

**PENNYFARTHING**  
*Builders of Quality Homes*



# First Homes at Potters Wood

Pennyfarthing are offering a range of new homes at Potters Wood at a substantial 30% discount\* against their market value through the Dorset Council's First Homes Scheme.

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

## What is the First Homes criteria?

When a First Homes plot becomes available, you can apply to have your eligibility confirmed when you are ready to reserve. The eligibility criteria are set by the Government and Dorset Council.



Use a mortgage or home purchase plan for at least 50% of the purchase price. After the discount has been applied, the first sale of the property must be at a price no higher than £250,000. If you decide to sell the property, the home will be independently valued, and the scheme discount will be re-applied to this new value for the next owner.



Discount of 30% of the market price.\*



Household income not exceeding £80,000.\*



Property must be your first home.\*

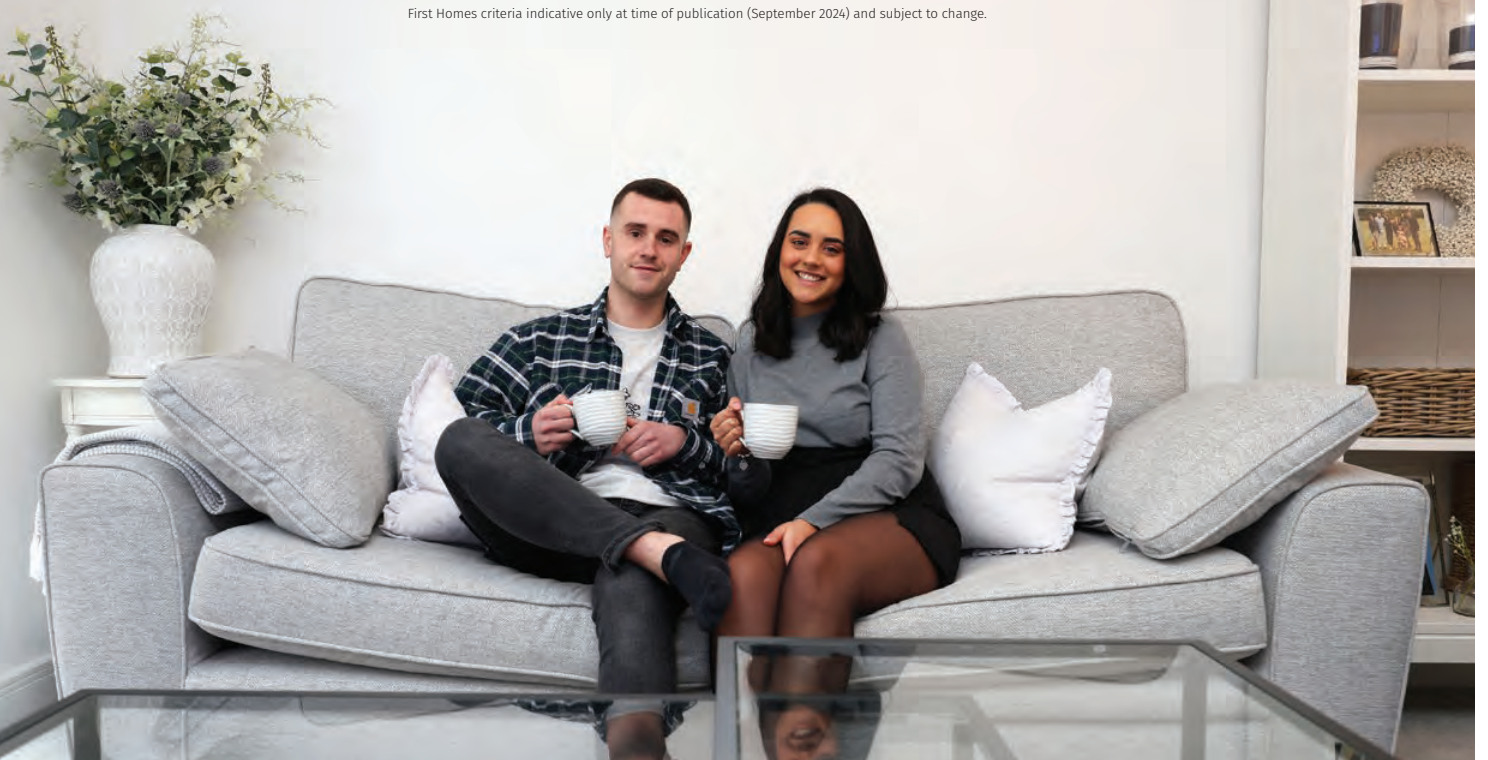


\*We are working in partnership with Dorset Council to confirm eligibility criteria. Please speak to a Sales Advisor for more information.

