



VIVID AT

OAKELEY VALE
BURSLEDON, HAMPSHIRE

HOW IT WORKS

Helping you find your perfect place...

- 1 Apply online for the Oakeley Vale development by following the link: yourvividhome.co.uk/developments/oakeley-vale

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.

2

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.

3

- 4 We'll also ask you to email us which plots you're interested in.

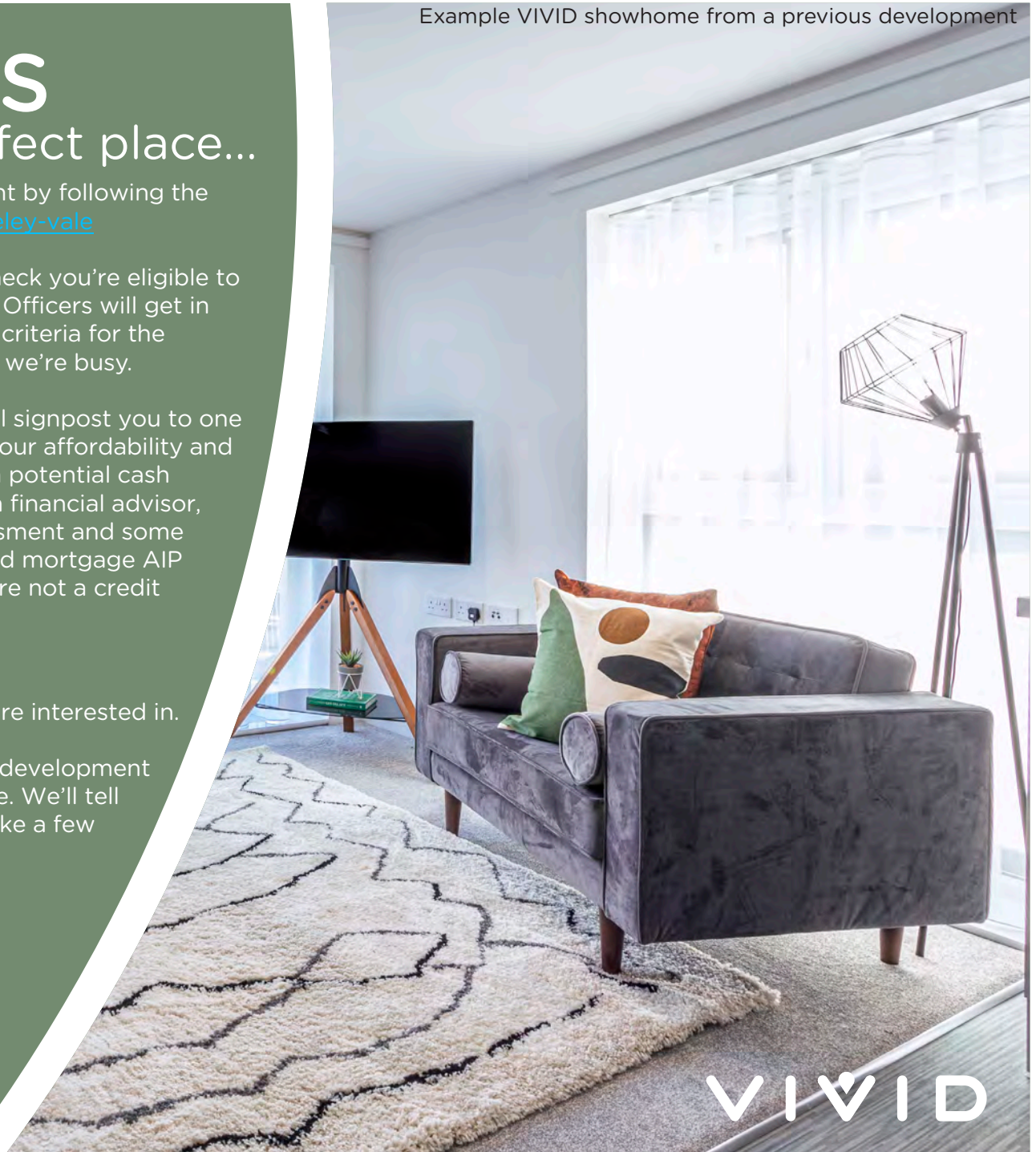
5

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



VIVID

Photo from nearby Bursledon

THE DEVELOPMENT

New 2 bedroom apartments available in Bursledon

Bursledon is a charming traditional village nestled along the banks of the River Hamble. This picturesque locale boasts a rich history intertwined with its waterside heritage, complemented by a harmonious blend of lush woodlands and inviting coastline.

These homes at Oakeley Vale offer opportunities for first time buyers, second steppers, families and downsizers looking for a relaxed lifestyle.



