



VIVID AT

# CEDAR PLACE

## EASTLEIGH, HAMPSHIRE

# HOW IT WORKS

## Helping you find your perfect place...

- 1 View the listing for Cedar Place, check if you meet the local connection criteria, then apply online:

<https://yourvividhome.co.uk/developments/cedar-place-from-25>

- 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.



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# 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.



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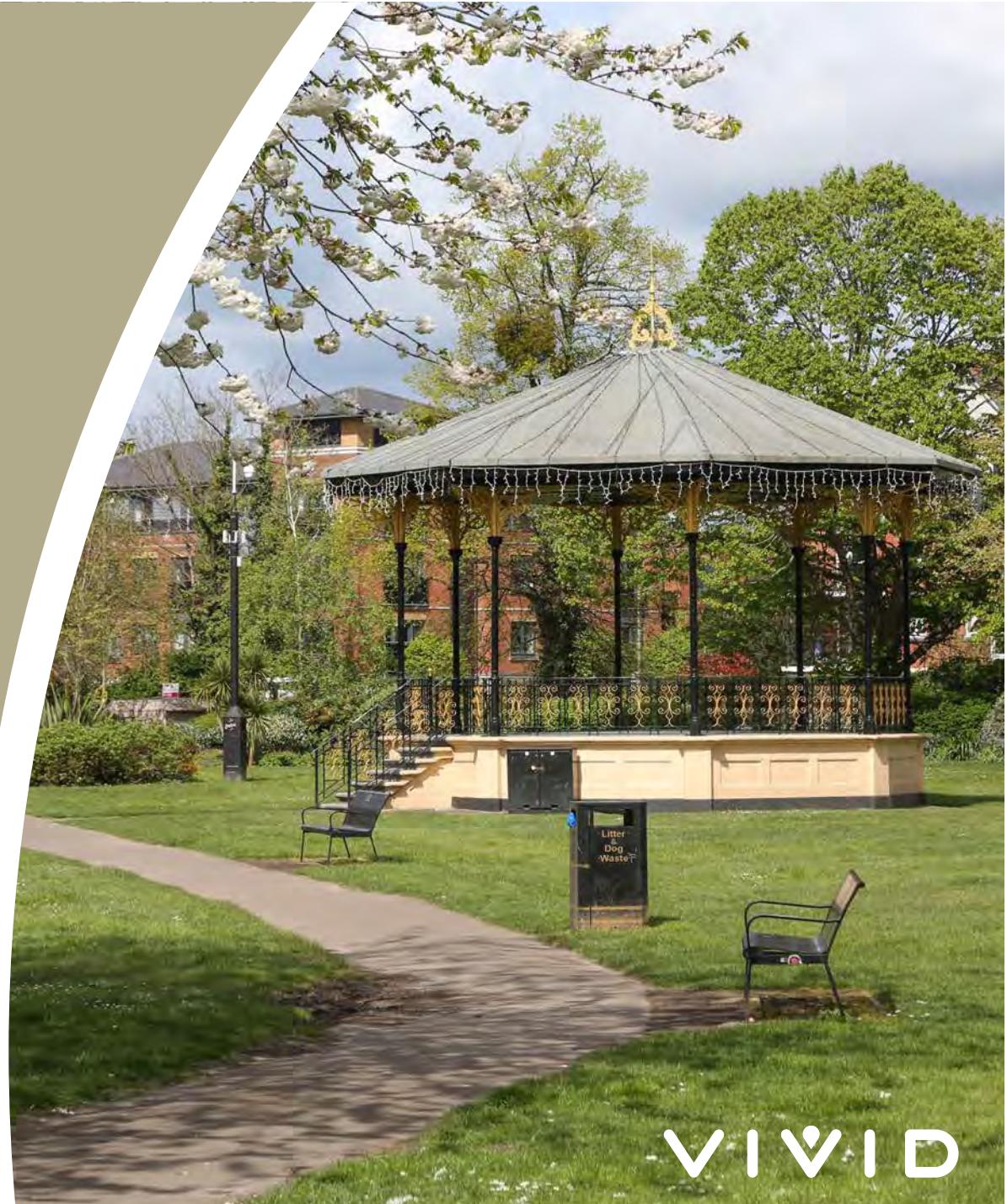
# THE DEVELOPMENT

Apply now for 3 bedroom houses  
now available to buy in Eastleigh!

These homes are designed for modern living, with layouts that suit a range of lifestyles—from first-time buyers to families looking for more space.

The development is close to local shops, schools, and transport links, making everyday life easier. Whether you're commuting, working from home, or enjoying time off, Cedar Place puts you in a great position to do it all.