## Who can apply?

- ✓ Local first-time buyers and/or Essential Workers<sup>^</sup> including nurses, police, firefighters and teachers. Some professions will also take priority. These include serving members of the armed forces and veterans.
- ✓ If buying as a couple, neither partner can have previously owned a home.
- ✓ Buyers must have a household income not exceeding £80,000.
- ✓ The property must be your only home.
- ✓ You need to use a mortgage or home purchase plan for at least 50% of the purchase price.

<sup>^</sup>Local connections and/or Essential Worker status as determined by Dorset Council.  
First Homes criteria indicative only at time of publication (September 2024) and subject to change.



# Which plots at Potters Wood are available under this scheme?











We have allocated a limited number of homes specifically for First Homes buyers.





# First Homes at Potters Wood

Our First Homes at Potters Wood include a selection of 1 and 2 bedroom apartments or 2 and 3 bedroom houses, all with the excellent finish you would expect from a Pennyfarthing home.

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\*Site plan shown is indicative only.

The CGI images depicted here are an artistic representation of a standard house type. Actual building plots may vary in terms of orientation, topography, landscaping, neighbouring structures, and other site-specific factors. Buyers should refer to detailed site plans, elevations, and architectural specifications for accurate information regarding individual plots and as built. Apartment photograph shows previous Pennyfarthing development and is indicative only.



Computer Generated Image.

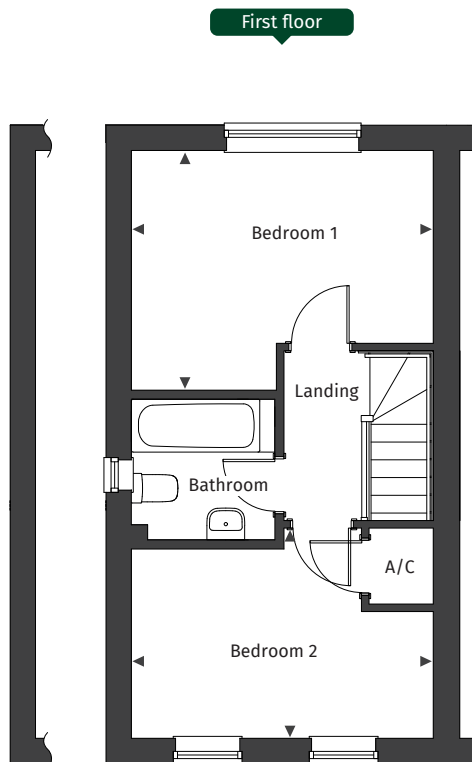
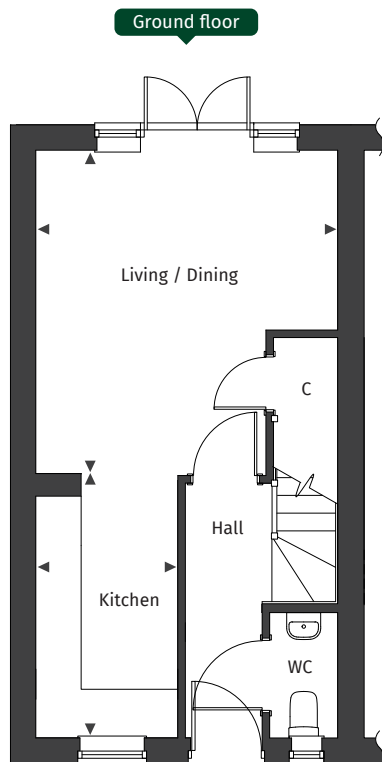
## The Setwood & Setleigh

A choice of end terrace, mid terrace  
and semi-detached 2 bedroom houses.

