

# POTTERS WOOD

EDMONDSHAM ROAD | VERWOOD | BH31 7PB





“At Pennyfarthing Homes, we strive to deliver quality new homes with outstanding customer service.

Potters Wood in Verwood is an impressive and exciting development and we look forward to welcoming you to your new home”.

Matt Dukes

Managing Director

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Established in 1977, Pennyfarthing Homes remains a family business run with the same family values it was founded upon.

We pride ourselves on delivering a service worthy of our continued industry recognition for excellence at every level. We know that to get the best from your team, you need to invest in people and that is why we have achieved Investors in People status every year since 2006.



## Welcome to Verwood, a charming town with a real sense of community

Verwood is a vibrant town with the charm of a small village community. Bordering the beautiful New Forest, it is surrounded by woods and heathland and is within easy reach of the stunning sandy beaches on the south coast.

At its centre is Ferrets Green, a popular meeting place with a parade of shops including local butchers, Costa Coffee and The Old Pottery. A large Morrisons Store is within half a mile of the centre and the town lies just a few miles from Ringwood and Ferndown with a choice of Waitrose, Tesco and Sainsbury's.

With live music, theatre, children's activities and a cinema the Verwood Hub is a thriving community centre with something to suit all ages. For outdoor fun, Potterne Park is on the southern edge of Verwood and has fantastic facilities including large playing fields, a children's play area, tennis courts and a skatepark.

Three miles away is Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.

Verwood enjoys excellent road links and is a mere 5 miles from the A31 artery at Ringwood leading to Bournemouth, Poole and Southampton. The nearest train station is at Christchurch and Bournemouth Airport is just a 20 minute car ride away.

This is a delightful modern town with good local facilities and a strong community spirit, ideally located for enjoying all that Dorset and Hampshire has to offer.



# Discover the local area



New Forest National Park



Barton-on-Sea



Lymington

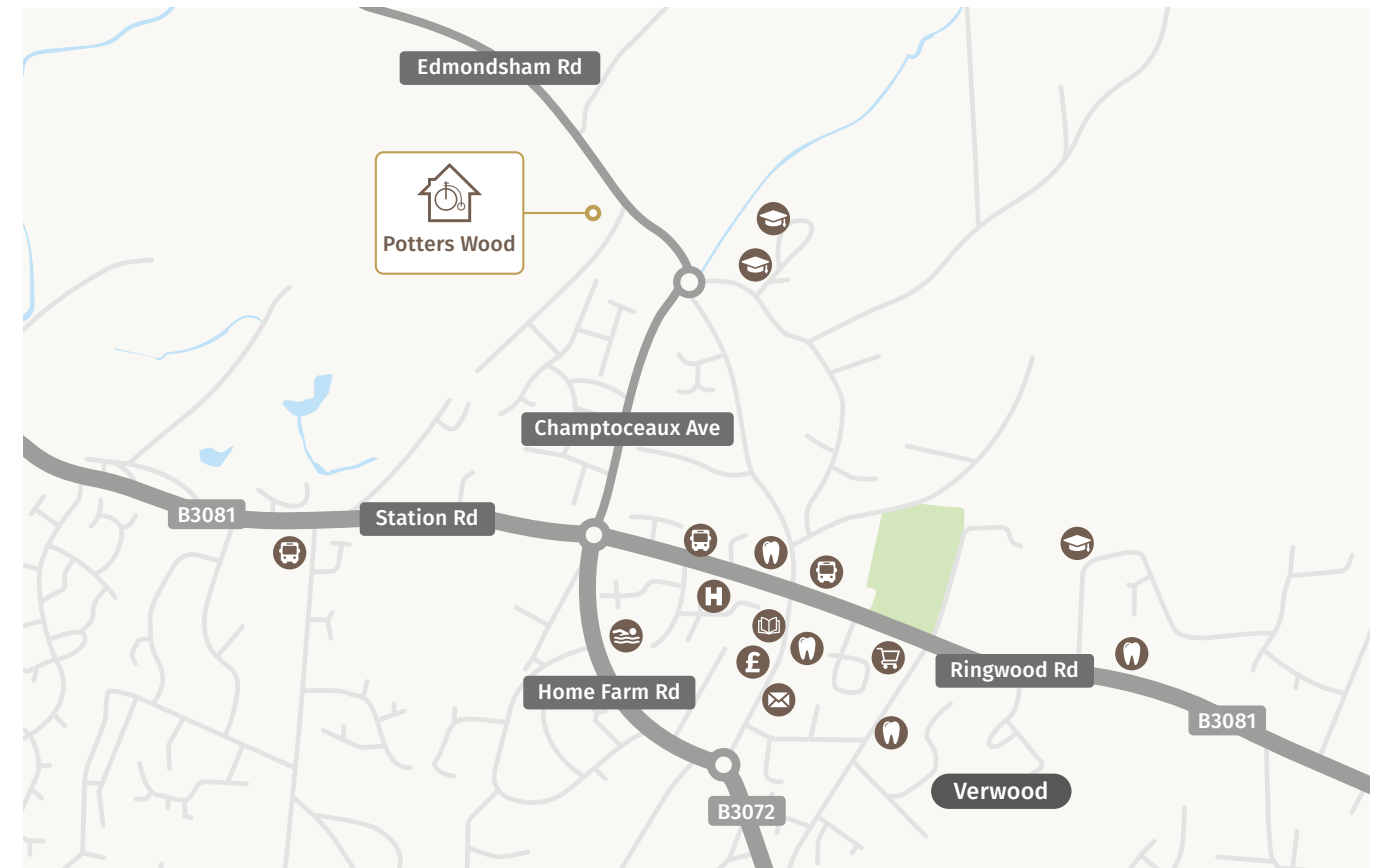


Burley



Salisbury

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## Travel times (Estimates only).



