
VIVID AT
Holme Meadow
Wokingham, Berkshire
VIVID

# HOW IT WORKS

## Helping you find your perfect place...

1. View the listing for Holme Meadow and apply online: https://www.vividhomes.co.uk/shared-ownership/property-search/holme-meadow
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

## Located on the edge of Wokingham, Holme Meadow by Miller Homes offers a selection of 2 and 3 bedroom homes available through Shared Ownership

These modern homes are ideal for first-time buyers, couples and families, with practical layouts designed for everyday living.

The development is close to Wokingham town centre, where you'll find a range of shops, schools and local amenities. There are also good road and rail links to Reading, London and nearby towns.

Holme Meadow is a great opportunity to get onto the property ladder in a popular Berkshire location.




Photo from Wokingham

# THE LOCATION

## Wokingham, a popular Berkshire market town known for its excellent amenities, highly regarded schools and strong transport connections

The town centre offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, catering for everyday needs and a variety of lifestyles.

For commuters, Wokingham railway station provides regular services to Reading, London Waterloo and Gatwick Airport, while the nearby A329(M) and M4 offer convenient road links across the South East. Reading town centre is within easy reach, providing further retail, dining and employment opportunities.



# Holme Meadow

## Plots 1107,1142,1199,1205,1207
3 BEDROOM HOUSE

**GROUND FLOOR**

| | |
|---|---|
| Lounge | 4.28m x 3.28m (14'-1" x 10'-9") |
| Kitchen / Dining Room | 5.00m x 3.56m (16'-5" x 11'-8") |

**FIRST FLOOR**

| | |
|---|---|
| Bedroom 1 | 5.15m x 2.80m (16'-11" x 9'-2") |
| Bedroom 2 | 4.32m x 2.74m (14'-2" x 9'-0") |
| Bedroom 3 | 4.23m x 2.19m (13'-11" x 7'-2") |




GROUND FLOOR




FIRST FLOOR

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# Holme Meadow

## Plots 1108,1144,1198,1206
3 BEDROOM HOUSE

**GROUND FLOOR**

| | |
|---|---|
| Lounge | 4.28m x 3.28m (14'-1" x 10'-9") |
| Kitchen / Dining Room | 5.00m x 3.56m (16'-5" x 11'-8") |

**FIRST FLOOR**

| | |
|---|---|
| Bedroom 1 | 5.15m x 2.80m (16'-11" x 9'-2") |
| Bedroom 2 | 4.32m x 2.74m (14'-2" x 9'-0") |
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GROUND FLOOR




FIRST FLOOR

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# Holme Meadow

## Plot 1128,1130
2 BEDROOM HOUSE

| GROUND FLOOR | |
|---|---|
| Lounge | 4.30m x 3.30m (14'-1" x 10'-10") |
| Kitchen / Dining Room | 4.26m x 3.88m (14'-0" x 12'-9") |
| **FIRST FLOOR** | |
| Bedroom 1 | 4.26m x 3.62m (14'-0" x 11'-11") |
| Bedroom 2 | 4.26m x 3.53m (14'-0" x 11'-7") |




GROUND FLOOR




FIRST FLOOR

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# Holme Meadow

## Plot 1129,1131
2 BEDROOM HOUSE

| GROUND FLOOR | |
|---|---|
| Lounge | 4.30m x 3.30m (14'-1" x 10'-10") |
| Kitchen / Dining Room | 4.26m x 3.88m (14'-0" x 12'-9") |
| **FIRST FLOOR** | |
| Bedroom 1 | 4.26m x 3.62m (14'-0" x 11'-11") |
| Bedroom 2 | 4.26m x 3.53m (14'-0" x 11'-7") |




GROUND FLOOR




FIRST FLOOR

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# Holme Meadow

## Plot 1143
2 BEDROOM HOUSE

| GROUND FLOOR | |
|---|---|
| Lounge | 4.30m x 3.30m (14'-1" x 10'-10") |
| Kitchen / Dining Room | 4.26m x 3.88m (14'-0" x 12'-9") |

| FIRST FLOOR | |
|---|---|
| Bedroom 1 | 4.26m x 3.62m (14'-0" x 11'-11") |
| Bedroom 2 | 4.26m x 3.53m (14'-0" x 11'-7") |




GROUND FLOOR




FIRST FLOOR

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# Holme Meadow

## Plot 1107
3 BEDROOM HOUSE



PLOTS 1107
FRONT ELEVATION



PLOTS 1107
REAR ELEVATION



PLOTS 1107
SIDE ELEVATION

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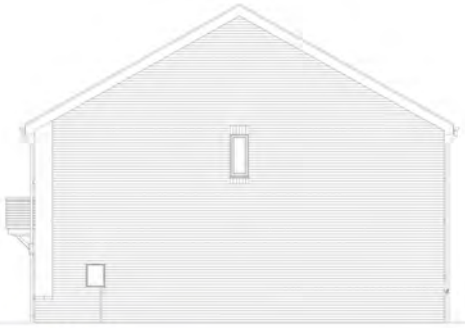
## Plot 1108
3 BEDROOM HOUSE