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# The Setwood & Setleigh

Plans shown for plots 231, 232 & 259. Plots 233 & 260 are handed.  
See separate site plan for plot locations.



The Setleigh first floor wall variation (no window to bathroom)

### The Setwood plot numbers

231 & 233 (end-terrace)  
259 & 260 (semi-detached)

### The Setleigh plot number

232 (mid-terrace)



### Ground floor

Living/Dining 3.99m x 4.28m / 13' 1" x 14' 0"

Kitchen 1.87m x 3.5m / 6' 1" x 11' 5"

### First floor

Bedroom 1 3.99m x 3.17m / 13' 1" x 10' 5"

Bedroom 2 3.99m x 2.82m / 13' 1" x 9' 3"

◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard

Floor plans are not to scale.





# The Briarwood & Briarleigh

A choice of end terrace, mid terrace  
and semi-detached 2 bedroom houses.

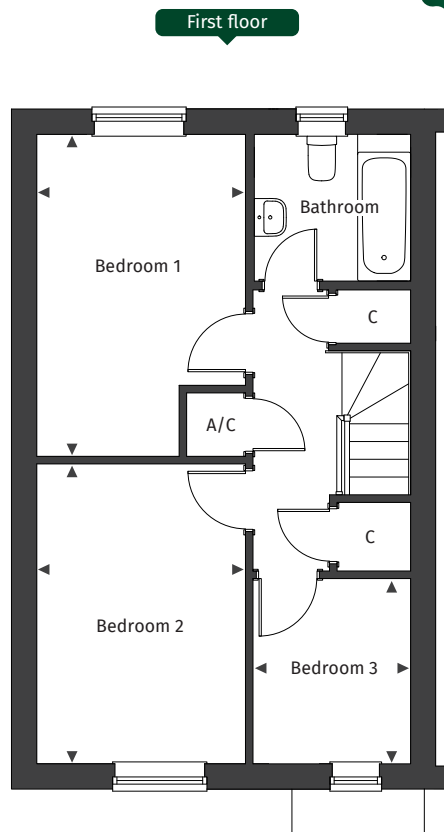
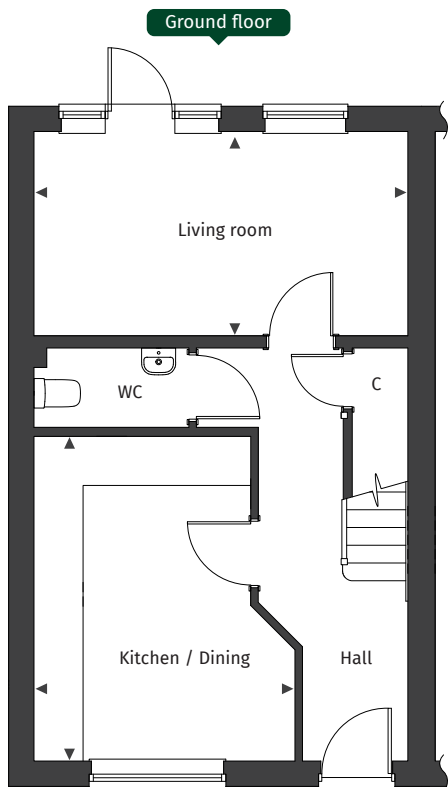
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# The Briarwood & Briarleigh

Plans shown for plots 248 & 266. Plots 249, 268 & 267 are handed.

See separate site plan for plot locations.



**The Briarwood plot numbers**  
248 & 249 (semi-detached)  
266 & 268 (end-terrace)

**The Briarleigh plot number**  
267 (mid-terrace)



**Ground floor**

Living	4.94 x 2.70m / 16' 2" x 8' 10"
Kitchen / Dining	3.45 x 4.29m / 11' 3" x 14' 1"

**First floor**

Bedroom 1	2.76 x 4.26m / 9' 0" x 13' 11"
Bedroom 2	2.76 x 3.97m / 9' 0" x 13' 0"
Bedroom 3	2.08m x 2.45m / 6' 10" x 8' 0"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard

Floor plans are not to scale.