VIVID

Photo from nearby Bursledon

THE LOCATION

Bursledon has a variety of amenities and is well connected

Bursledon's vibrant character is reflected in its assortment of shops, traditional pubs, and delightful restaurants, offering a diverse range of culinary experiences. The nearby marina provides a charming setting to enjoy a meal while observing the graceful movements of boats as they navigate in and out.

Just a short journey away, Southampton city centre is approximately 5 miles east which 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.



VIVID

Oakeley Vale

Plot 27 2 BEDROOM APARTMENT

FIRST FLOOR

Kitchen / Living Room	5.92m x 5.87m (19'-5" x 19'-3")
Bedroom 1	4.61m x 3.01m (15'-1" x 9'-11")
Bedroom 2	3.40m x 2.84m (11'-2" x 9'-4")



*B = Boiler

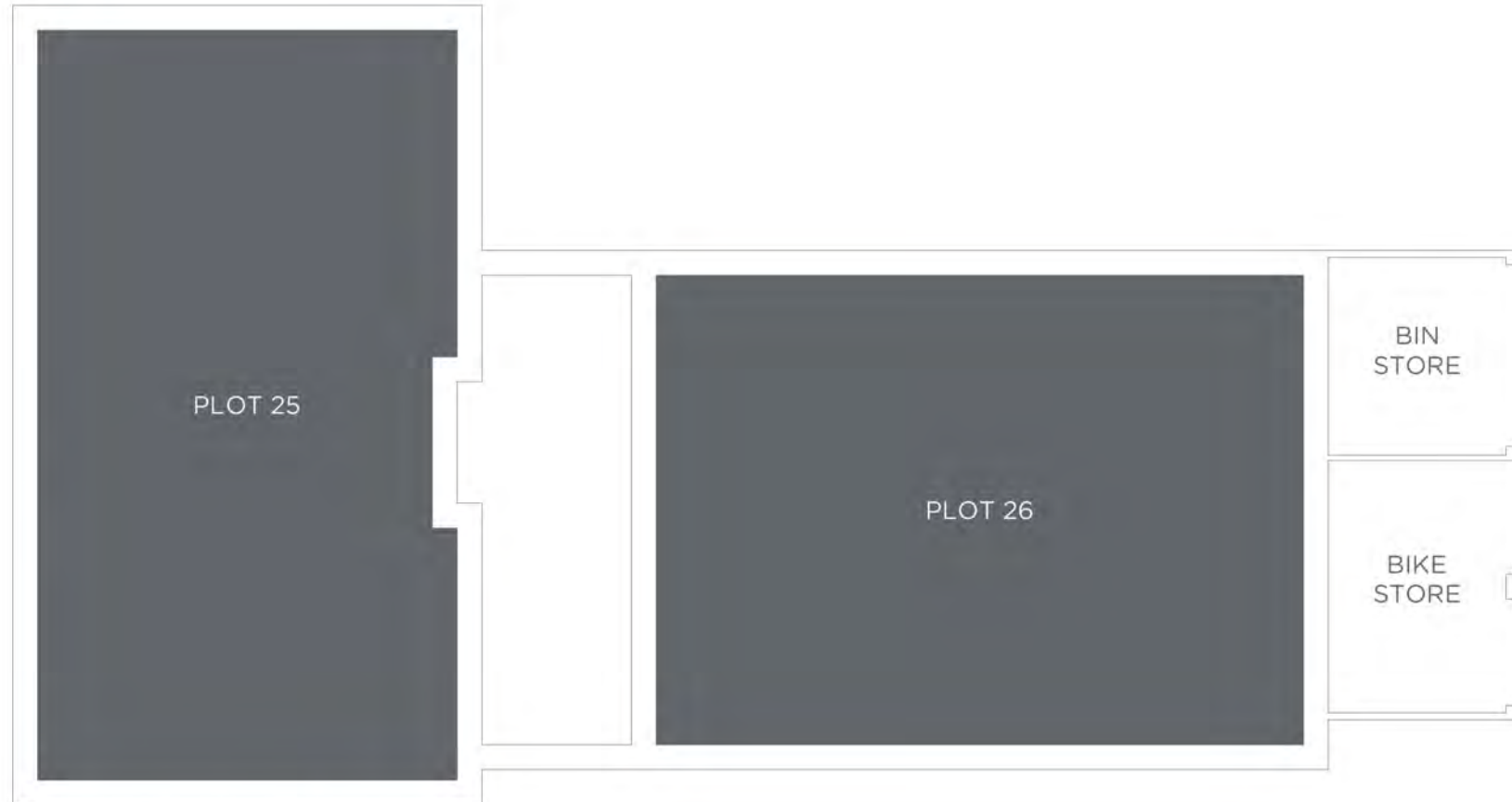
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VIVID

