



# Looking for your First Home?

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Pennyfarthing are offering a range of new homes at Whitsbury Green at a substantial 30% discount\* against their market value through the New Forest District Council's First Homes Scheme.



# 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 New Forest District 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\*



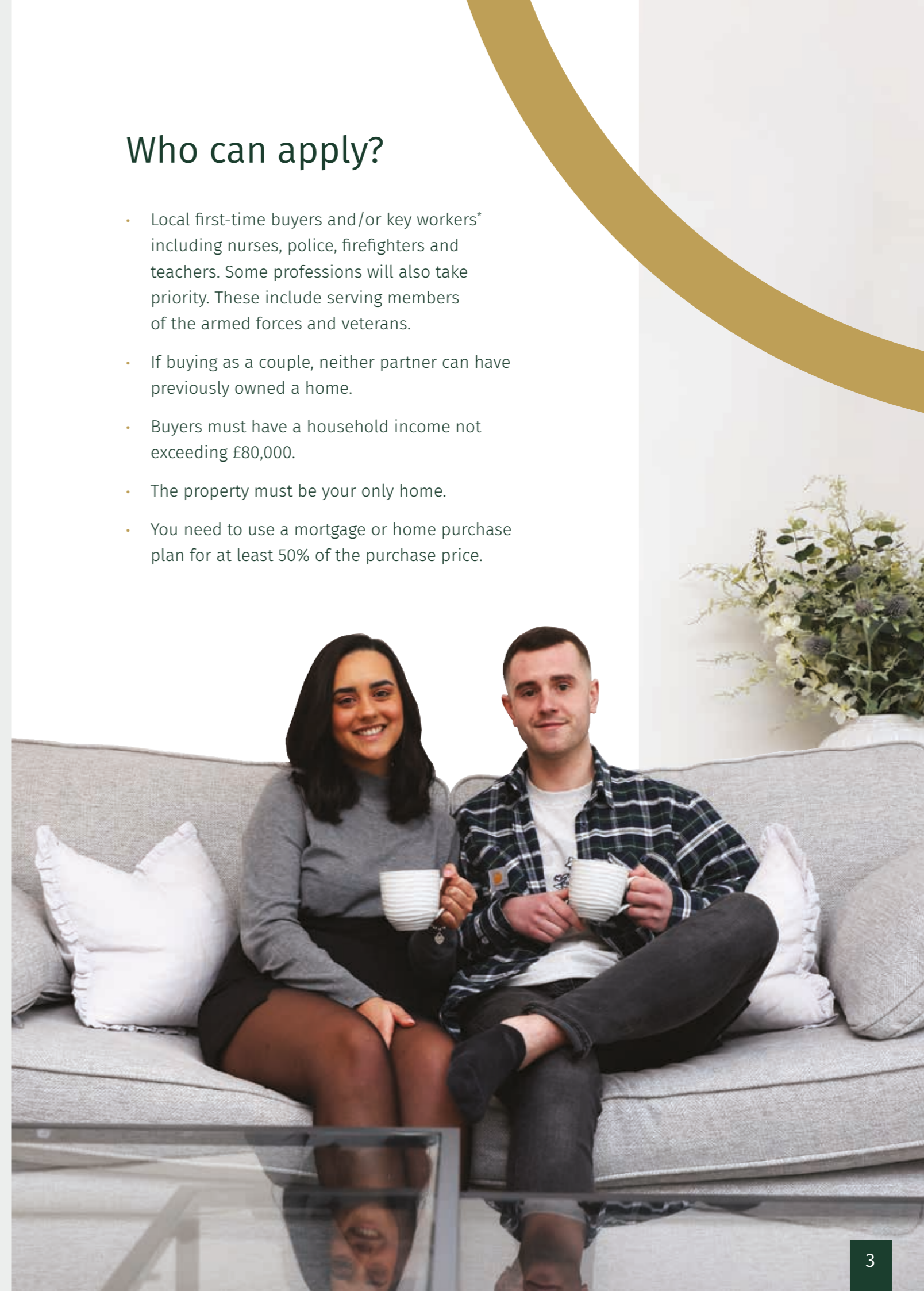
Property must be your first home\*



\*First Homes criteria indicative only at time of print (May 2023) and subject to change. We are working in partnership with New Forest District Council to confirm eligibility criteria. Please speak to a Sales Adviser for more information.

# Who can apply?

- Local first-time buyers and/or key 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.