- Ringwood 13min
- Bournemouth 24min
- Salisbury 33min
- Southampton 37min



- School 4min
- Bus stop 9min
- Leisure centre 10min
- Supermarket 10min

## Key

- Airport
- Train station
- Bus stop
- Leisure centre
- Library
- Hospital
- Dentist
- School
- Bank
- Supermarket
- Post Office

# Why buy a new Pennyfarthing home?

Whether you are a first-time buyer, a growing family or downsizing, a brand new house with Pennyfarthing Homes gives you the fresh start you're looking for.

We have been building high quality homes for more than 40 years. All of our properties are built to a high specification meaning you can expect low maintenance costs and fewer repairs. We also meet the latest environmental standards, making your home more energy efficient and cheaper to run. Neutral interior colours give you the blank canvas to add your own personal touch and our comprehensive customer care service and 10 year warranty guarantees your peace of mind.

Making your next move with Pennyfarthing Homes makes sense.



More environmentally friendly



More energy efficient



Low maintenance



Lower household bills



10 year One Guarantee



2 year Customer Care Warranty





## Giving you peace of mind in your new home

### Where customers come first

At Pennyfarthing Homes, we aim to provide exemplary customer service. That's why 98% of our customers would buy from us again.<sup>1</sup>

Our award-winning Customer Ready Certificate (CRC) ensures that every one of our properties has a series of comprehensive checks to address any issues before we hand it over to you. Our dedicated team is with you every step of the way, helping you to get to know your new home before you move in and checking back again once you're settled.

### Providing 10-year protection

For extra assurance our New Home Warranty from One Guarantee gives you complete protection in the unlikely event that any defects occur during the first 10 years after your home is completed. This includes faults in the walls, floors, roof or foundations.

The One Guarantee Warranty is recognised by the Council of Mortgage Lenders and most of the UK's top mortgage providers and lenders.



<sup>1</sup> Based on our 2 year customer care guarantee and service customer survey.

# Nature as your neighbour

Here at Potters Wood, you can also enjoy your own corner of the countryside in the site's designated Suitable Alternative Natural Greenspace (SANG). Official title aside, it offers delightful surroundings to walk, cycle or relax, just a stone's throw from your door.

You can enjoy the stillness and the sounds of the nearby ponds, stroll through the woods and learn about the wildlife that live there. There's plenty of space to run and roam, whether you've got four legs or two. Better still, this pocket park helps to reduce noise and air pollution, giving you the peace and quiet you deserve.

To Cranborne and Alderholt

Surrounding farm land

SANG land

Play area

Public open space

Surrounding farm land

To Verwood Town Centre

Play area

Future development

SANG land



“ It offers delightful surroundings to walk, cycle or relax, just a stone's throw from your door.”

\*Siteplan shown is indicative only.



- **The Harwood**  
2 bedroom semi-detached house with private driveway

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■ **The Denbury**  
3 bedroom detached house with detached single garage

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■ **The Fletchbury**  
4 bedroom detached house with integral or detached single garage

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■ **Affordable Homes**
- **The Overwood**  
3 bedroom semi-detached house with detached single garage

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■ **The Maplewood**  
4 bedroom semi-detached house with detached single garage

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■ **The Milbury**  
4 bedroom detached house with detached single garage
- **The Bolderbury**  
3 bedroom detached house with detached single garage

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■ **The Northerbury**  
4 bedroom detached house with integral single garage

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■ **Apartments**  
1 and 2 bedroom apartments with allocated parking space

\*Siteplan shown is indicative only.

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SANG land



Existing new homes

- |   |  |   |
|---|--|---|
|  <b>The Harwood</b><br>2 bedroom semi-detached house<br>with driveway for two cars |  <b>The Denbury</b><br>3 bedroom detached house<br>with single garage                 |  <b>The Springbury</b><br>3 bedroom detached house<br>with single garage     |
|  <b>The Beechwood</b><br>4 bedroom semi-detached house<br>with single garage       |  <b>The Maplewood</b><br>4 bedroom semi-detached house<br>with detached single garage |  <b>The Elderwood</b><br>4 bedroom semi-detached house<br>with single garage |
|  <b>The Milbury</b><br>4 bedroom detached house<br>with detached single garage     |  <b>The Northerbury</b><br>4 bedroom detached house<br>with integral single garage    |  <b>The Beechbury</b><br>4 bedroom detached house<br>with double garage      |
|  <b>Apartments</b><br>1 and 2 bedroom apartments<br>with allocated parking space   |  <b>Affordable Homes</b>  |   |

\* Site plan is indicative only.  
Correct at time of print 07/09/22.

