

THE DORMY FERNDOWN

New Road
Ferndown
Dorset
BH22 8FB



The details in this brochure are intended to give a general indication of the proposed development and the floor layouts. Images shown may include optional upgrades which may only be available at an additional cost. 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. Applicants are advised to contact the developer to ascertain the availability of any particular property so as to avoid a fruitless journey.

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THE DORMY FERNDOWN





The Dormy, originally designed by Hubert E Damen in 1926, was a luxury hotel complex that opened on the 16th January 1951 and was managed by the parents of professional golfer Frank McInnes. The hotel was eventually owned by the De Vere Group and after 53 years of service the doors were finally closed on the 19th December 2004.

Computer generated images throughout this brochure, are for guidance purposes only and do not form part of a contract.

THE DORMY FERNDOWN

An exclusive development of twenty five luxury 4 and 5-bedroom detached properties, all featuring double garages.

These substantial properties sit within an exclusive and private estate in one of the most sought after locations in the area.

Designed to meet the requirements of the most discerning customers, this is a unique opportunity to purchase an outstanding property from one of the UK's most respected developers.

New Road
Ferndown
Dorset
BH22 8FB

PROPERTY TYPE: A

Layout: **Plot no.**

Standard layout with attached garage	5 and 11
Reversed layout with attached garage	20
Standard layout with detached garage	7

Ground floor

Kitchen / Breakfast Room	7.23m x 3.98m	(23'8" x 13'0")
Living Room	5.78m x 5.28m	(18'11" x 17'3")
Dining Room	4.98m x 3.28m	(16'3" x 10'9")
Study	3.53m x 2.58m	(11'6" x 8'5")
Attached Garage	6.00m x 5.91m	(19'8" x 19'4")
Detached Garage	6.00m x 5.89m	(19'8" x 19'3")

First floor

Bedroom 1	4.88m x 3.98m	(16'0" x 13'0")
Bedroom 2	4.37m x 3.57m	(14'4" x 11'8")
Bedroom 3	4.29m x 3.28m	(14'1" x 10'9")
Bedroom 4	4.00m x 3.38m	(13'1" x 11'1")

Approximate gross internal floor area **2,376 sq ft**



GROUND FLOOR



Property type: **A**

- Standard layout with attached garage: 5 and 11
- Reversed layout with attached garage: 20
- Standard layout with detached garage: 7

FIRST FLOOR



◀▶ = maximum dimension

PROPERTY TYPE: B

Layout: **Plot no.**

Standard layout with attached garage: 6, 8 and 18

Reversed layout with attached garage: 14

Ground floor

Kitchen / Breakfast Room	7.14m x 4.93m	(23'5" x 16'2")
Living Room	6.33m x 4.93m	(20'9" x 16'2")
Dining Room	4.73m x 3.88m	(15'6" x 12'8")
Study	4.89m x 2.78m	(16'0" x 9'1")
Attached Garage	6.00m x 5.89m	(19'8" x 19'4")

First floor

Bedroom 1	4.89m x 4.78m	(16'0" x 15'8")
Bedroom 2	4.89m x 3.35m	(16'0" x 11'0")
Bedroom 3	3.85m x 3.53m	(12'7" x 11'6")
Bedroom 4	3.85m x 3.69m	(12'7" x 12'1")
Bedroom 5	3.18m x 2.34m	(10'5" x 7'8")

Approximate gross internal floor area **2,768 sq ft**



GROUND FLOOR



Property type: B

- Standard layout with attached garage: 6, 8 and 18
- Reversed layout with attached garage: 14

FIRST FLOOR



◀▶ = maximum dimension

PROPERTY TYPE: C

Layout: **Plot no.**

Standard layout with attached garage:	9 and 19
Reversed layout with attached garage:	23
Standard layout with detached garage:	1 and 16

Ground floor

Kitchen / Breakfast Room	7.85m x 3.99m	(25'8" x 13'0")
Living Room	5.80m x 5.10m	(19'0" x 16'8")
Dining Room	4.18m x 4.15m	(13'8" x 13'7")
Study	3.55m x 2.43m	(11'7" x 7'11")
*Study (Plot 16)	3.25m x 2.43m	(10'8" x 7'11")
Play Room	3.90m x 3.84m	(12'9" x 12'7")
Attached Garage	5.88m x 5.84m	(19'3" x 19'1")
Detached Garage	6.00m x 5.89m	(19'8" x 19'3")

First floor

Bedroom 1	5.10m x 4.20m	(16'8" x 13'9")
Bedroom 2	4.17m x 4.15m	(13'8" x 13'7")
Bedroom 3	3.97m x 3.59m	(13'0" x 11'9")
Bedroom 4	3.99m x 3.78m	(13'1" x 12'4")
Bedroom 5	3.05m x 2.95m	(9'11" x 9'8")

Please note:
Approximate gross internal floor areas and the *Study dimensions vary on property type 'C' due to the alternative layout options:

Plots: 9, 19, and 23	2,781 sq ft
Plot: 1	2,524 sq ft
Plot: 16	2,487 sq ft



GROUND FLOOR

Property type: C

- Standard layout with attached garage: 9 and 19
- Reversed layout with attached garage: 23
- Standard layout with detached garage: 1 and 16



The ground floor of Plot 16 differs from the standard layout as per the above extract. The study is shorter with the utility also being moved across next to it and the relocation of the cloakroom. Please contact us for further clarification.