With green spaces nearby and a growing community around you, Cedar Place is a smart choice for anyone looking to settle in Eastleigh.



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# THE LOCATION

## Cedar Place is a new residential development in Eastleigh

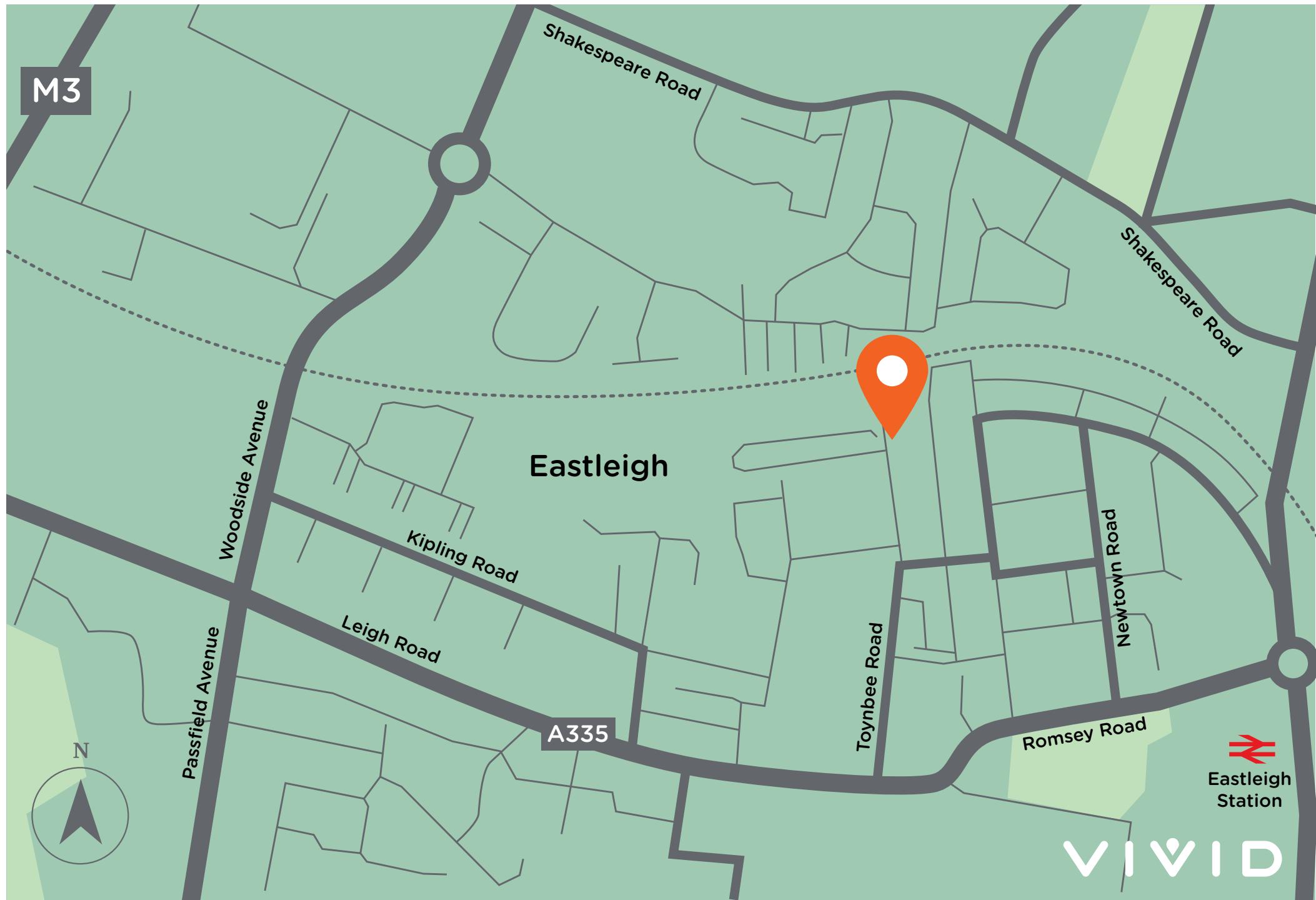
Located in a well-connected part of Hampshire, the site is ideal for families, professionals, and first-time buyers.

The area has strong transport links, with Eastleigh train station nearby and easy access to the M3 and M27, making travel to Southampton, Winchester, and London straightforward. Local amenities include supermarkets, cafés, schools, and healthcare services, all within easy reach.