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# THE HARWOOD



2 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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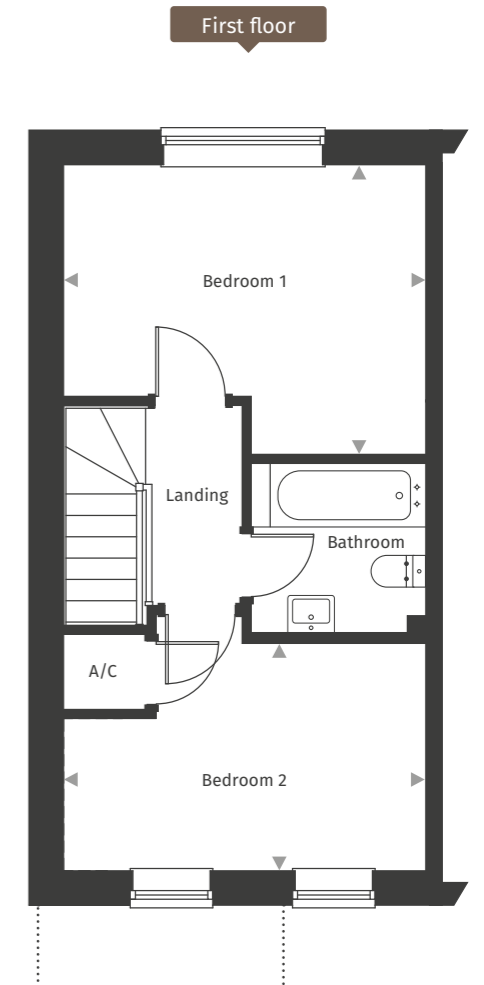
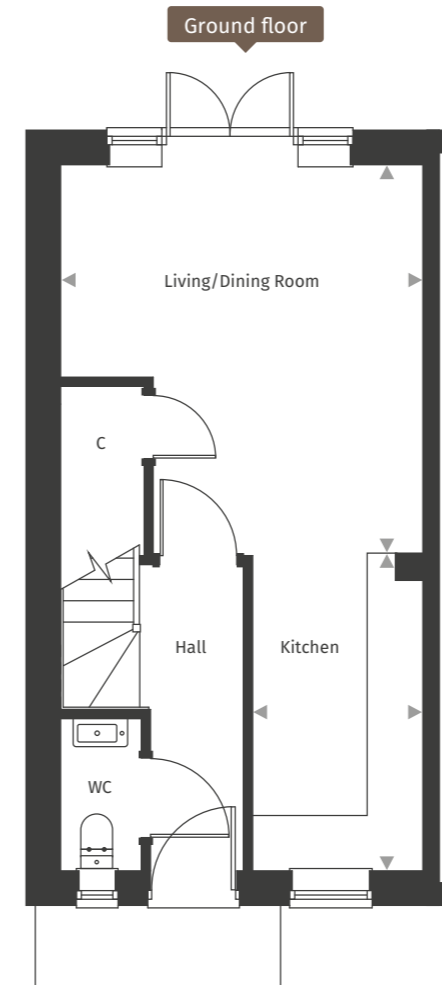
# The Harwood

x2 x1

Standard layout Plots: 76 | 78 | 106 | 135 | 218

Handed Plots: 77 | 79 | 107 | 136 | 219

\*Floor plans and CGI's are indicative only.



### Ground floor

Living/Dining Room	4.28m x 3.99m	14' 0" x 13' 1"
Kitchen	3.50m x 1.87m	11' 5" x 6' 1"

### First floor

Bedroom 1	3.99m x 3.19m	13' 1" x 10' 5"
Bedroom 2	3.99m x 2.82m	13' 1" x 9' 3"

### Key:

- ◀ ▶ Maximum dimension
- ..... External roof
- C = Cupboard
- A/C = Airing Cupboard

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# THE OVERWOOD



3 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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# The Overwood

x3 x2

Standard layout Plots: 47 | 85 | 83 | 87 | 131 | 138 | 140 | 147 | 149 | 151 | 179

Handed Plots: 48 | 84 | 86 | 88 | 132 | 139 | 141 | 148 | 150 | 152 | 180

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	4.43m x 2.85m	14' 6" x 9' 4"
Living Room	5.07m x 3.73m	16' 7" x 12' 3"

### First floor

Bedroom 1	4.18m x 2.90m	13' 8" x 9' 6"
Bedroom 2	4.05m x 2.90m	13' 5" x 9' 6"
Bedroom 3	2.57m x 2.06m	8' 5" x 6' 9"

