

PENNYFARTHING
Builders of Quality Homes



Looking for your first home?

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

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.*

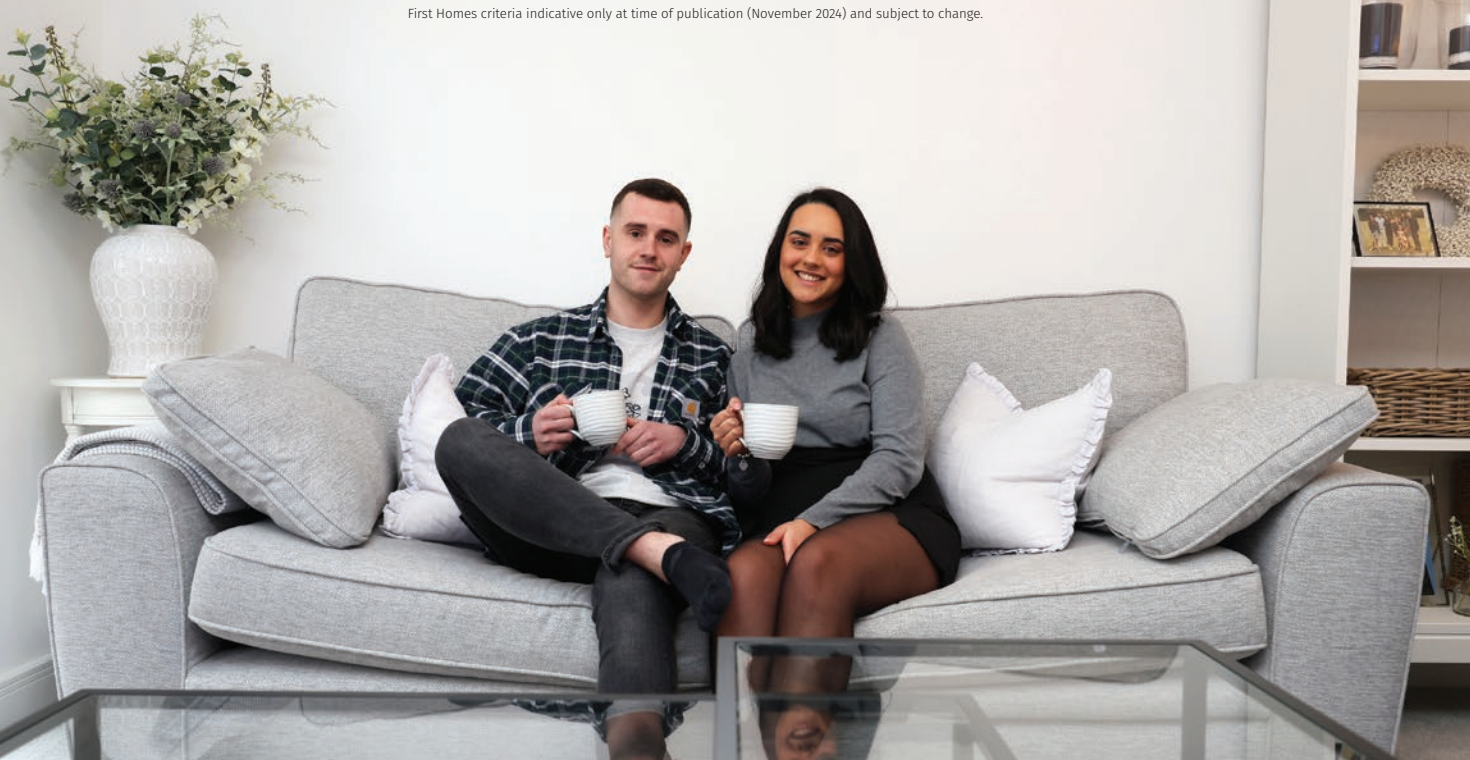


*We are working in partnership with Dorset Council to confirm eligibility criteria. Please speak to a Sales Advisor for more information.

Who can apply?

- ✓ Local first-time buyers and/or Essential Workers[^] 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.

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



Which plots at Oakwood Grove are available under this scheme?

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



First Homes at Oakwood Grove

Our First Homes at Oakwood Grove include a selection of 1 and 2 bedroom apartments, all with the excellent finish you would expect from a Pennyfarthing home.



First Homes

Plots 39-45

1 and 2 bedroom apartments



A service charge will be payable annually on the First Homes at Oakwood Grove, please speak to our Sales Advisor for further information.

Site plan and computer generated image are indicative and for illustration purposes only.

Floorplans and dimensions

Ground floor

Plot numbers 39 - 41

See separate site plan for First Homes location.



Apartment 39

Kitchen	5.05m x 3.01m	16' 6" x 9' 10"
Living/Dining	3.10m x 3.96m	10' 2" x 12' 11"
Bedroom 1	3.35m x 3.86m	11' 0" x 12' 8"
Bedroom 2	3.25m x 3.86m	10' 8" x 12' 8"

Apartment 40

Kitchen	5.05m x 3.01m	16' 6" x 9' 10"
Living/Dining	3.10m x 3.96m	10' 2" x 12' 11"
Bedroom 1	3.35m x 3.86m	11' 0" x 12' 8"
Bedroom 2	3.25m x 3.86m	10' 8" x 12' 8"

Apartment 41

Kitchen	3.32m x 3.48m	10' 10" x 11' 5"
Living/Dining	3.04m x 3.48m	9' 11" x 11' 5"
Bedroom	3.60m x 3.38m	11' 9" x 11' 1"