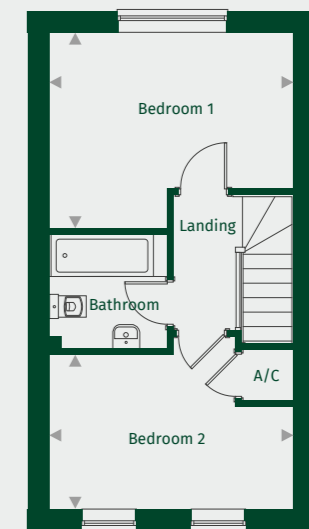
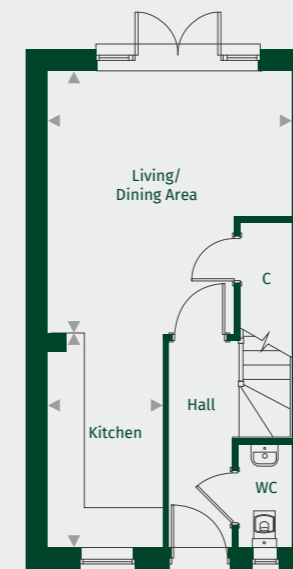
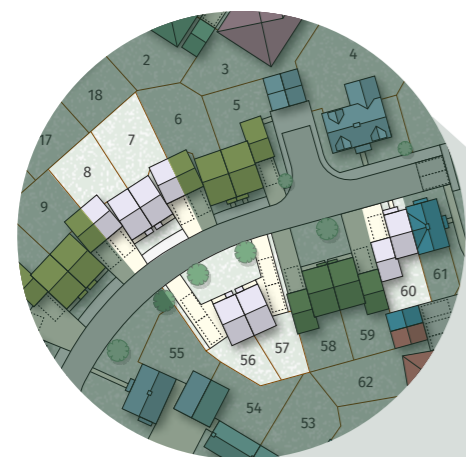
# Which plots at Whitsbury Green are available under this initiative?

We have set aside a limited number of our two bedroom homes for First Homes buyers.

This desirable design features an open-plan Living/Dining/ Kitchen area, large double bedrooms and the excellent finish you would expect from a Pennyfarthing home.

# The Setwood

Plots 7(h), 8, 56(h), 57 & 60(h)



### Ground floor

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

### 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"

Floorplans and CGI are indicative only. The floor plans illustrate a typical layout of this house type. For exact plot specification details of external and internal finishes, dimensions and floor plan differences please speak to a Sales Adviser.



# Next Steps

## 1. Confirming your financial qualification

This would involve a chat with an Independent Financial Adviser 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 initiative.

## 2. Confirming your position

As well as both parties being First Time buyers, there will also be the need to confirm your local connection, or if exempt, to understand why. This will be done through a questionnaire in conjunction with an Independent Financial Advisor.

## 3. Complete a First Homes application

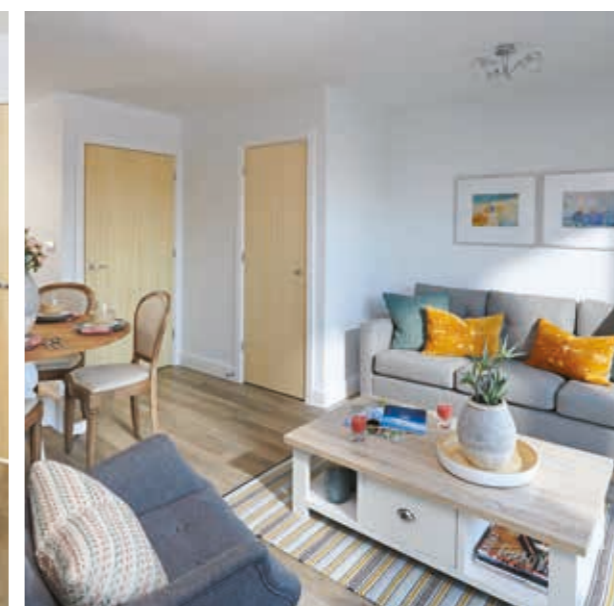
A First Homes application will need to be completed alongside a Reservation Agreement and a payment of £500 to be made (Don't worry, this is fully refundable). This will be done through a questionnaire in conjunction with an Independent financial Advisor.

## 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. Time to pick your plot and reserve your Pennyfarthing home

Once all the above stages have been completed and you have chosen the new Pennyfarthing home you would like to purchase, our Sales Advisers will begin to guide you through the next part of your home buying journey.



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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**

Proud Pennyfarthing homeowner

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