Oakeley Vale

Plots 25 & 26



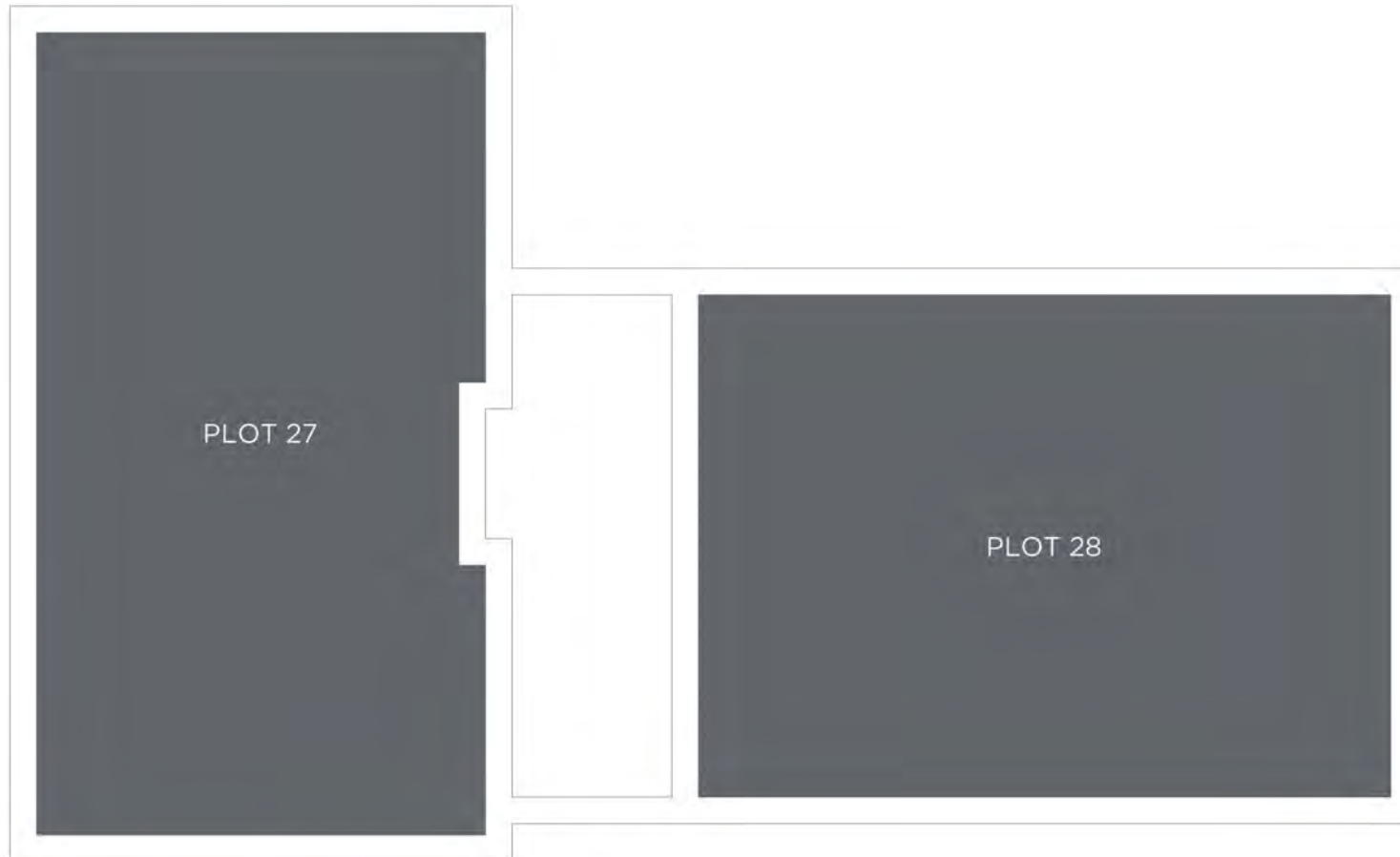
GROUND FLOOR

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VIVID