### Key:

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# THE BOLDERBURY



3 BEDROOM DETACHED HOUSE

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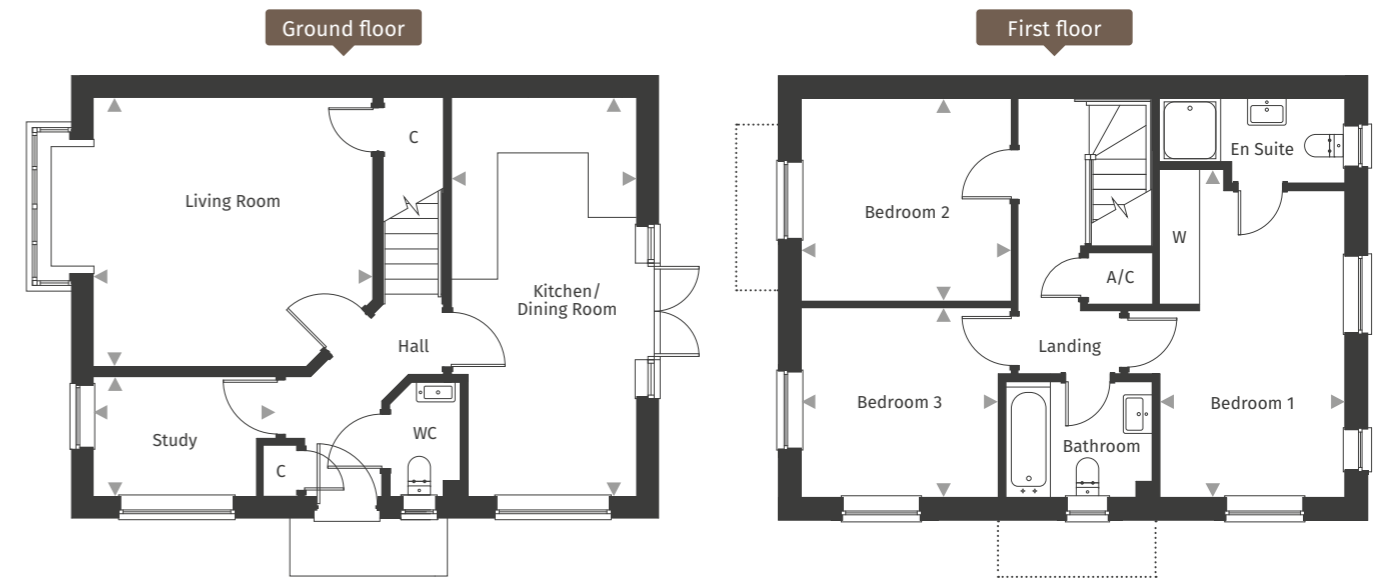
## The Bolderbury

x3 x2

Standard layout Plots: 49 | 75 | 80 | 95 | 142

Handed Plots: 72 | 128 | 143 | 178 | 186

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	6.20m x 2.88m	20' 3" x 9' 4"
Living Room	5.05m x 4.18m	16' 6" x 13' 7"
Study	2.87m x 1.86m	9' 4" x 6' 1"

### First floor

Bedroom 1	5.10m x 2.88m	16' 9" x 9' 5"
Bedroom 2	3.27m x 3.15m	10' 7" x 10' 3"
Bedroom 3	3.27m x 2.95m	10' 7" x 9' 7"

### Key:

◀ ▶ Maximum dimension    ..... External roof  
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# THE DENBURY



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# The Denbury

x3 x2

Standard layout Plots: 56 | 89 | 92 | 94 | 130 | 194 | 210

Handed Plots: 55 | 129 | 144 | 209

\*Floor plans and CGI's are indicative only.

\*Plots 55, 56, 89, 92, 129, 130, 144 and 194 feature a detached garage



### Ground floor

Kitchen/Dining Room	4.84m x 2.85m	15' 10" x 9' 4"
Living Room	5.08m x 4.13m	16' 8" x 13' 6"

### First floor

Bedroom 1	5.02m x 2.97m	16' 5" x 9' 8"
Bedroom 2	4.00m x 2.97m	13' 1" x 9' 8"
Bedroom 3	3.38m x 2.01m	11' 1" x 6' 7"

### Key:

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# THE MAPLEWOOD



4 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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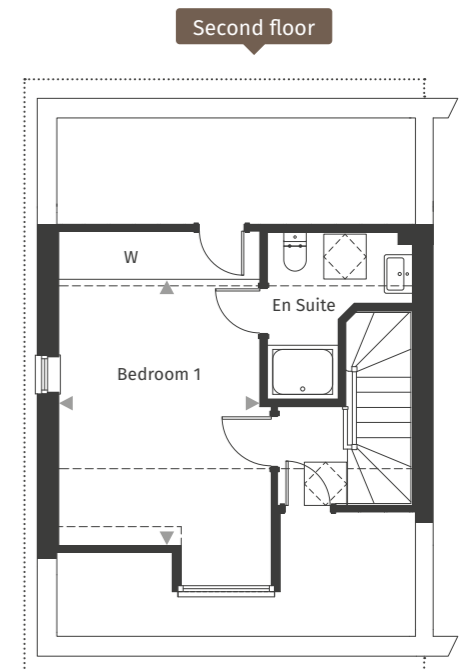
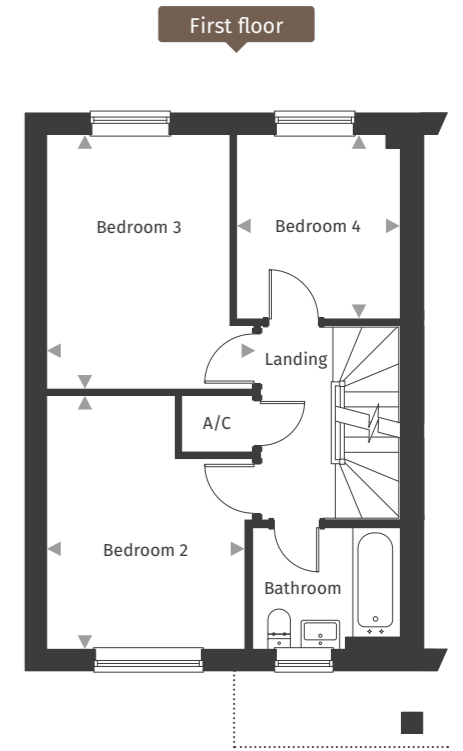
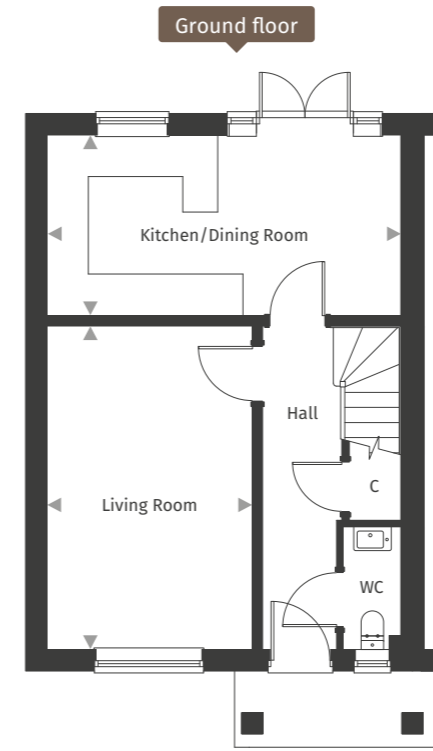
# The Maplewood