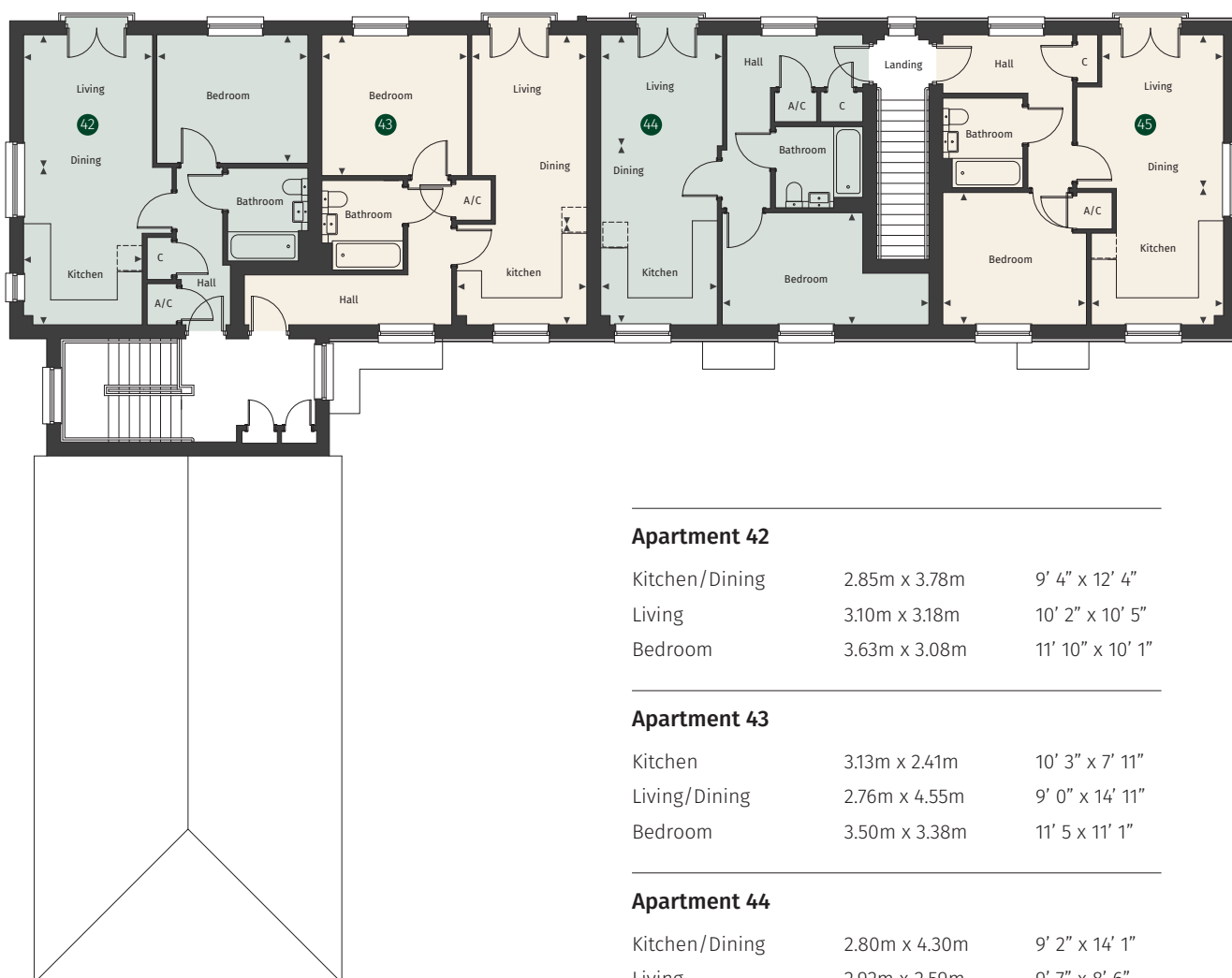
◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard

First floor



Plot numbers 42 - 45

See separate site plan for First Homes location.



Apartment 42

Kitchen/Dining	2.85m x 3.78m	9' 4" x 12' 4"
Living	3.10m x 3.18m	10' 2" x 10' 5"
Bedroom	3.63m x 3.08m	11' 10" x 10' 1"

Apartment 43

Kitchen	3.13m x 2.41m	10' 3" x 7' 11"
Living/Dining	2.76m x 4.55m	9' 0" x 14' 11"
Bedroom	3.50m x 3.38m	11' 5" x 11' 1"

Apartment 44

Kitchen/Dining	2.80m x 4.30m	9' 2" x 14' 1"
Living	2.92m x 2.59m	9' 7" x 8' 6"
Bedroom	4.96m x 2.71m	16' 3" x 8' 11"

Apartment 45

Kitchen	3.18m x 3.26m	10' 5" x 10' 9"
Living/Dining	3.53m x 3.71m	11' 7" x 12' 2"
Bedroom	3.45m x 3.17m	11' 3" x 10' 5"

Specification



Photography shows previous Pennyfarthing Homes development.



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 door and 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 warranty and 2 year Pennyfarthing Homes Customer Care Warranty
- Mains operated smoke and heat detectors with battery back-up
- Wiring for future alarm

* Varies between housetype.

** 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[^]. This will be done through a questionnaire in conjunction with an Independent Financial Advisor.

[^] Local connections and/or Essential Worker status as determined by Dorset Council. First Homes criteria indicative only at time of publication (November 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

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Let's connect