Oakeley Vale

Plots 27 & 28



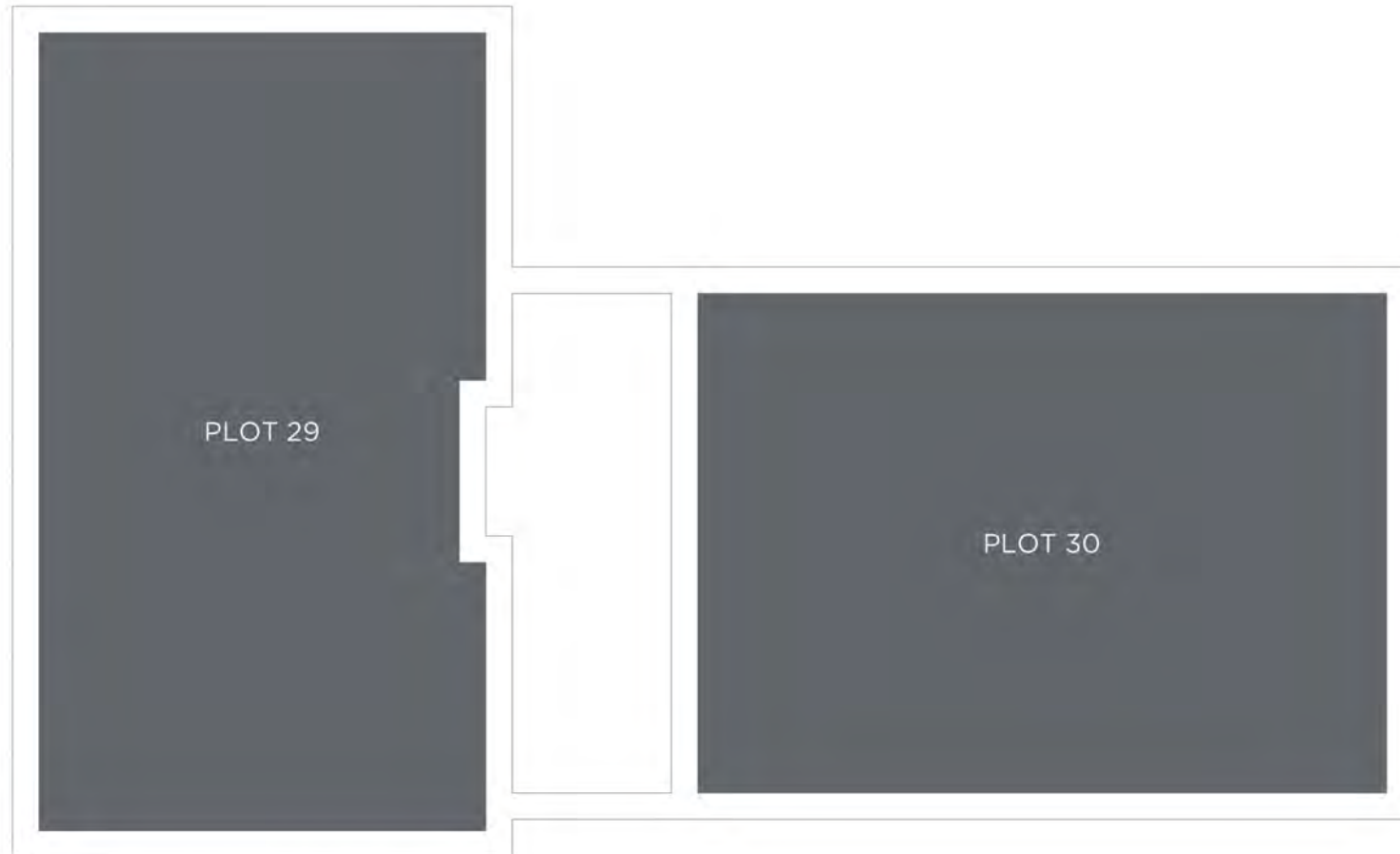
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VIVID