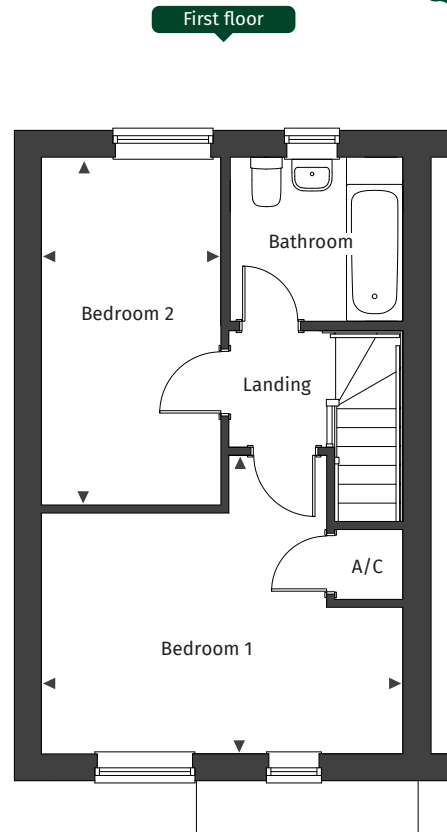
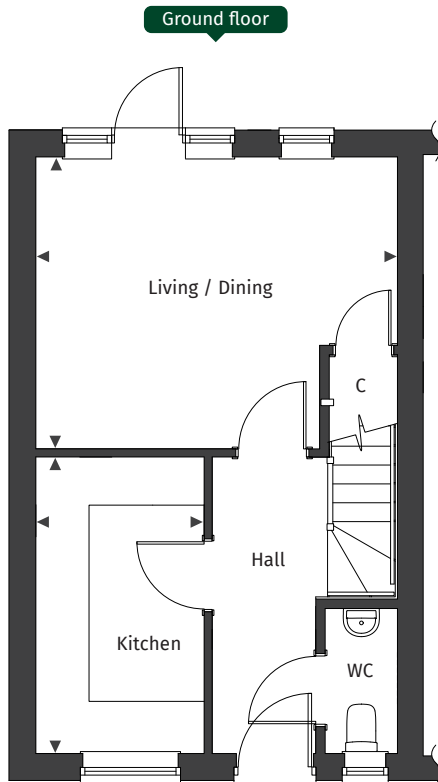
# The Brushwood

Semi-detached 2 bedroom houses.

The CGI image depicted here is an artistic representation of a standard house type. Actual building plots may vary in terms of orientation, topography, landscaping, neighbouring structures, and other site-specific factors. Buyers should refer to detailed site plans, elevations, and architectural specifications for accurate information regarding individual plots and as built.

# The Brushwood

Plans shown for plot 257. Plot 258 is handed.  
See separate site plan for plot locations.



## The Brushwood plot numbers

257 & 258



### Ground floor

Living /Dining      4.50m x 3.63m / 14' 9" x 11' 11"

Kitchen              2.09m x 3.69m / 6' 9" x 12' 1"

### First floor

Bedroom 1            4.50m x 2.95m / 14' 9" x 9' 8"

Bedroom 2            2.23m x 4.33m / 7' 3" x 14' 2"

◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard

Floor plans are not to scale.





Previous Pennyfarthing interior, indicative only.