PLOTS 1108
FRONT ELEVATION



PLOTS 1108
REAR ELEVATION



PLOTS 1108
SIDE ELEVATION

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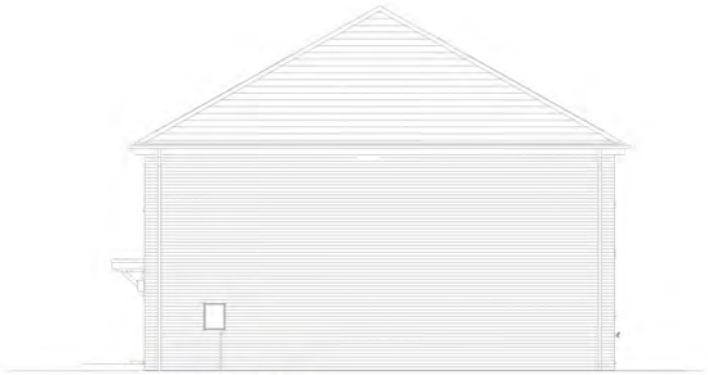
## Plot 1128,1130
2 BEDROOM HOUSE



PLOTS 1128,1130
FRONT ELEVATION



PLOTS 1128,1130
REAR ELEVATION



PLOTS 1128,1130
SIDE ELEVATION

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# Holme Meadow

## Plot 1129,1131
2 BEDROOM HOUSE



PLOTS 1129,1131
FRONT ELEVATION



PLOTS 1129,1131
REAR ELEVATION



PLOTS 1129,1131
SIDE ELEVATION

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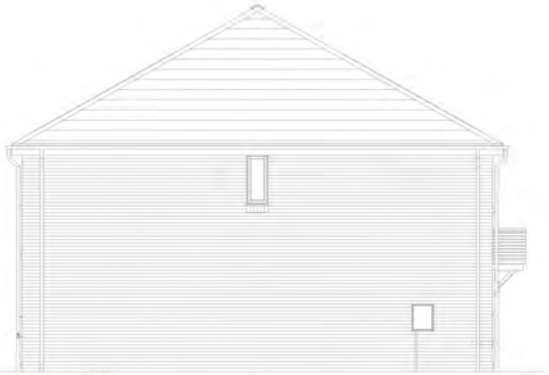
## Plot 1142
3 BEDROOM HOUSE



PLOT 1142
FRONT ELEVATION



PLOT 1142
REAR ELEVATION



PLOT 1142
SIDE ELEVATION

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# Holme Meadow

## Plot 1143
2 BEDROOM HOUSE



PLOTS 1143
FRONT ELEVATION



PLOTS 1143
REAR ELEVATION

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# Holme Meadow

## Plot 1144
3 BEDROOM HOUSE



PLOT 1144
FRONT ELEVATION



PLOT 1144
REAR ELEVATION



PLOT 1144
SIDE ELEVATION

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# Holme Meadow

## Plots 1198,1206
3 BEDROOM HOUSE



PLOTS 1198,1206
FRONT ELEVATION



PLOTS 1198,1206
REAR ELEVATION



PLOTS 1198,1206
SIDE ELEVATION

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## Plots 1199,1205,1207
3 BEDROOM HOUSE