Oakeley Vale

Plots 29 & 30



SECOND FLOOR

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VIVID

Oakeley Vale

Plots 25, 26, 27, 28, 29, 30 2 BEDROOM APARTMENTS



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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VIVID

Oakeley Vale

Plot 35 2 BEDROOM APARTMENT

SECOND FLOOR

Kitchen / Living Room	5.94m x 5.25m (19'-6" x 17'-3")
Bedroom 1	4.23m x 3.01m (13'-11" x 9'-11")
Bedroom 2	3.05m x 2.84m (10'-0" x 9'-4")



*B = Boiler

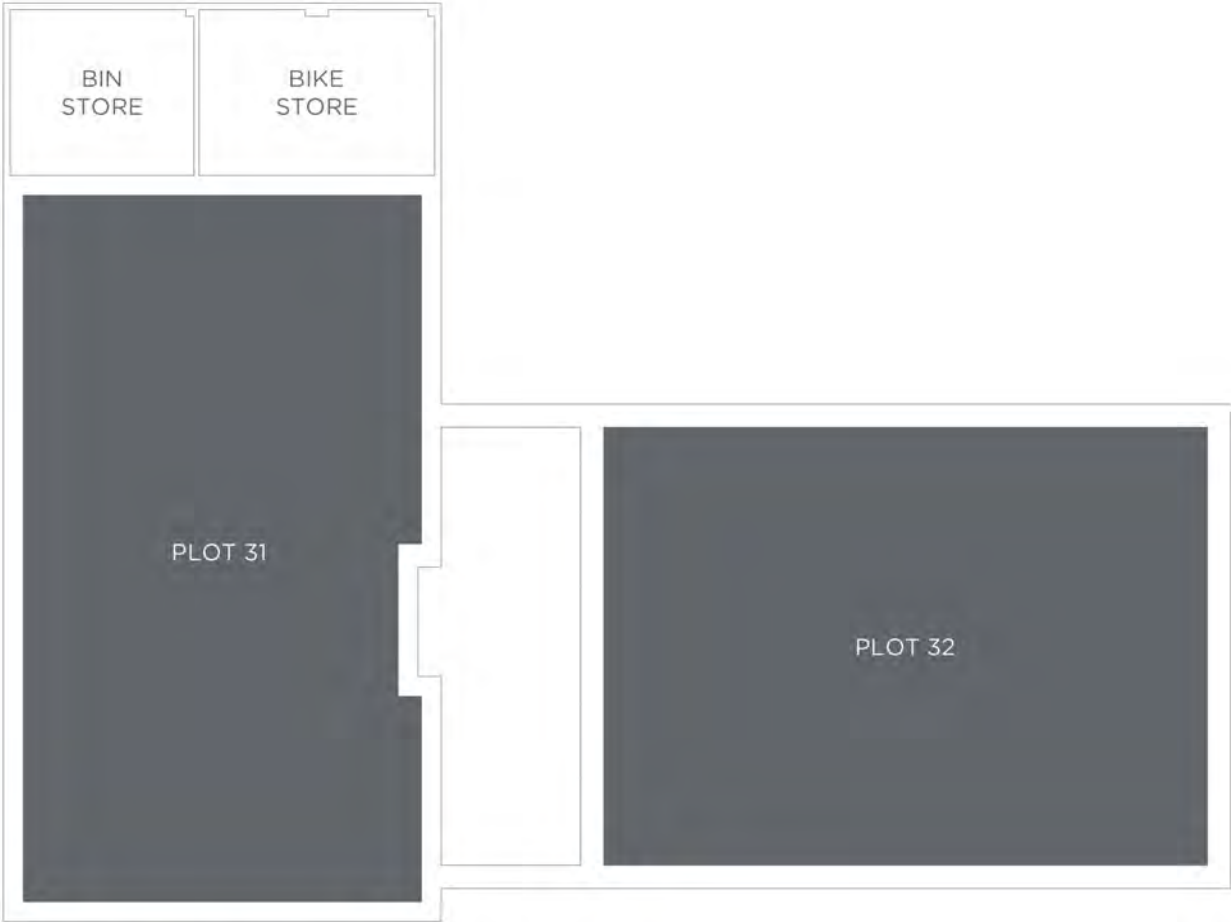
SECOND FLOOR