x4 x2

Standard layout Plots: 45 | 90 | 145 | 191 | 228

Handed Plots: 46 | 91 | 146 | 192 | 229

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	5.50m x 2.81m	18' 0" x 9' 2"
Living Room	5.03m x 3.19m	16' 6" x 10' 5"

### First floor

Bedroom 2	3.94m x 3.08m	12' 11" x 10' 1"
Bedroom 3	3.96m x 3.22m	12' 11" x 10' 7"
Bedroom 4	2.87m x 2.54m	9' 5" x 8' 4"

### Second floor

Bedroom 1	4.89m x 3.30m	16' 0" x 10' 10"
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### Key:

◀ ▶ Maximum dimension    ..... External roof    - - - Restricted head height    ☐ Skylight  
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# THE NORTHERBURY



4 BEDROOM DETACHED HOUSE

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# The Northerbury

x4 x3

Standard layout Plots: 74 | 189 | 207

Handed Plots: 73 | 190 | 206

\*Floor plans and CGI's are indicative only.

### Alternative layout

Plots 73, 74 and 206 have no windows to the first floor bathroom and landing.



### Ground floor

Kitchen	3.40m x 2.65m	11' 1" x 8' 8"
Dining/Family Room	5.49m x 2.98m	18' 0" x 9' 9"
Living Room	5.27m x 3.61m	17' 3" x 11' 10"
Study	2.70m x 2.20m	8' 10" x 7' 2"

### First floor

Bedroom 1	4.54m x 3.44m	14' 10" x 11' 3"
Bedroom 2	3.71m x 3.32m	12' 2" x 10' 11"
Bedroom 3	3.21m x 3.21m	10' 6" x 10' 6"
Bedroom 4	3.94m x 2.20m	12' 11" x 7' 2"

### Key:

◀ ▶ Maximum dimension    ..... External roof    - - - Restricted head height    ☐ Skylight  
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# THE FLETCHBURY



4 BEDROOM DETACHED HOUSE

## POTTERS WOOD

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# The Fletchbury

x4 x2

Standard layout Plots: 81 | 181 | 182 | 187 | 188

\*Plots 181 and 182 feature a detached garage

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	7.88m x 2.76m	25' 10" x 9' 0"
Living Room	5.13m x 3.78m	16' 10" x 12' 4"
Study	2.54m x 2.20m	8' 4" x 7' 2"

### First floor

Bedroom 1	3.73m x 3.47m	12' 2" x 11' 4"
Bedroom 2	3.18m x 2.94m	10' 5" x 9' 7"
Bedroom 3	3.16m x 2.81m	10' 4" x 9' 2"
Bedroom 4	3.78m x 2.22m	12' 4" x 7' 3"

### Key:

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# THE MILBURY



4 BEDROOM DETACHED HOUSE

## POTTERS WOOD

EDMONDSHAM ROAD | VERWOOD | BH31 7PB



# The Milbury

x4 x3

Standard layout Plots: 44 | 105 | 137 | 193

Handed Plots: 82 | 93 | 230

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	5.98m x 3.41m	19' 7" x 11' 2"
Living Room	5.98m x 3.28m	19' 6" x 10' 9"

### First floor

Bedroom 1	3.99m x 3.29m	13' 1" x 10' 9"
Bedroom 3	4.65m x 2.98m	15' 3" x 9' 9"
Bedroom 4	3.26m x 2.87m	10' 8" x 9' 5"

### Second floor

Bedroom 2	4.54m x 3.03m	14' 10" x 9' 11"
Study	3.29m x 2.62m	10' 9" x 8' 7"

