



# First Homes at Danes Park

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

[pennyfarthinghomes.co.uk](https://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.\*

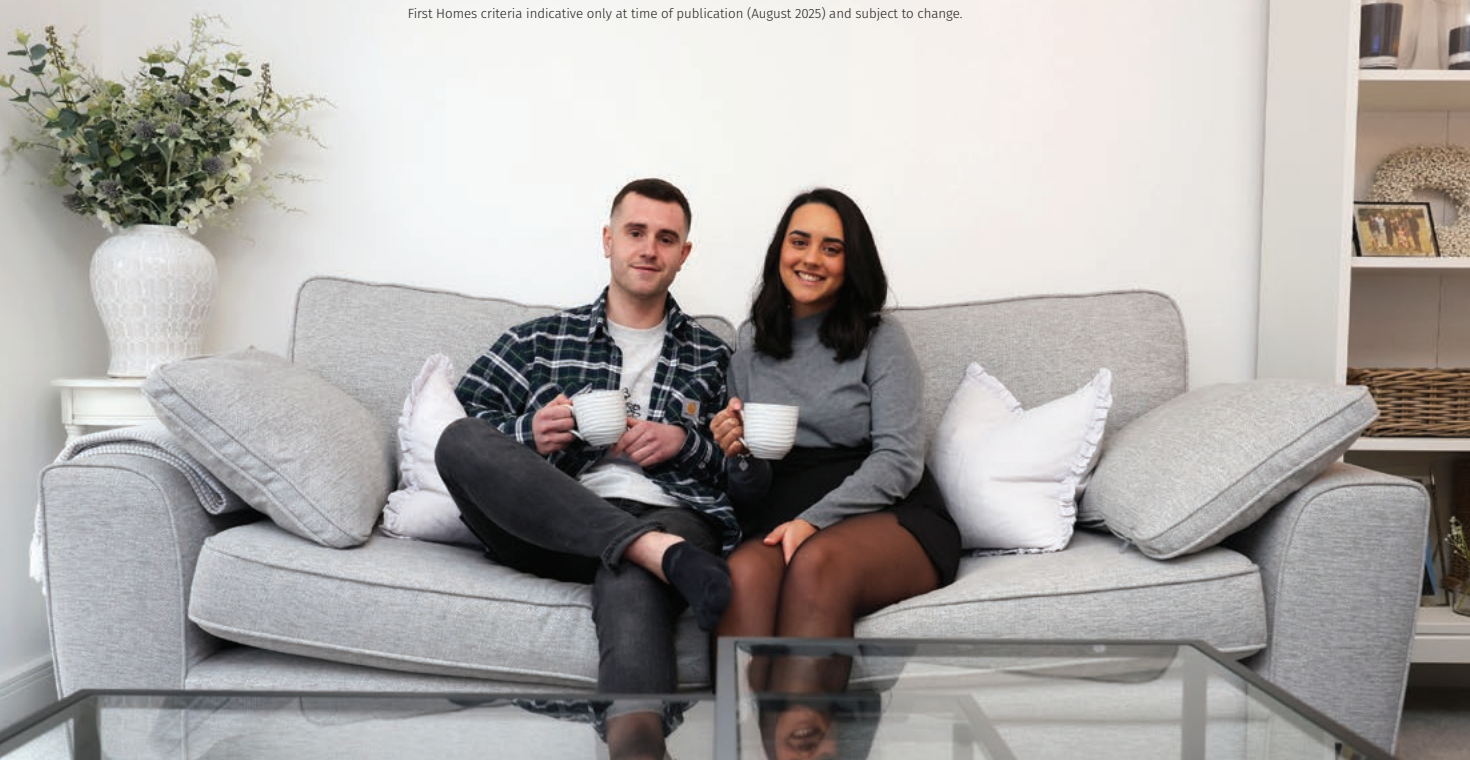


Property must be your first home.\*

## 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 (August 2025) and subject to change.



# New Milton: where coastal cool meets forest charm

**Nestled between the sparkling south coast and the ancient New Forest, New Milton offers the perfect mix of seaside relaxation and vibrant community life.**

This popular Hampshire town offers the perfect mix of seaside relaxation and vibrant community life, ideal for first-time buyers looking to put down roots in a place that balances nature, convenience, and modern living.

With independent cafés, local markets, and a thriving arts scene, there's plenty to explore — and for the active, cycling trails, paddle-boarding, and scenic walks are just the start.

Excellent rail links get you to Bournemouth in 20 minutes or London Waterloo in under two hours, making New Milton a smart choice for commuters and creatives alike.

