroom tiling is minoli nora circle ivory matt

### Other Internals

- Flooring in non-wet areas is Abingdon's silktone hazy grey coloured carpet

### Parking

- Parking for these plots is two 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.
^parking spaces include Active EV charging points, please speak with your Sales Officer for more information

# SERVICES & ADDITIONAL INFO

- Air Source Heat Pumps (No gas supply)
- Utilities - Air Source Heat Pumps, Mains Electric, Water (Metered) & Waste Water
- Construction Type - Traditional
- Broadband - BT
- 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.newforest.gov.uk/

This site features a number of ecology measures so plots may feature bird and bat boxes, hedgehog highways or more. 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.



# 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

# INFORMATION ABOUT YOUR LEASE

Properties in this brochure are available with the Standard Model Shared Ownership lease:

- Minimum initial share - 25%
- Lease length - 990 Years
- Initial repair period - No (You're responsible for repairs to your home, except defects agreed by the developer during your defects period)
- Buying more shares minimum purchase - 10%
- 1% Purchase - No
- Landlords nomination period - 8 Weeks
- You can read more details in the individual Key Information Document for each plot. (See link on Pricelist and More Information page)

Across the Hawthorn Place development we have two different Shared Ownership leases in use. We also have additional homes available from 10% shares using the New Model Shared Ownership lease, which you can view on the listing here.

Each plot has been allocated a specific version of the lease and minimum share available. You must purchase with the lease offered on the plot you choose, you can't switch to the other lease option unless you change plots.

Ensure you read the Key Information Documents to be clear which lease is available for the plot you're interested in.
Please ask your Sales Officer for more information.



Example VIVID showhome from a previous development

## SO HOW CAN YOU ENJOY ALL THIS FOR JUST £79,375?*

# ONLY WITH VIVID SHARED OWNERSHIP

Shared Ownership lets you buy from a £79,375 for a 25% share in your new home at Hawthorn Place, with 5%* deposits starting from just £3,969

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 £545.70* 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 £317,500 full market value. 25% share valued at £79,375, with initial rent of £545.70 pcm and an estimated service charge of £25.90 pcm. £3,969 mortgage deposit it based on 5% of £79,375. Subject to lender availability and crieteria. Eligibility conditions apply



# MORE HOMES, BRIGHT FUTURES

We're proud to be the 6th largest builder among UK housing associations. Delivering out ambitios development programme, alongside providing vital support services to our communities.

# BUYING MORE SHARES

Shared Ownership enables you to buy more shares in your home over time. We call this staircasing.
You can buy additional shares from 10% up to outright purchased at any time.

# AFTER YOU MOVE IN

You can have confidence buying a VIVID home as our team are here to help you if you have any un-foreseen issues or defects in your new home.



Example VIVID showhome from a previous development

# 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 Terrace House | 85 | 53 Sheridan Gardens, Salisbury Road, Burgate, Fordingbridge, Hampshire, SP6 1FX | £317,500 | £79,375 | £545.70 | £25,90 | Spring 2027^ | 990 Years | TBC | Energy Info<br>Key Info |
| 2 Bedroom End Terrace House | 86 | 55 Sheridan Gardens, Salisbury Road, Burgate, Fordingbridge, Hampshire, SP6 1FX | £322,500 | £80,625 | £554.30 | £25,90 | Spring 2027^ | 990 Years | TBC | Energy Info<br>Key Info |
| 2 Bedroom Semi Detached House | 106 | 35 Sheridan Gardens, Salisbury Road, Burgate, Fordingbridge, Hampshire, SP6 1FX | £320,000 | £80,000 | £550.00 | £25,90 | Spring 2027^ | 990 Years | TBC | Energy Info<br>Key Info |
| 2 Bedroom Semi Detached House | 108 | 31 Sheridan Gardens, Salisbury Road, Burgate, Fordingbridge, Hampshire, SP6 1FX | £320,000 | £80,000 | £550.00 | £25,90 | Spring 2027^ | 990 Years | TBC | Energy Info<br>Key Info |

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# PRICELIST AND MORE INFORMATION

**PLEASE NOTE THE FOLLOWING:**

- Eligibility conditions apply.
- Initial Rent is calculated from 2.75%
- MOD Applicants will have priority, followed by first come, first serve
- 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.
- This site features a number of ecology measures and the plots may include items like bird or bat boxes, hedgehog highways and more. Please speak to your Sales Officer for more information.

^The local council has set a planning requirement that must be approved before anyone can move into a home on this development. This is known as a preoccupation planning condition.
While some customers have already moved into their new homes on the development, there are still outstanding conditions that currently prevent additional homes from being occupied until approval has been received from the council.
Until the condition has been approved by the council, it may not be possible to complete your purchase and move into your new home, even if the construction work has finished. This means there is a possibility of delays to your expected moving date.
Your solicitor will review the relevant planning information and explain what this means for your purchase. If you're buying with a mortgage, your lender may also need to be satisfied with the position before you can complete and receive the keys to your new home.

Please ask your sales officer for more details.

*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 of Chartered Surveyors) 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

**www.vividhomes.co.uk/shared-ownership/property-search/hawthorn-place**

VIVID

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 Regulator of Social Housing under number 4850. Our registered office is at Peninsular House, Wharf Road, Portsmouth, Hampshire, PO2 8HB. All information correct at time of creation
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