### Key:

Maximum dimension    External roof    Restricted head height    Skylight

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# THE SPRINGBURY



3 BEDROOM DETACHED HOUSE

## POTTERS WOOD

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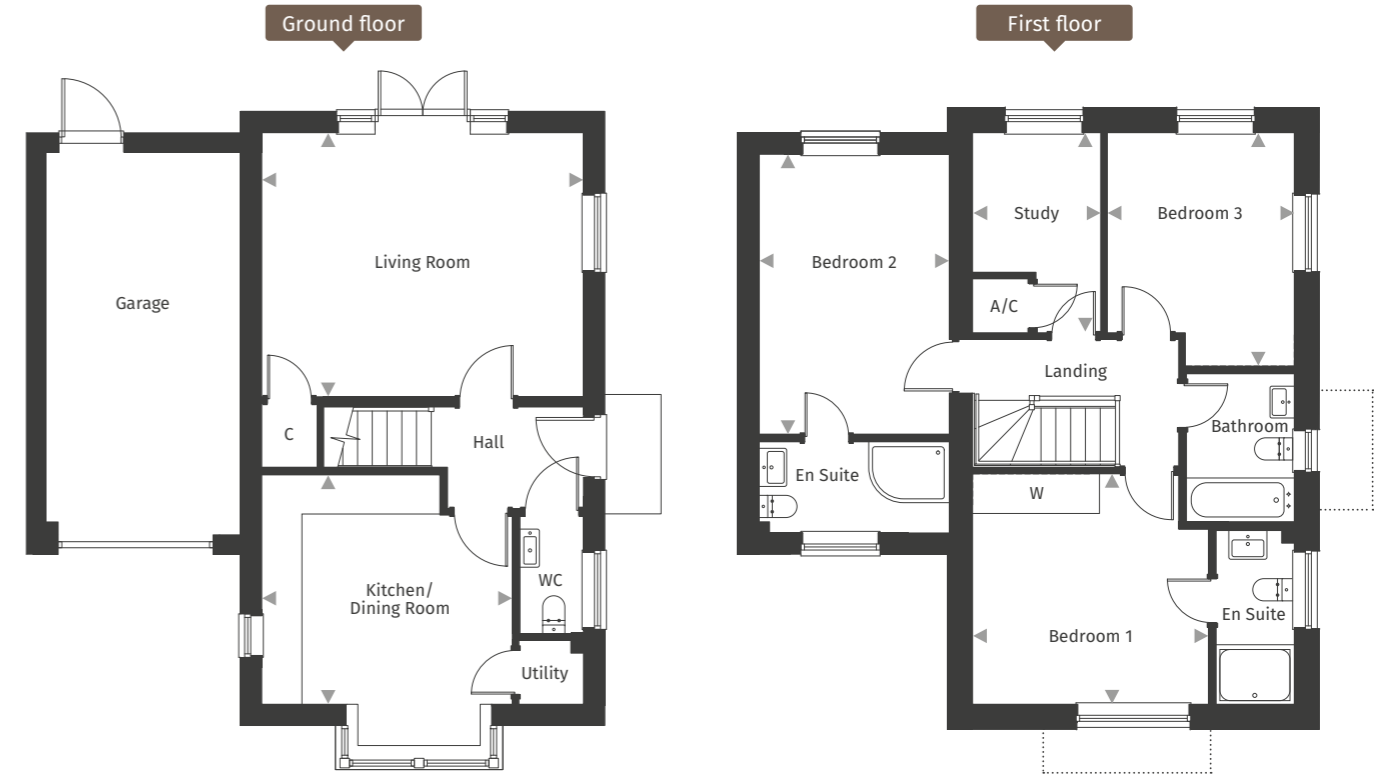
# The Springbury

x3 x3

Standard layout Plots: 54 | 104 | 208

Handed Plot: 53

\*Floor plans and CGI's are indicative only.



### Ground floor

Kitchen/Dining Room	3.94m x 3.61m	12' 11" x 11' 10"
Living Room	5.07m x 4.16m	16' 7" x 13' 7"

### First floor

Bedroom 1	3.74m x 3.63m	12' 3" x 11' 11"
Bedroom 2	4.41m x 3.00m	14' 5" x 9' 10"
Bedroom 3	3.67m x 2.94m	12' 0" x 9' 8"
Study	3.15m x 2.01m	10' 4" x 6' 7"

### Key:

- Maximum dimension
- External roof
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# THE ELDERWOOD



4 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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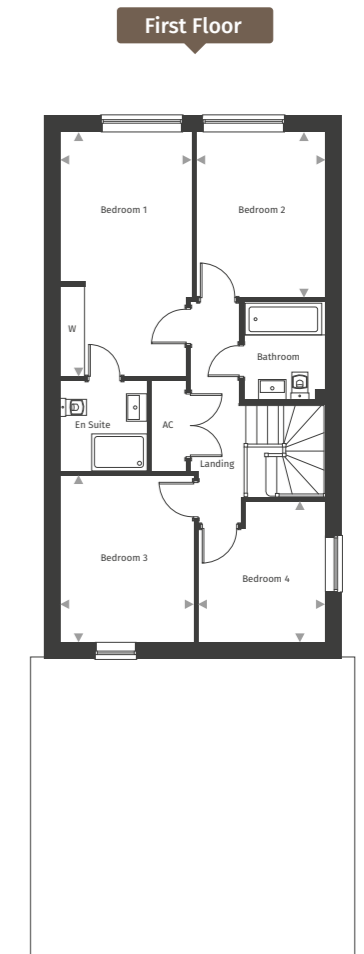
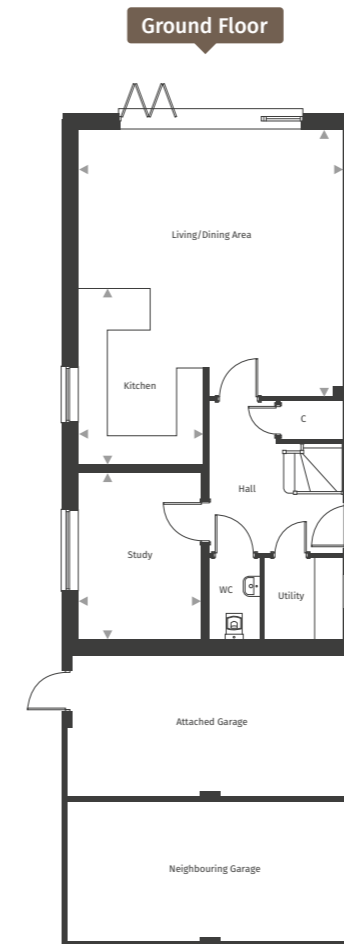
# The Elderwood

x4 x2

Standard layout Plots: 211 | 215

Handed Plot: 214

\*Floor plans and CGIs are indicative only.