Danes Park offers a stylish collection of contemporary homes designed specifically for first-time buyers — bringing modern living to the heart of this thriving, well-connected town.





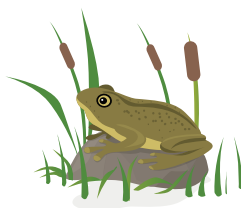


## Nature as your neighbour

At Danes Park, we're creating a beautiful greenspace. Called an Alternative Natural Recreational Greenspace (ANRG), it's an important natural park that's more than just landscaping — it's a thoughtfully planned and managed sanctuary for both wildlife and residents.

Danes Park ANRG will provide woodland, wildflower meadows, native hedgerows, ponds, a stream and grassland. Existing habitats will be protected and encouraged to thrive, whilst a professionally managed long-term care plan will ensure it only gets better with time.

**For more details, ask for a  
copy of our Biodiversity Plan.**



**“Biodiversity is  
at the forefront  
of the design  
and construction  
of Danes Park”.**

**Matt Dukes**, Managing Director.





## Which plots at Danes Park are available under this scheme?



**DANES  
PARK**

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



# First Homes at Danes Park

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

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## The Setwood

Two bedroom end terrace or semi-detached house with parking

8 - 9



## The Setleigh

Two bedroom mid terrace house with parking



## The Deerwood

Two bedroom semi-detached with parking

10 - 11



## Harpur House

1 bedroom apartment with parking

12 - 15

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. 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 Setwood & Setleigh

A choice of end terrace, mid terrace  
and 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.

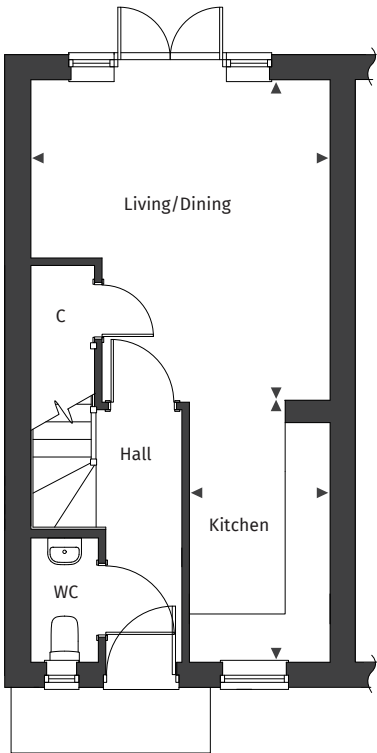


# The Setwood & Setleigh

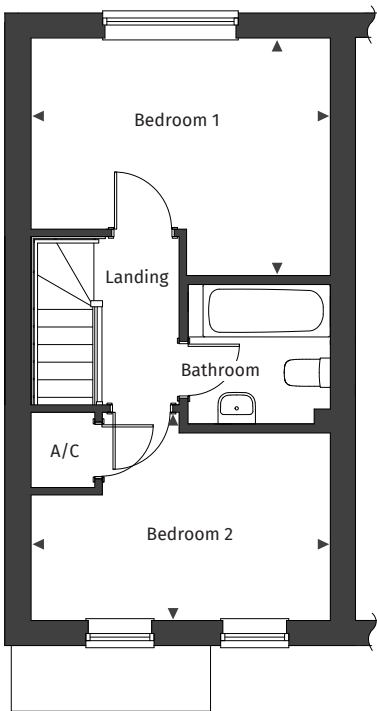
Plans shown for plots 18, 19, 49, 83, 86, 120 & 121. Plots 20, 50, 84, 85, 87 & 119 are handed.  
See site plan for plot locations.



Ground floor



First floor



**The Setwood plot numbers**  
18, 20, 83, 85, 86, 119, 121 (end terrace)  
49, 50 (semi-detached)

**The Setleigh plot numbers**  
19, 84, 87, 120 (mid terrace)



**Ground floor**

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

**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 Deerwood

Two bedroom semi-detached house

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.

