



Oxlease Place

Romsey, SO51 7PG

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
3 Bedroom Semi Detached House	14	23 Rays Field, Romsey, Hampshire, SO51 7PG	£585,000	£146,250	£1,005.47	£19.62	April 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Semi Detached House	26^	35 Rays Field, Romsey, Hampshire, SO51 7PG	£425,000	£106,250	£730.47	£18.95	April 2025	990 Years	TBC	Energy Info Key Info

Please note the following:

- Eligibility conditions apply.
- Initial rent is calculated at 2.75%
- MOD applicants will have priority followed by first come, first served
- We may be required to discuss your application with the Local Authority.



- 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.
- 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.

** or if all legal paperwork and the mortgage offer is in you must complete the sale.

^Please note that this plot comes with bat boxes and a surveyor will need to carry out two emergence surveys between June and July 2025 and then again in 2027. This has already been paid for by the developer however the surveyor will contact you directly to arrange the survey.