### Ground floor

Kitchen	3.88m x 2.78m	12' 8" x 9' 1"
Living/Dining Area	5.85m x 3.53m	19' 2" x 11' 7"
Study	3.69m x 2.74m	12' 1" x 8' 11"

### First floor

Bedroom 1	5.37m x 2.91m	17' 7" x 9' 6"
Bedroom 2	3.66m x 2.84m	12' 0" x 9' 3"
Bedroom 3	3.68m x 2.95m	12' 1" x 9' 8"
Bedroom 4	3.12m x 2.81m	10' 3" x 9' 2"

### Key:

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# THE BEECHWOOD



4 BEDROOM SEMI-DETACHED HOUSE

## POTTERS WOOD

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# The Beechwood

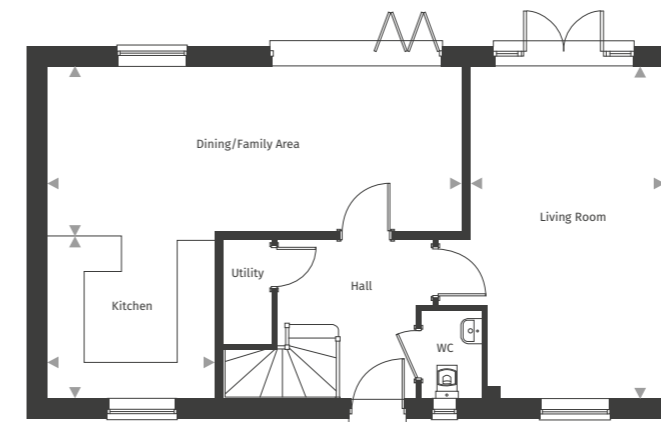


Standard layout Plots: 212 | 216

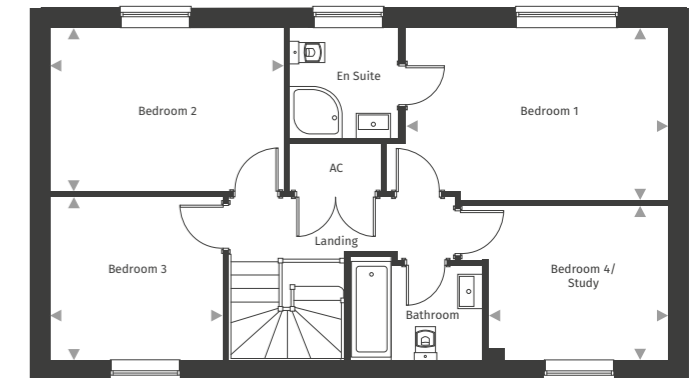
Handed Plot: 213

\*Floor plans and CGI's are indicative only.  
\*Plots 212, 213 and 216 feature a detached garage.

Ground Floor



First Floor



### Ground floor

Kitchen	2.96m x 2.95m	9' 8" x 9' 8"
Dining/Family Area	7.29m x 2.90m	23' 11" x 9' 6"
Living Room	5.86m x 3.44m	19' 3" x 11' 3"

### First floor

Bedroom 1	4.64m x 3.04m	15' 3" x 9' 11"
Bedroom 2	4.11m x 2.89m	13' 6" x 9' 5"
Bedroom 3	3.04m x 2.87m	9' 11" x 9' 5"
Bedroom 4/Study	3.17m x 2.77m	10' 4" x 8' 11"

### Key:

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# THE BEECHBURY



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## POTTERS WOOD

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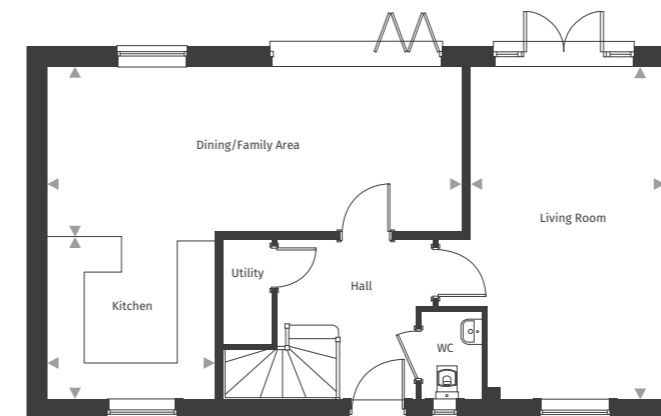
# The Beechbury



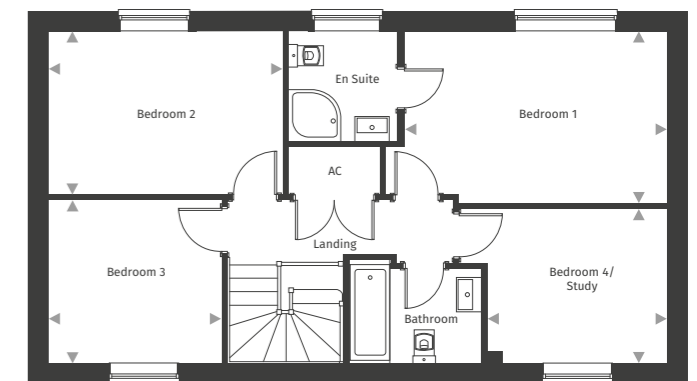
Standard layout Plot: 217

\*Floor plans and CGIs are indicative only.  
\*Plot 217 features a detached double garage.