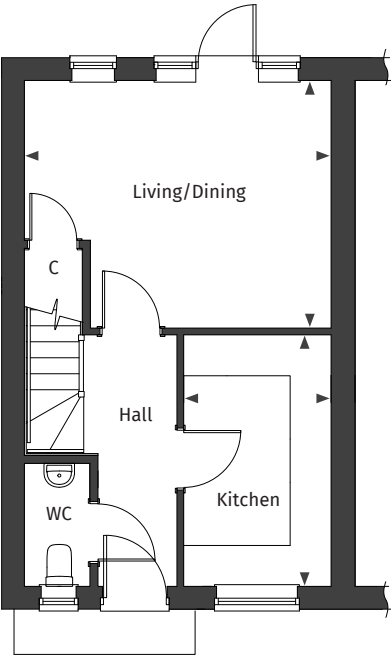


# The Deerwood

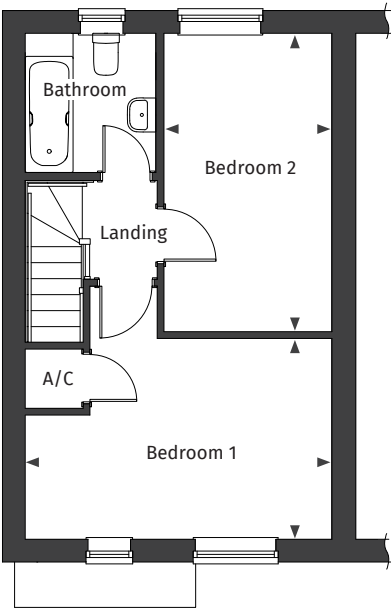
Plans shown for plots 28 and 155. Plots 29 and 156 are handed.  
See site plan for plot locations.



Ground floor



First floor



## The Deerwood plot numbers

28, 29, 155 & 156



### Ground floor

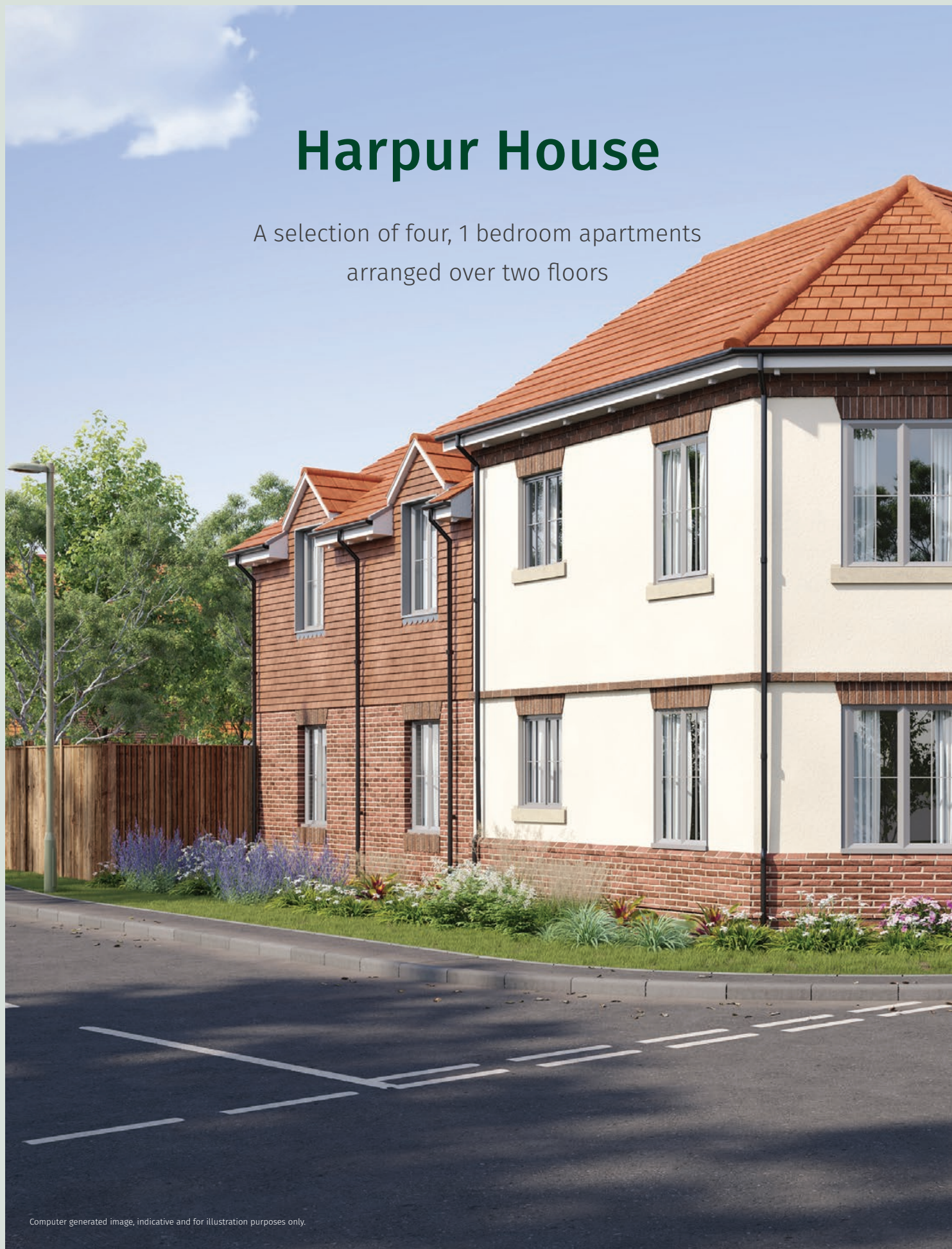
Kitchen	2.16m x 3.69	7' 1" x 12' 1"
Living / Dining	4.50 x 3.63m	14' 9" x 11' 11"