PLOTS 1199,1205,1207
FRONT ELEVATION



PLOTS 1199,1205,1207
REAR ELEVATION

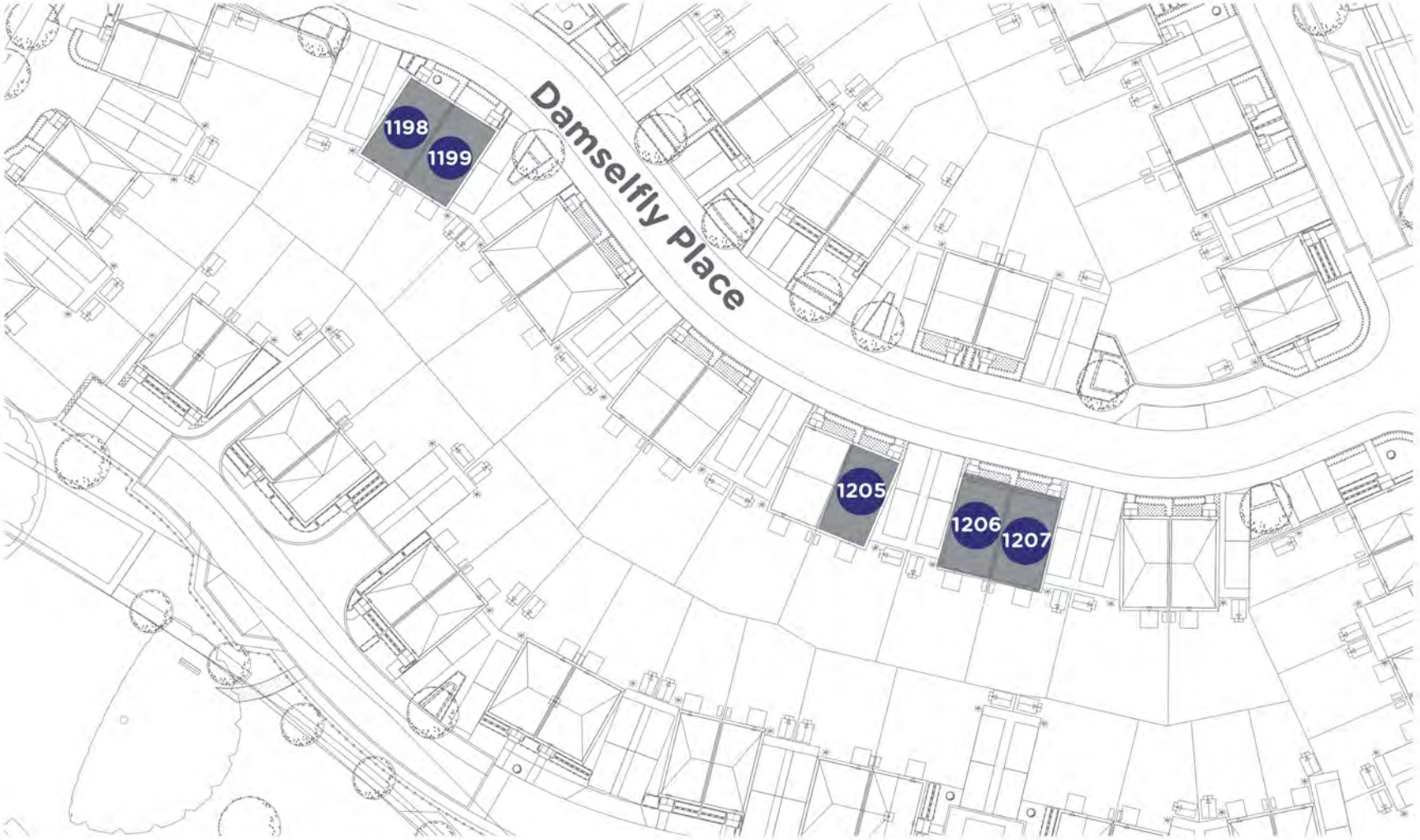


PLOTS 1199,1205,1207
SIDE ELEVATION

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# Holme Meadow




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 boilers 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 row, 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 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 - September 2026.

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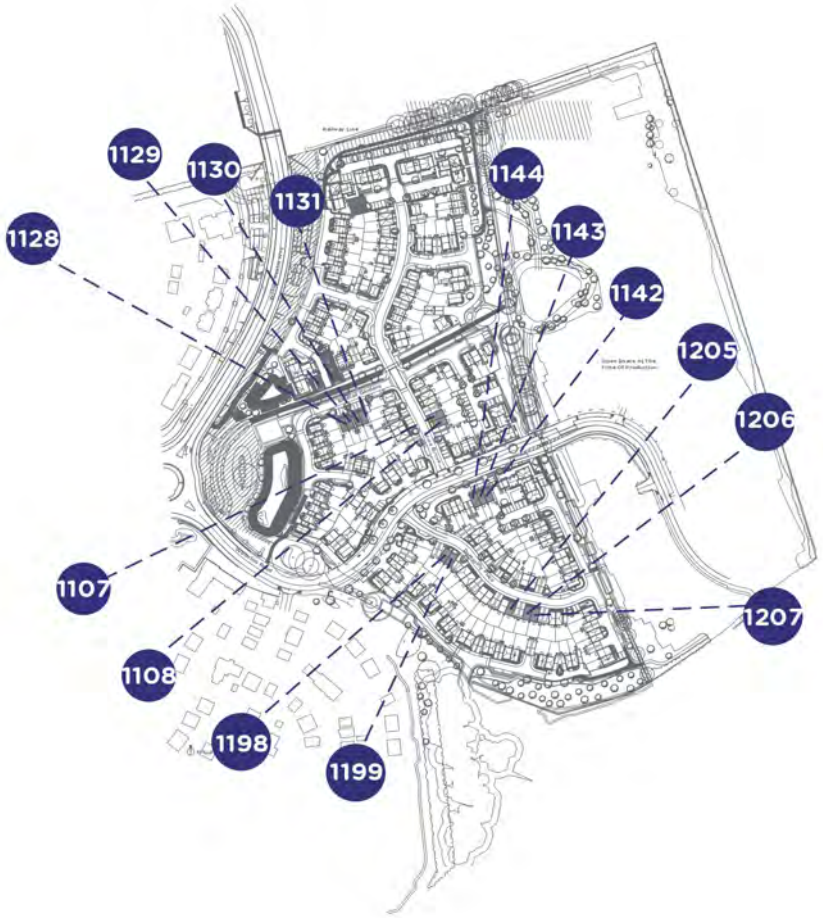
# Holme Meadow