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VIVID

Oakeley Vale

Plots 31 & 32



GROUND FLOOR

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Oakeley Vale

Plots 33 & 34



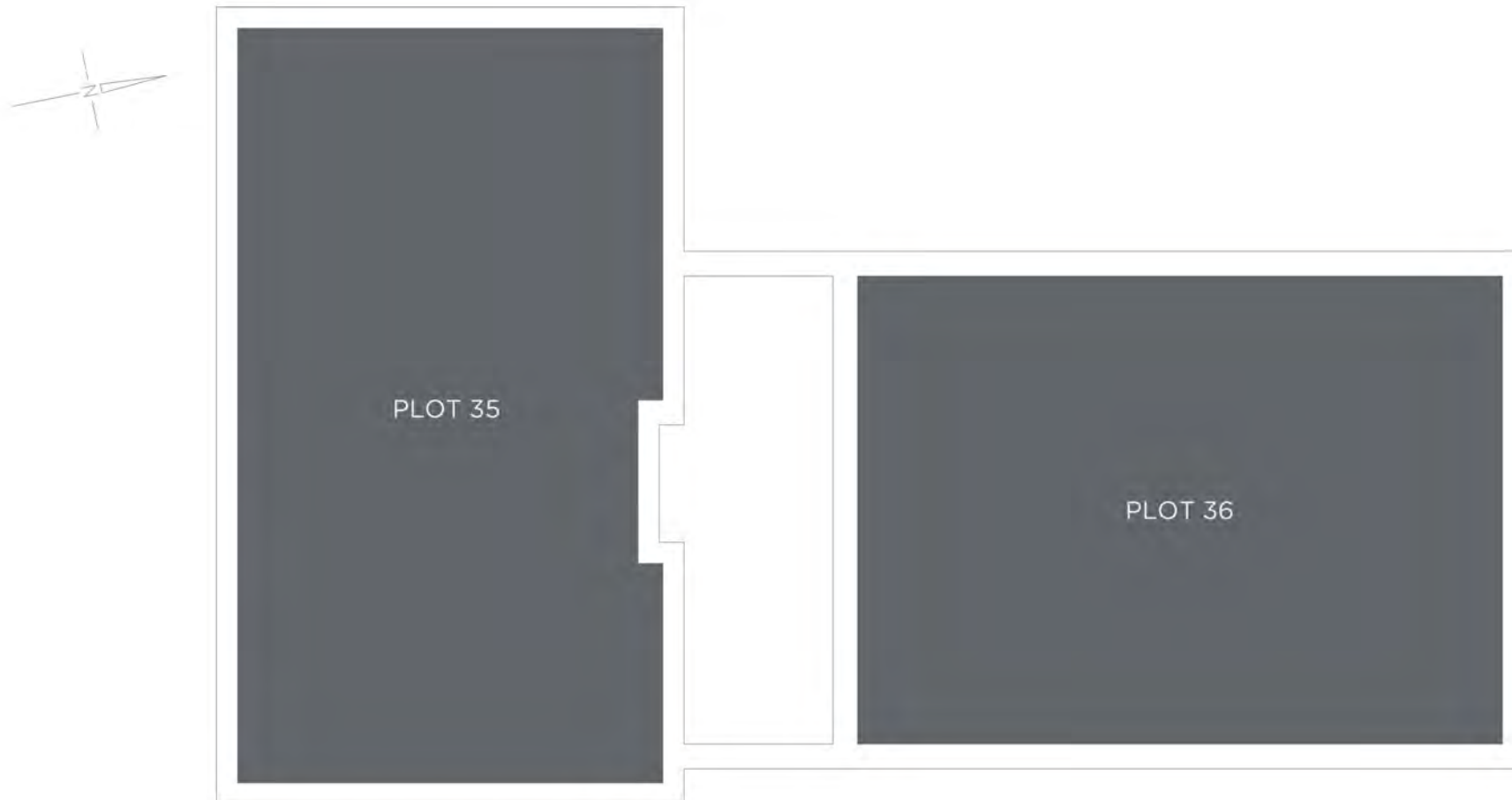
FIRST FLOOR

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VIVID

Oakeley Vale

Plots 35 & 36



SECOND FLOOR

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VIVID

Oakeley Vale

Plots 31, 32, 33, 34, 35, 36
2 BEDROOM APARTMENTS



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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VIVID