Ground Floor



First Floor



### Ground floor

Kitchen	2.96m x 2.95m	9' 8" x 9' 8"
Dining/Family Area	7.29m x 2.90m	23' 11" x 9' 6"
Living Room	5.86m x 3.44m	19' 3" x 11' 3"

### First floor

Bedroom 1	4.64m x 3.04m	15' 3" x 9' 11"
Bedroom 2	4.11m x 2.89m	13' 6" x 9' 5"
Bedroom 3	3.04m x 2.87m	9' 11" x 9' 5"
Bedroom 4/Study	3.17m x 2.77m	10' 4" x 8' 11"

### Key:

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**PENNYFARTHING**  
*Builders of Quality Homes*

# Discover our biodiversity plan

## POTTERS WOOD

EDMONDSHAM ROAD | VERWOOD | BH31 7PB



“Biodiversity mitigation and enhancement is at the forefront of the design and construction of Potters Wood”.

Matt Dukes, Managing Director.

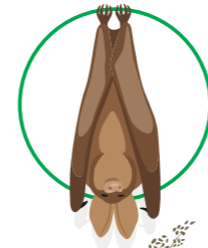
From open spaces designed to protect and support natural habitats...

...to biodiversity enhancement measures allowing protected species to thrive.



### Badgers

The woodland edge and grassland will be planted with favoured food plants of badgers, including apple and plum varieties of fruit tree.



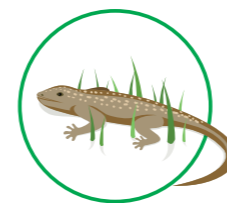
### Bats

The retention of hedgerows, mature oak trees and public open space will allow bats to thrive. Lighting schemes will be implemented across the development to ensure minimal disturbance to bat foraging and commuting.



### Dormice

Dormice nesting will continue in and amongst patches of scrub, tree and hedgerow throughout the SANG land. Habitats are more active at night.



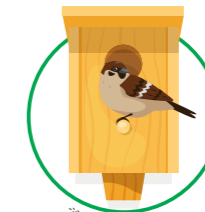
### Reptiles

Any reptiles encountered will be relocated to an enhanced wildflower grassland and native scrub habitat in the north-western corner of the development.



### Bat boxes

Bat boxes will be installed on mature trees and buildings throughout the development.



### Bird boxes

A range of bird boxes will be placed on mature trees and buildings within the development, from nest boxes and sparrow terraces to wren boxes and a barn owl box.



### Hedgehogs

Our landscape designs provide large areas of suitable foraging habitat for hedgehogs. Small access holes will be placed in gravel boards below fence panels to allow hedgehog access to gardens.

# Potters Wood

Explore our ecology enhancement.  
Not just bricks and mortar.



Large areas of space will be designated SANGs (Suitable Alternative Natural Greenspace), comprising broadleaved and wet woodland, hedgerows, ponds, a stream and grassland. Existing badger, dormouse, bat and reptile habitats will be protected and encouraged to thrive.





# Our pursuit of excellence

At Pennyfarthing Homes, we are committed to excellence and building only in the best locations.

We are extremely proud to have been recognised for the following awards:

- Winner in the category for 'Residential Development of the Year' at the South Coast Property Awards 2019 - Augustus Park, Fordingbridge.
- Winner in the category for 'Residential Development in Hampshire' at the UK Property Awards 2019 - Augustus Park, Fordingbridge.
- Winner in the category for 'Best Apartment Scheme in Dorset' at the UK Property Awards 2019 - Fernlea, Ferndown.
- Highly commended in the category for 'Residential Development in the South' at the Premier Excellence Awards 2019 - The Orchards, Salisbury.
- Winner in the category for 'Residential Development in Hampshire' at the UK Property Awards 2018 - Alexandra Meadows, Lymington.
- Winner in the category for 'Residential Development in the South' at the Premier Excellence Awards 2018 - Alexandra Meadows, Lymington.



The details in this brochure are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, specification, elevations or floor layouts at any time. Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Before visiting, applicants are advised to contact the development to ascertain the availability of any particular property so as to avoid a fruitless journey. Details within this brochure are correct at the time of print. Version 3 - October 2022.

“Pennyfarthing Homes were there with me every step of the way. They were excellent at keeping me informed, speaking with various parties, such as solicitors and agents, to make sure I felt assured throughout the process.”

**Vicki**  
Homeowner at Potters Wood



Pennyfarthing Homes Ltd  
Pennyfarthing House  
Ossemsley  
New Milton  
Hampshire  
BH25 5TL

 t: 01202 403144

[potterswood@pennyfarthinghomes.co.uk](mailto:potterswood@pennyfarthinghomes.co.uk)

[pennyfarthinghomes.co.uk](http://pennyfarthinghomes.co.uk)