### First floor

Bedroom 1	4.50 x 2.95m	14' 9" x 9' 8"
Bedroom 2	2.46 x 4.38m	8' 1" x 14' 5"

# Harpur House

A selection of four, 1 bedroom apartments  
arranged over two floors



Computer generated image, indicative and for illustration purposes only.





# Harpur House

## Ground floor

See site plan for apartment block location.



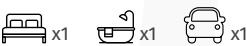
### Apartment 137

Kitchen	2.55m x 3.28m	8' 3" x 10' 7"
Living / Dining	3.30m x 3.46m	10' 8" x 11' 3"
Bedroom	3.32m x 3.32m	10' 8" x 10' 8"



### Apartment 138

Kitchen	2.53m x 3.10m	8' 3" x 10' 2"
Living / Dining	4.77m x 3.97m	15' 6" x 13' 0"
Bedroom	3.75m x 2.85m	12' 3" x 9' 3"



Floor plans are not to scale.

◀ ▶ Maximum dimension C Cupboard



# Harpur House

## First floor

See site plan for apartment block location.



### Apartment 139

Kitchen		
2.55m	x 3.28m	8' 3" x 10' 7"
Living / Dining		
3.30m	x 3.46m	10' 8" x 11' 3"
Bedroom		
3.32m	x 3.32m	10' 8" x 10' 8"



### Apartment 140

Kitchen		
2.53m	x 3.10m	8' 3" x 10' 2"
Living / Dining		
4.77m	x 3.97m	15' 6" x 13' 0"
Bedroom		
3.75m	x 2.85m	12' 3" x 9' 3"



◀ ▶ Maximum dimension    C Cupboard

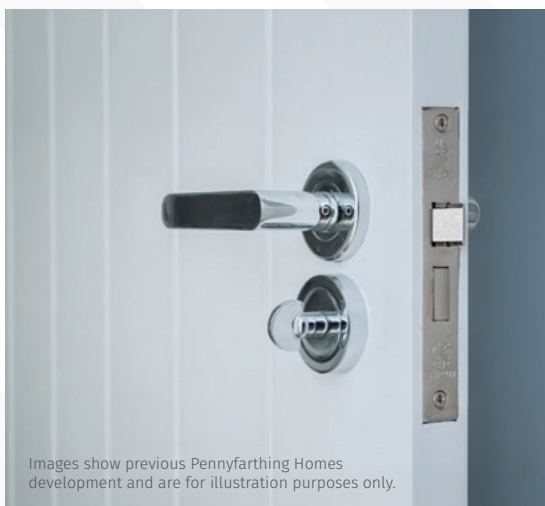
Floor plans are not to scale.



DANES PARK

NEW MILTON | BH25 5QL

# 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
- Integrated induction hob
- Integrated stainless steel single oven
- One and a half bowl sink with chrome mixer tap
- Houses: space for washing machine and fridge/freezer
- Apartments: washer/dryer and space for 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 lighting to front entrance and private areas\*\*

### Heating

- Hot water provided by Air Source Heat Pump (ASHP) or a heat pump cylinder.^
- Electric radiators with individual time and temperature control capabilities\*

### 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 or wall mounted adjacent
- 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

\* Varies between house type.

\*\* Houses and ground floor apartments only.

^ Please speak with a Sales Advisor for plot-specific information.

† Communal garden access for apartments only.



# 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 (August 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.





“The buying process was so much easier than we expected. We simply submitted our forms and supporting documents, and once we were confirmed as buyers, everything progressed smoothly.”

### **Molly & Arthur**

Pennyfarthing homeowners

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Let's connect



The details in this brochure are intended to give a general indication of the proposed development. Location photography shows New Milton and surrounding areas. 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 publication August 2025.