Cedar Place combines modern, energy-efficient homes with a convenient location, making it a practical choice for those looking to settle in a well-established Hampshire community.



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# Cedar Place

Plot 7  
3 BEDROOM HOUSE

## GROUND FLOOR

Kitchen	4.65m x 2.05m (15'-3" x 6'-9")
Dining Room	4.23m x 3.00m (13'-10" x 9'-10")

## FIRST FLOOR

Living Room	4.24m x 3.28m (13'-11" x 10'-9")
Bedroom 2	4.24m x 2.53m (13'-11" x 8'-4")

## SECOND FLOOR

Bedroom 1	4.24m x 3.74m (13'-11" x 12'-3")
Bedroom 3	4.24m x 3.45m (13'-11" x 11'-4")



Please note floorplans are not to scale and are indicative only; total areas are provided as gross internal areas and are subject to variance and these plans do not act as part of a legally binding contract, warranty or guarantee. These plans may not be to scale and dimensions may vary during the build programme. It is common for fixtures and fittings to change during the build programme, for example boiler, location of windows, doors, kitchen units and appliances may differ. Doors may swing in to the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used to calculate the space needed for specific pieces of furniture. If your home is set within a terrace, now, the position of the windows may vary from those shown on this plan. The property may also be a handed (mirrored) version of the layout shown here. We advise that you do not order any furniture based on these indicative plans, please wait until you can measure up fully inside the property. Please speak to a member of our sales team about when you can gain access to take measurements. We will not be responsible for costs incurred due to ordering incorrect furniture. 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 2564 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, PO2 8HB. All information correct at time of creation - September 2025.

# Cedar Place

**Plot 6-8**  
3 BEDROOM HOUSE



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## GROUND FLOOR

Living / Dining Room / kitchen 5.49m x 4.83m (18'-0" x 15'-10")

Kitchen 3.17m x 2.45m (10'-5" x 8'-0")

## FIRST FLOOR

Bedroom 1 4.27m x 2.74m (14'-0" x 9'-0")

Bedroom 2 4.38m x 2.42m (14'-4" x 7'-11")

Bedroom 3 3.50m x 2.34m (11'-6" x 7'-8")



