



# Your journey begins here

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Everything you need to know about  
buying your new Pennyfarthing home

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

# The simple path to your dream new home

The decision to 'buy new' is an easy one for many Pennyfarthing homeowners. However, we recognise the process of buying a new home may seem a little daunting.

Reassuringly it isn't as complicated as it may seem. We have broken down each step, from your decision to buy new to collecting the keys to your dream new home. We also have helpful Sales Advisers on hand who will be more than happy to offer any help and advice whenever you need it.



## 1. Reserving your home

Once 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.

- You'll need to be financially qualified by having a quick chat with an Independent Financial Adviser. They'll give you and our Sales Advisers the thumbs up to proceed. Sometimes they may require further information to get a Mortgage Agreed in Principle. We can also put you in touch with a New Homes Specialist to answer any further questions you may have.
- If you're a first-time buyer, a cash buyer or non-dependent purchaser you can proceed to reservation right away, subject to financial qualification. Should you have an existing property to sell we will need confirmation your home is 'Sold Subject to Contract'. This is achieved by a short call to your appointed Estate Agent, who will confirm your buyer's details with us.
- Do you have a property to sell which isn't on the market? Or, your home is on the market but yet to receive an offer? Don't worry, please ask us about the Pennyfarthing Promise: find your dream new home and we'll take it off the market for six weeks\*. You can then focus on selling your existing property.
- Once ready, we'll complete the Reservation Agreement with you. A formal reservation is made up of a £2,000 Reservation Fee, which forms part of the payment for your new home upon completion^.

### Instructing your Solicitors

This is the beginning of the legal process.

Your Solicitor will guide you throughout your home buying journey and be on hand to answer any questions you may have. We can refer you to a Solicitor if needed.

### Arranging your mortgage

An Independent Financial Adviser or a Lender will arrange your mortgage.

They will have a list of paperwork for you to complete and supporting documentation to provide. Keep in mind there may be fees involved, but rest assured this will be made clear to you.

## 2. Post Reservation Meeting

We will arrange a Post Reservation Meeting to take you through the next steps. This is a great opportunity to ask the Sales Team any questions. As part of this meeting we will explain every aspect of your new home such as the terms of your purchase, layouts and fixtures and fittings.

## 4. Exchange of contracts

Behind the scenes the Sales Team, Financial Advisors and Solicitors will all be working together to help achieve an Exchange of Contracts

Simply put, this is where legally you are committed to buying the property and we are committed to selling it to you. It's a great feeling and know when the times comes, you'll be super excited.

## 3. Options & Additions

Additions is our customisation service that lets you add your personal touches to your new home. Depending on the property you've chosen and the stages of build, you can choose features such as a selection of wall and floor tiles, additional flooring, kitchen worktops and units and fitted wardrobes.

## 5. Keeping you updated

There can often be as much as 12 months between Reservation and Completion.

Don't worry we are on hand to provide regular updates including information on how the build of your home is progressing. There are key moments in the construction of your home, where the Sales Team will invite you in to start choosing from a range of interior choices. If you get stuck for inspiration our Show Homes are a great place to start. (T&C's apply).





## 6. Notice to Complete

Notice to complete is where a completion date is agreed between your Solicitor and ours, based on the contract. It is the date when all of the paperwork is finalised in preparation for your completion day.



## 7. New Home Demonstration

When the completion date is confirmed, we'll arrange a new home demonstration before you move in. Our Sales Advisers will give you the full run through of your property, from how the heating works to where everything is plus they will answer any questions you have.



## 8. Legal Completion & Handover

This is the moment you become the new legal owners and receive the keys to your brand new Pennyfarthing home!



## 9. Settling into your new home

The beauty of buying a brand new home is that you can trust that everything is in excellent working order and just as you imagined it to be. Now's the time to enjoy adding your furnishings and finishing touches and explore your new neighbourhood.



## 10. The Customer Care Team

Giving you peace of mind in your new home. The journey starts with 7- and 28-day visits to ensure the moving in process has gone smoothly. We will then pass you over to our regional Customer Care Team, who will be with you for the next 2 years.



<sup>^</sup>All reservations subject to the terms of your Reservation Agreement which explains the conditions in which we may retain your Reservation Deposit.

<sup>†</sup>Choices and upgrade options are available subject to build stage, availability and cost. Images shown may include upgrade options.

<sup>\*</sup>The Pennyfarthing Promise is subject to availability and selected plots. More information is available by visiting: [pennyfarthinghomes.co.uk/pennyfarthing-promise](https://pennyfarthinghomes.co.uk/pennyfarthing-promise).



We would like to thank everyone at Pennyfarthing for the smooth process from start to finish with the purchase of our new home. We will only ever recommend you to anyone we know looking to buy a new home.

**Mark & Iain**

Proud Pennyfarthing homeowners

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