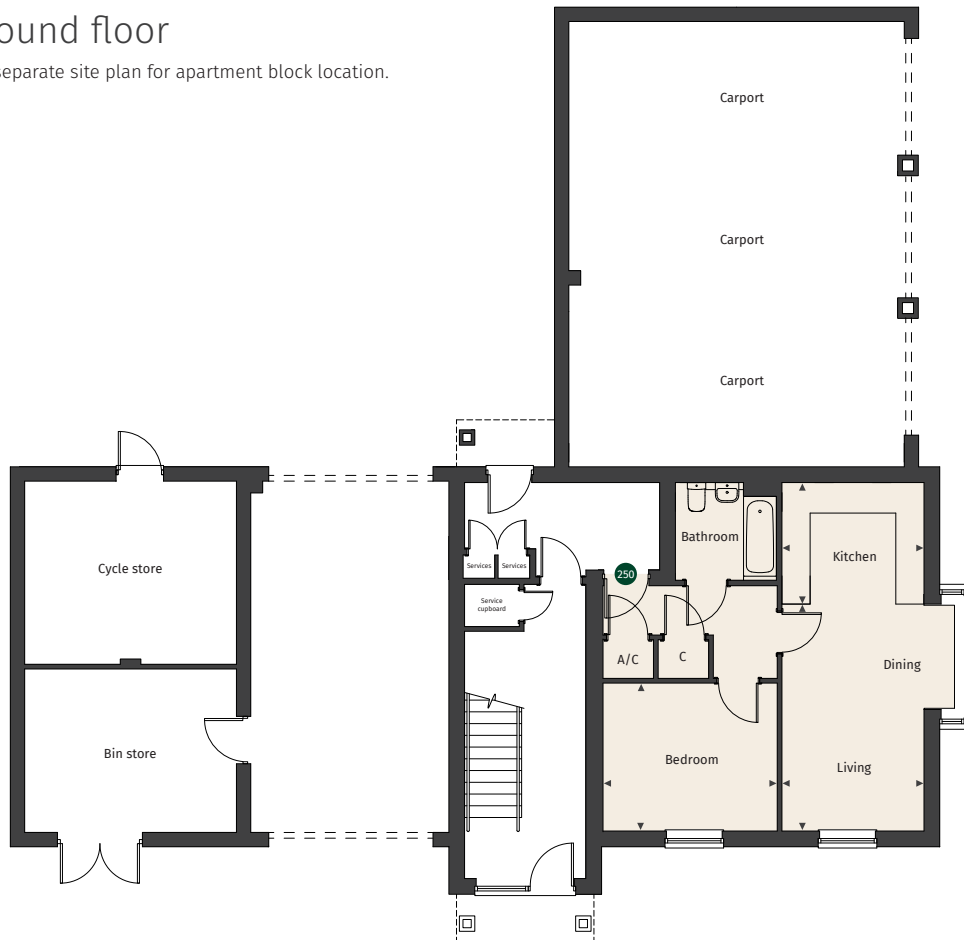
## Apartments

A selection of seven, 1 & 2 bedroom apartments arranged over three floors.

# Apartments

## Ground floor

See separate site plan for apartment block location.



### Apartment number

250

### Apartment 250

#### Kitchen

3.02m x 2.58m / 9' 11" x 8' 5"

#### Living/Dining room

3.02m x 4.83m / 9' 11" x 15' 10"

#### Bedroom

3.71m x 3.15m / 12' 2" x 10' 4"



◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard

Floor plans are not to scale.

# Apartments

## First floor

See separate site plan for apartment block location.



### Apartment numbers

251, 252 & 253

#### Apartment 251

**Kitchen**

3.02m x 2.58m / 9' 11" x 8' 5"

**Living/Dining room**

3.02m x 4.83m / 9' 11" x 15' 10"

**Bedroom**

3.71m x 3.15m / 12' 2" x 10' 4"



#### Apartment 252

**Kitchen**

4.33m x 2.07m / 14' 2" x 6' 9"

**Living / Dining room**

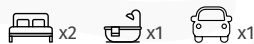
3.37m x 5.34m / 11' 0" x 17' 6"

**Bedroom 1**

2.75m x 4.09m / 9' 0" x 13' 5"

**Bedroom 2**

2.65m x 4.09m / 8' 8" x 13' 5"



#### Apartment 253

**Kitchen**

2.12m x 5.12m / 6' 11" x 16' 9"

**Living / Dining room**

4.96m x 3.17m / 16' 3" x 10' 4"

**Bedroom 1**

3.71m x 3.35m / 12' 2" x 10' 11"

**Bedroom 2**

3.71m x 2.70m / 12' 2" x 8' 10"



Floor plans are not to scale.

◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard



# Apartments

## Second floor

See separate site plan for apartment block location.



