



# First Homes at Hawthorn Place

Pennyfarthing are offering a range of new homes at Hawthorn Place at a substantial 30% discount\* against their market value through the New Forest District 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 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.\*

## 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 New Forest District Council.  
First Homes criteria indicative only at time of publication (September 2025) and subject to change.



# Which plots at Hawthorn Place are available under this scheme?

We've reserved a select number of properties exclusively for First Homes buyers, providing six beautifully crafted two-bedroom homes, each finished to the exceptional standard you can expect from Pennyfarthing Homes.



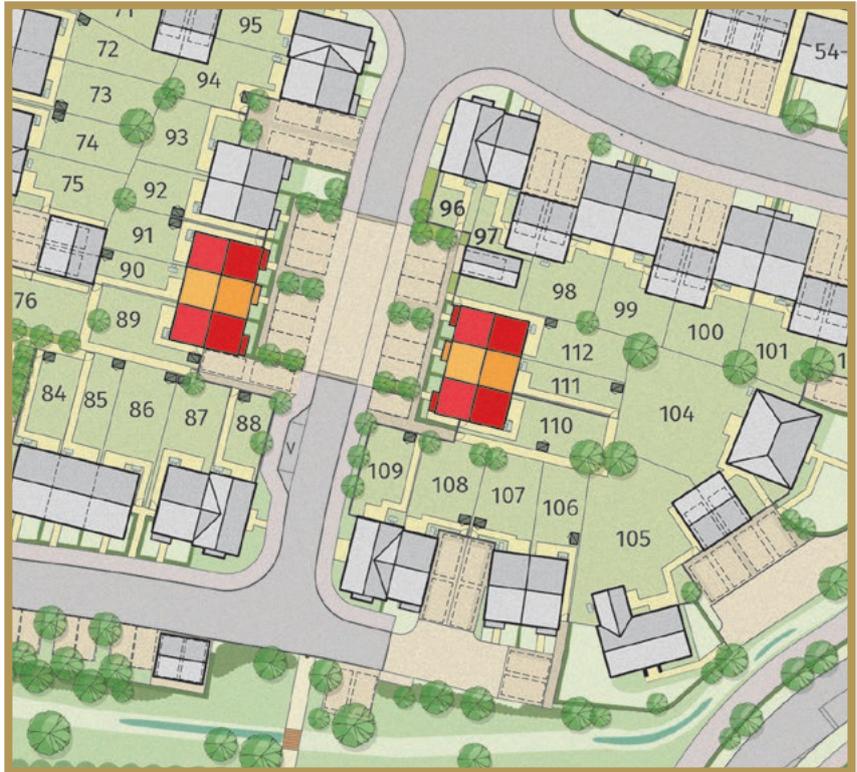
### The Harwood

Two bedroom end terrace home with allocated parking  
Plots 89, 91, 110 & 112



### The Harleigh

Two bedroom mid terrace home with allocated parking  
Plots 90 & 111



**HAWTHORN  
PLACE**



Affordable Rent, Shared Ownership or Affordable Shared

The Computer Generated 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.

# Site plan



\*Site plan shown is indicative only.

Development layout and site plan are not to scale. The plan is indicative and intended for guidance only, and does not form part of any contract agreement. It does not show ownership boundaries, easements, levels or wayleaves (if any). Site plan is subject to change during phases of construction. Please speak to a member of the Sales Team for technical drawings. It is imperative that working drawings are discussed and signed against prior to reservation. New and existing trees are drawn indicatively only. Landscaping is shown as a guide only. Please refer to the landscaping conveyancing plan for accurate details. Landscaping layout and materials are subject to change during phases of construction. House numbering is based on plot number.



Computer Generated Image.

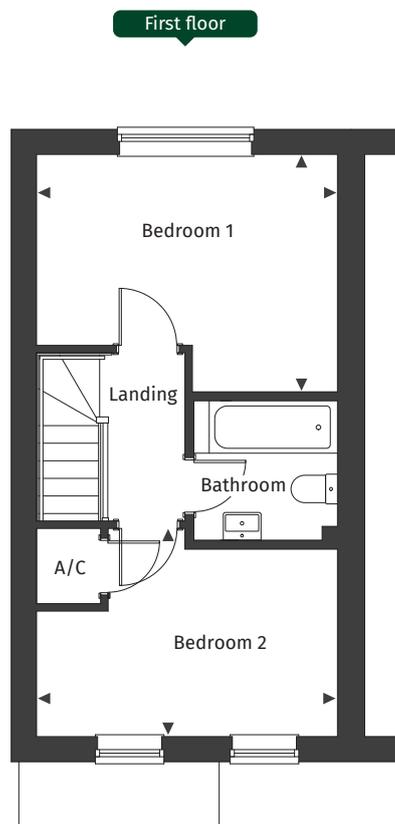
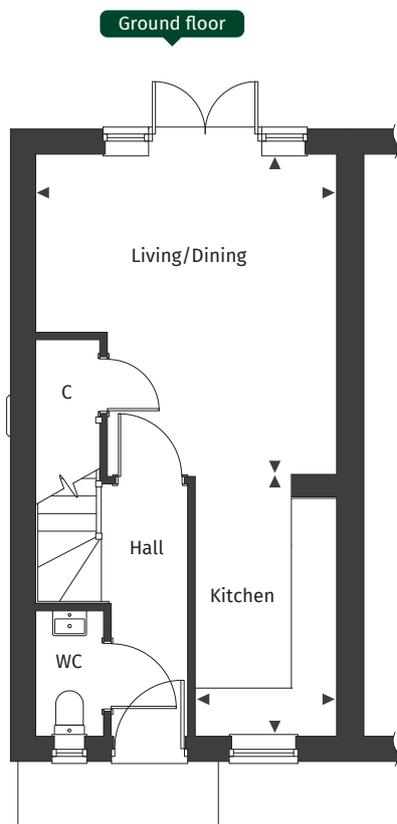
# The Harwood & Harleigh