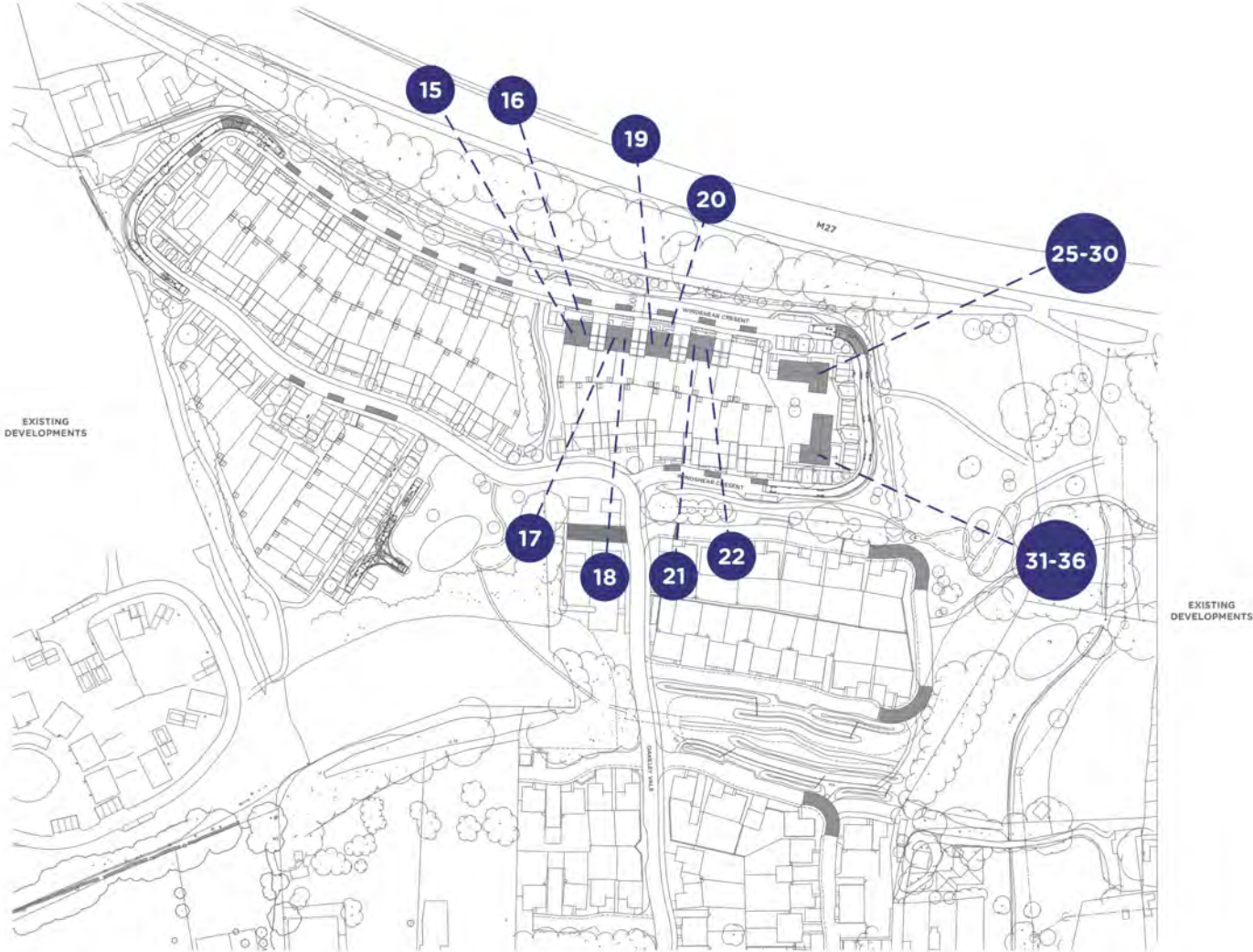
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Oakeley Vale



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SPECIFICATION

Kitchen:

- Kitchen doors are coloured 'Urban Fern Green' with 'Brushed Bronze' coloured handles and 'Alaska' coloured worktops

Flooring:

- Carpet is from the Apollo Plus range and is Manhattan Taupe
- Vinyl in the kitchen is from the Furlong Essential Range and is Catmore ER114
- Bathroom vinyl is from the Furlong Essential Range and is Bowdown ER103

Tiling:

- Bathroom tiling is Carrara White Matt

Other:

- Current plots 27 & 35 features two parking spaces^ (Right to Use)

^parking spaces include passive 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 Coverage Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Solar Panels - Current plots 27 & 29 feature solar panels
- Construction method - Traditional
- Planning - View the local 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 £55,625?*

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 apartments you can expect the rent to be around £382.42 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 Oakeley Vale 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 apartment with a FMW of £225,500 shares start from £55,625 with a monthly rent of example of £382.42 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



VIVID

NOW IT'S TIME TO APPLY

yourvividhome.co.uk/developments/oakeley-vale

VIVID

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VIVID @ Oakeley Vale

Bursledon, SO31 8PL/PN

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 First Floor Apartment	27	3 Bowline Court, 90 Windshear Crescent, Bursledon, Hampshire, SO31 8PL	£222,500	£55,625	£382.42	£101.06	March 2025	990 Years	TBC	Energy Info Key Info
2 Bedroom Second Floor Apartment	35	5 Helm Court, 92 Windshear Crescent, Bursledon, Hampshire SO31 8PN	£222,500	£55,625	£382.42	£101.06	January 2025	990 Years	TBC	Energy Info Key Info

Please note the following:

Eligibility conditions apply.



Initial Rent is calculated from 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 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