### Apartment numbers

254, 255 & 256

#### Apartment 254

**Kitchen**  
3.02m x 2.58m / 9' 11" x 8' 5"

**Living/Dining room**  
3.02m x 4.83m / 9' 11" x 15' 10"

**Bedroom**  
3.71m x 3.15m / 12' 2" x 10' 4"



#### Apartment 255

**Kitchen**  
4.33m x 2.07m / 14' 2" x 6' 9"

**Living/Dining room**  
3.37m x 4.21m / 11' 0" x 13' 9"

**Bedroom**  
5.50m x 2.96m / 18' 0" x 9' 8"



#### Apartment 256

**Kitchen**  
2.37m x 2.86m / 7' 9" x 9' 4"

**Living/Dining room**  
4.70m x 2.68m / 15' 5" x 9' 4"

**Bedroom**  
3.71m x 4.09m / 12' 2" x 13' 5"



◀ ▶ Maximum dimension    A/C Airing Cupboard    C Cupboard    ☐ Skylight

Floor plans are not to scale.



POTTERS  
WOOD

# Specification



Photography shows previous Pennyfarthing Homes development.

# First Homes

## Specification



### Kitchen

- Contemporary kitchen with soft close cabinet doors and drawers
- Laminate worktop with upstand and stainless steel splashback above hob
- Stainless steel extractor hood
- Integrated induction hob
- Integrated stainless steel single oven
- One and a half bowl sink with chrome mixer tap
- Space for washing machine and fridge/freezer

### Bathroom and cloakroom

- Full height wall tiling surrounding the bath
- Splashback above basin in bathroom and WC
- Bath in white with chrome mixer taps and fittings
- White heated towel rail
- White sanitary ware with contemporary chrome taps and fittings to bathroom and WC

### Lighting and electrical

- White switches throughout
- TV, Fibre and Sky Q points provided to home\*
- Outside PIR lighting with dusk-to-dawn sensor to front entrance and door patios\*\*

### Heating

- Hot water provided by Air Source Heat Pump cylinder
- Electric radiators with individual time and temperature control

### Finishing touches

- PVCu double glazed doors and windows
- Timber handrails to stairs
- White grooved face painted internal doors with contemporary chrome lever handles
- Moulded architraves with co-ordinated skirting boards in white satin finish
- Walls finished in matt white emulsion
- Chrome plated door number to front door

### Externally

- Allocated parking
- Brick pavers to drive, and natural slabs to patio and rear path
- EV charging points fitted to posts in allocated parking bays or wall mounted in car ports
- Access to communal garden with patio area†

### Safety & guarantee

- Each new home has a 10 year ICW Guarantee and 2 year Pennyfarthing Homes Customer Care Warranty
- Mains operated smoke and heat detectors with battery back-up
- Wiring for future alarm

\* Varies between house type.

\*\* Ground floor apartments only.

† Selected plots only.

Please speak with a Sales Advisor for more information.





# Next Steps...

1.

## Confirming your financial qualification

This would involve a chat with an Independent Financial Advisor who will be able to give you and the sales team the thumbs up to proceed. They may require further information to get a Mortgage Agreed in Principle and confirm which lenders are working aside the First Homes scheme.

2.

## Confirming your position

As well as both parties being first-time buyers, there will also be the need to confirm your local connection, and or Essential Worker status<sup>^</sup>. This will be done through a questionnaire in conjunction with an Independent Financial Advisor.

<sup>^</sup> Local connections and/or Essential Worker status as determined by Dorset Council. First Homes criteria indicative only at time of publication (September 2024) and subject to change.



# 3.

## Time to pick your plot & complete a First Homes application

A First Homes application will need to be completed alongside a reservation agreement and a payment of £500 to be made (Don't worry this is fully refundable) This will be done through a questionnaire in conjunction with the Sales team and Financial Advisor.

# 4.

## Once completed

The paperwork will be sent to the Local Authority, who will confirm eligibility, and issue "Authority To Proceed" paperwork to you as the customer and your chosen solicitor.

# 5.

## Let the journey begin

Once all the stages have been completed our Sales Advisors will begin to guide you through the next part of your home buying journey.



“Pennyfarthing Homes supported us throughout the process, the Sales Team kept us up to date with the progress of the build, which definitely helped reassure us along the way.”

**Joel & James**

Pennyfarthing homeowners

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

01202 403 144

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

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Let's connect