A choice of end terrace and  
mid terrace 2 bedroom homes

The Computer Generated Image depicted here is an artistic representation of plots 110 - 112 Hawthorn Place. 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 Harwood & Harleigh

Plans shown for plots 89, 111 & 112. Plots 90, 91 & 110 are handed.  
See separate site plan for plot locations.



**The Harwood plot numbers**  
89, 91, 110 & 112

**The Harleigh plot numbers**  
90 & 111



## 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"

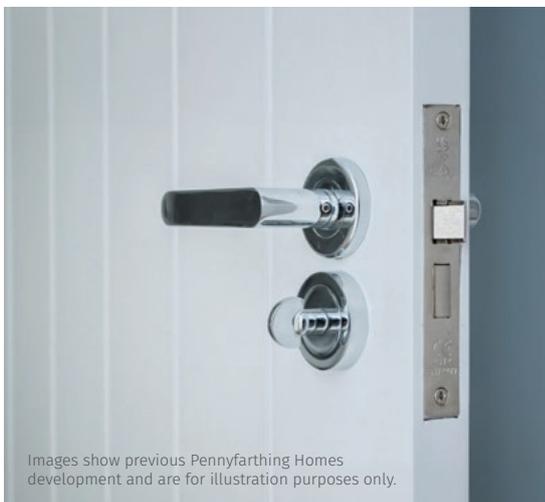
◀ ▶ Maximum dimension A/C Airing Cupboard C Cupboard

Floor plans are not to scale.



HAWTHORN  
PLACE

# Specification



Images show previous Pennyfarthing Homes development and are for illustration purposes only.

# 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
- 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
- Full Fibre broadband provided to home
- Outside PIR lighting with dusk-to-dawn sensor to front entrance and French doors

### Heating

- Hot water provided by Air Source Heat Pump (ASHP) cylinder.
- A room thermostat and thermostatic radiator valves (TRVs)

### 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
- Block pavers to drive and natural slabs to patio and rear path
- EV charging points fitted to posts in allocated parking bays

### 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



# 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 alongside 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 New Forest District Council. First Homes criteria indicative only at time of publication (September 2025) 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.

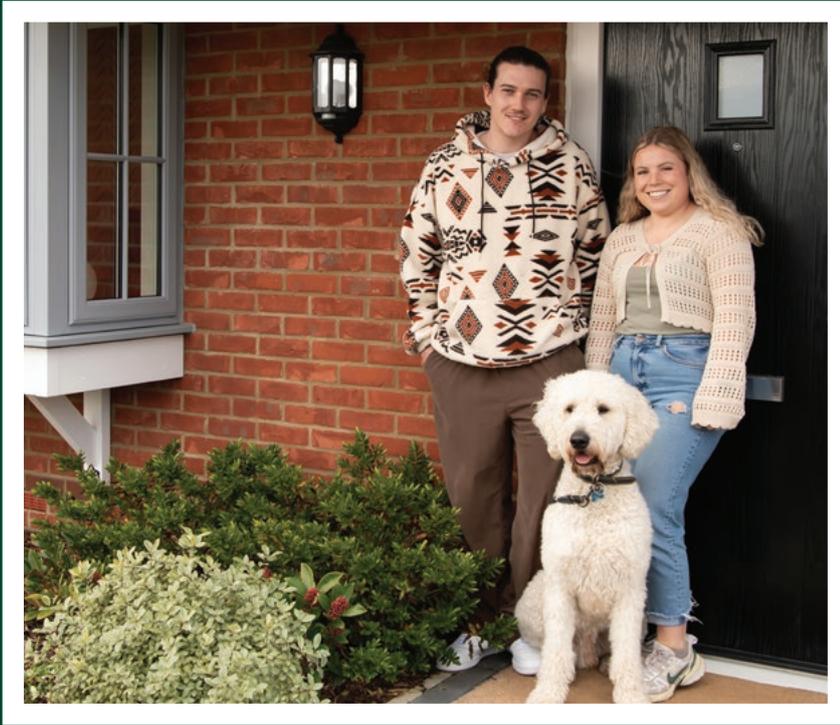
### Once completed

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.



“This scheme gave us not just a home, but a new and exciting lifestyle we truly love. We look forward to creating lasting memories in our new home.”

**Molly & Arthur**

Pennyfarthing homeowners

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Let's connect