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# SPECIFICATION

### Kitchen

- Symphony kitchen from the Woodbury Range
- ‘Carbon Steel’ style worktops with platinum gloss finish on the kitchen units
- Electrolux oven, ceramic hob and chimney hood
- Comfytex Deluxe vinyl flooring (Sorbonne 508)

### Bathroom

- Bathroom tiling are CTD’s ‘Snow White’ style
- Comfytex Deluxe vinyl flooring (Sorbonne 508)

### Other Internals

- Carpet in non-wet areas is Cormar’s Apollo Plus ‘Platinum’

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 Electric, Water (Metered) & Waste Water
- Utilities - No Gas Supply
- Broadband Coverage Checker - https://checker.ofcom.org.uk/en-gb/broadband-coverage
- Mobile Coverage Checker - https://checker.ofcom.org.uk/en-gb/mobile-coverage
- Construction method - Traditional
- Planning - View the local website for more information https://www.wokingham.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.



# 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 an additional 1% share each year, for the first 15 years in your home. Or buy a larger share, from 5% 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 £40,750?*

# ONLY WITH VIVID SHARED OWNERSHIP

Shared Ownership lets you buy from just a 10% share of these new homes at Holme Meadow.

You'll also pay rent on the rest and a monthly service charge. So, if you buy a 10% share in a 2 bedroom house your rent could start from £840.47* 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**

*Example based on buying a 10% share of a 2 bedroom house, with £407,500 full market value. 10% share valued at £40,750, with initial rent of £660.00 pcm and an estimated service charge of £35.09 pcm. Subject to lender availability and criteria. Eligibility conditions apply



# PRICELIST AND MORE INFORMATION

| Property type | Plot | Address | 100% Value* | Eg: FROM minimum 10% share (which you must raise mortgage & deposit for) | Eg: Initial monthly rent pcm FROM (based on 90% share you don't own) | Estimated monthly Service Charge | Projected handover date* | Lease Length | Council Tax Band | Important Information |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 Bedroom Semi Detached House | 1107 | 6 Azure Grove, Sawyer Green, Wokingham, Berkshire, RG40 3GU | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1108 | 4 Azure Grove, Sawyer Green, Wokingham, Berkshire, RG40 3GU | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 2 Bedroom Semi Detached House | 1128 | 5 Bluetail Gardens, Sawyer Green, Wokingham, Berkshire, RG40 3HH | £417,500 | £41,750 | £861.09 | £35.09 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 2 Bedroom Semi Detached House | 1129 | 4 Bluetail Gardens, Sawyer Green, Wokingham, Berkshire, RG40 3HH | £417,500 | £41,750 | £861.09 | £35.09 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 2 Bedroom Semi Detached House | 1130 | 3 Bluetail Gardens, Sawyer Green, Wokingham, Berkshire, RG40 3HH | £417,500 | £41,750 | £861.09 | £35.09 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 2 Bedroom Semi Detached House | 1131 | 2 Bluetail Gardens, Sawyer Green, Wokingham, Berkshire, RG40 3HH | £417,500 | £41,750 | £861.09 | £35.09 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1142 | 11 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |

# PRICELIST AND MORE INFORMATION

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|---|---|---|---|---|---|---|---|---|---|---|
| 2 Bedroom Mid Terraced House | 1143 | 9 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £407,500 | £40,750 | £840.47 | £35.09 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1144 | 7 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1198 | 4 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1199 | 6 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1205 | 18 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1206 | 20 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |
| 3 Bedroom Semi Detached House | 1207 | 22 Damselfly Place, Sawyer Green, Wokingham, Berkshire, RG40 3HL | £500,000 | £50,000 | £1,031.25 | £35.45 | Winter 2026^ | 999 Years | TBC | Key Info<br>Energy Info |

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# PRICELIST AND MORE INFORMATION

**PLEASE NOTE THE FOLLOWING:**

- Eligibility conditions apply.
- Currently only MOD Applicants followed by those with a local connection to the Wokingham Borough Council Local Authority area can be considered.
- We may be required to discuss your application with the Local Authority.
- Initial Rent is calculated from 2.75%
- The 10% 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

^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. 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.

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# NOW IT'S TIME TO APPLY

**vividhomes.co.uk/shared-ownership/property-search/holme-meadow**

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