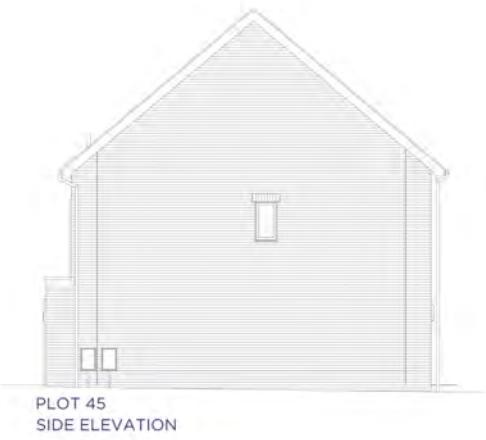
**GROUND FLOOR**

**FIRST FLOOR**

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# Cedar Place

**Plot 43-45**  
3 BEDROOM HOUSE



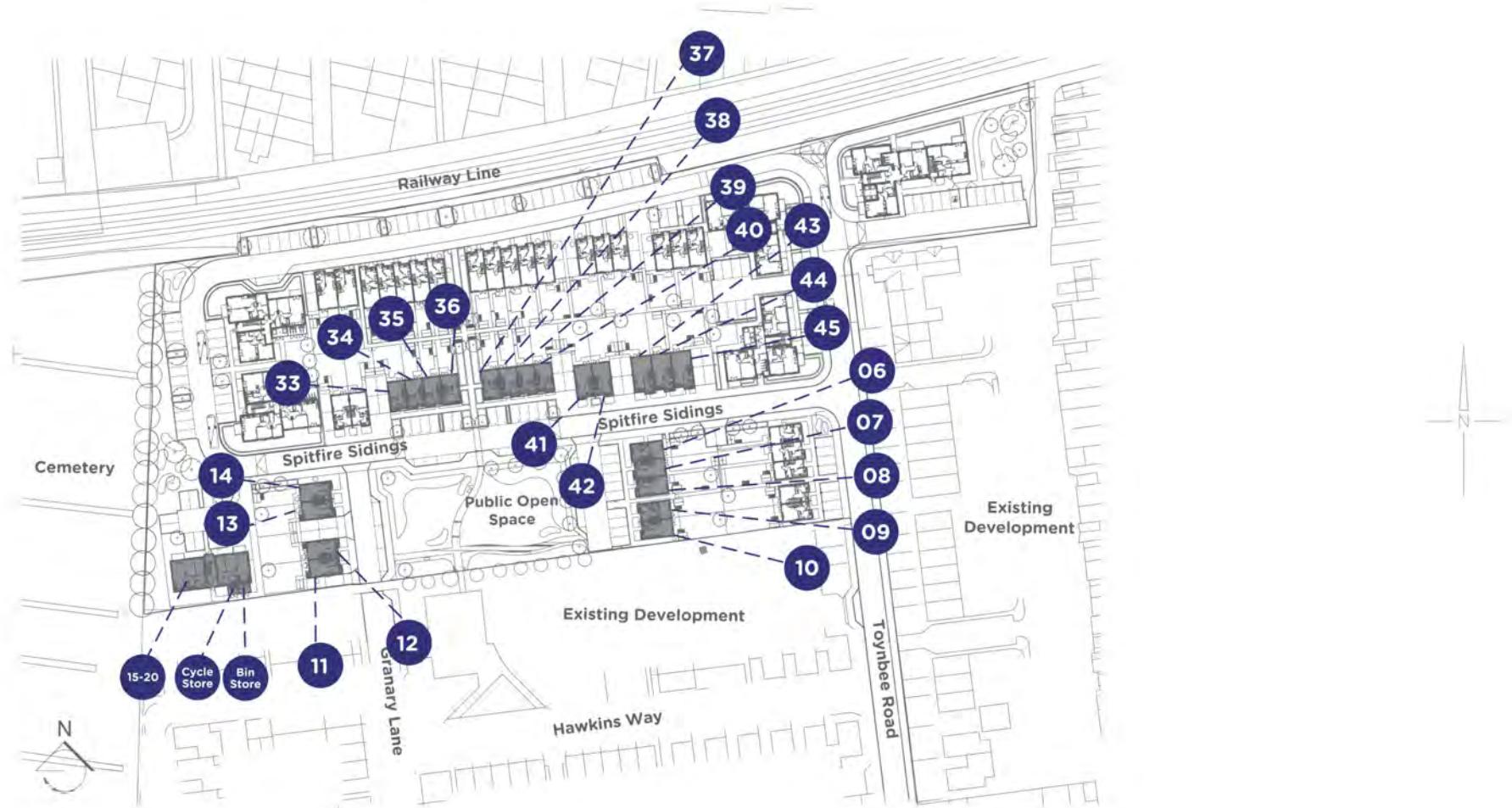
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# SPECIFICATION

## Internals

- Kitchen cabinets are Greenwich Matt in dove grey with a light stone effect worktop and stainless steel effect curved D handles.
- Grey Lamona composite 1.5 bowl inset
- Vinyl in wet areas is Furlong Flooring 'Essential II - Enborne ER105'
- Integrated Fridge Freezer

## Bathrooms and En-Suites

- Tiles are Porcelanosa 'Butan Bone'
- Vinyl in wet areas is Furlong Flooring 'Essential II - Enborne ER105'

## Other Internals

- Carpet in non wet areas is Abingdon Flooring Carpet - 'Silver Creek'

## Please note

Some gardens may feature a slope.

Parking is to be confirmed.

^Parking spaces 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.



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## SERVICES & ADDITIONAL INFO

- Please note that a retaining wall has been added due to the sloped gardens
- Utilities - Mains Gas, Electric, Water (Metered) & Waste Water
- Construction Type - Traditional
- Solar Panels - Present
- 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.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.



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# 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



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# 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.



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SO HOW CAN YOU ENJOY  
ALL THIS FOR JUST £90,000?\*

# 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 £618.75 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 Cedar Place would cost you.

Visit [www.yourvividhome.co.uk](http://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 3 bedroom house with a FMV of £360,000, shares start from £90,000 with a monthly rent of example of £618.75 (Based on unsold equity at 2.75% of value). Terms and conditions apply.



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# 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 Cedar 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



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# 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
3 Bedroom Mid Terraced House	7	4 Spitfire Sidings, Eastleigh, Hampshire, SO50 9TU	£382,500	£95,625	£657.42	£51.70	June 2026	990 Years	TBC	<a href="#">Energy Info</a> <a href="#">Key Info</a>
3 Bedroom Mid Terraced House	44	3 Spitfire Sidings, Eastleigh, Hampshire, SO50 9TU	£360,000	£90,000	£618.75	£51.70	June 2026	990 Years	TBC	<a href="#">Energy Info</a> <a href="#">Key Info</a>

## 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
- 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.

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



# NOW IT'S TIME TO APPLY

<https://yourvividhome.co.uk/developments/cedar-place>

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