- KEY:**
- Relocated for plot 16
 - Not included in plot 1 and 16

FIRST FLOOR



◀▶ = maximum dimension

PROPERTY TYPE: D

Layout:	Plot no.
Standard layout with attached garage:	4,13 and 15
Reversed layout with attached garage:	12
Standard layout with detached garage:	3, 10 and 22
Reversed layout with detached garage:	21

Ground floor

Kitchen / Breakfast Room	6.31m x 5.66m	(20'8" x 18'7")
Living Room	6.31m x 4.02m	(20'8" x 13'2")
Dining Room	4.82m x 3.86m	(15'9" x 12'8")
Study	3.65m x 2.76m	(11'11" x 9'0")
Attached Garage	6.00m x 5.85m	(19'8" x 19'2")
Detached Garage	6.00m x 5.89m	(19'8" x 19'3")

First floor

Bedroom 1	5.63m x 4.02m	(18'5" x 13'2")
Bedroom 2	4.60m x 3.86m	(15'1" x 12'8")
Bedroom 3	4.62m x 4.31m	(15'1" x 14'1")
Bedroom 4	4.16m x 2.76m	(13'7" x 9'0")

Approximate gross internal floor area **2,530 sq ft**



Please note: plots 3, 12, 21 and 22 have a grey tiled roof

GROUND FLOOR



Property type: D

- Standard layout with attached garage: 4, 13 and 15
- Reversed layout with attached garage: 12
- Standard layout with detached garage: 3, 10 and 22
- Reversed layout with detached garage: 21

FIRST FLOOR



◄ ► = maximum dimension

Plots 3 and 10 only

Plot 4 only

Plots 21 and 22 only

Detached Garage
Plots 3, 4, 10, 21 and 22

PROPERTY TYPE: E

Layout: Plot no.

Standard layout with integral garage: 17

Ground floor

Kitchen / Dining Room	7.98m x 4.16m	(26'2" x 13'7")
Living Room	6.82m x 4.36m	(22'4" x 14'3")
Study	2.99m x 2.41m	(9'9" x 7'10")
Integral Garage	6.10m x 5.89m	(20'0" x 19'4")

First floor

Bedroom 1	4.94m x 4.35m	(16'2" x 14'3")
Bedroom 2	5.62m x 4.89m	(18'5" x 16'0")
Bedroom 3	3.81m x 3.12m	(12'6" x 10'3")
Bedroom 4	3.13m x 2.83m	(10'3" x 9'3")

Approximate gross internal floor area **2,327 sq ft**



GROUND FLOOR



Property type: E

- Standard layout with integral garage: 17

FIRST FLOOR

◀▶ = maximum dimension



PROPERTY TYPE: F

Layout: _____ **Plot no.** _____

Standard layout with detached garage: 24

Ground floor

Kitchen / Breakfast Room	8.61m x 4.56m	(28'3" x 14'11")
Family Area	6.03m x 4.00m	(29'9" x 13'1")
Living Room	6.76m x 6.76m	(22'2" x 22'2")
Dining Room	5.50m x 3.95m	(18'0" x 12'11")
Study	4.55m x 3.46m	(14'11" x 11'4")
Detached Garage	6.00m x 5.89m	(19'8" x 19'3")

First floor

Bedroom 1	5.16m x 4.51m	(16'11" x 14'9")
Bedroom 2	5.20m x 3.96m	(17'0" x 13'0")
Bedroom 3	4.56m x 3.56m	(14'11" x 11'8")
Bedroom 4	3.84m x 3.46m	(12'7" x 11'4")
Bedroom 5	4.56m x 2.67m	(14'11" x 8'9")

Approximate gross internal floor area **3,429 sq ft**



GROUND FLOOR

Property type: F

- Standard layout with detached garage: 24



FIRST FLOOR



PROPERTY TYPE: G

Layout: _____ **Plot no.** _____

Standard layout with integral garage: 25

Ground floor

Kitchen / Breakfast Room	9.27m x 7.26m	(30'5" x 23'9")
Living Room	9.90m x 5.86m	(32'5" x 19'2")
Dining Room	5.06m x 4.56m	(16'7" x 14'11")
Study	4.44m x 2.76m	(14'6" x 9'0")
Attached Garage	7.00m x 6.00m	(22'11" x 19'8")

First floor

Bedroom 1	6.53m x 4.46m	(21'5" x 14'7")
Bedroom 2	5.06m x 4.56m	(16'7" x 14'11")
Bedroom 3	4.56m x 3.24m	(14'11" x 10'7")
Bedroom 4	4.76m x 3.71m	(15'7" x 12'2")
Bedroom 5	3.61m x 3.42m	(11'10" x 11'2")

Approximate gross internal floor area **3,881 sq ft**



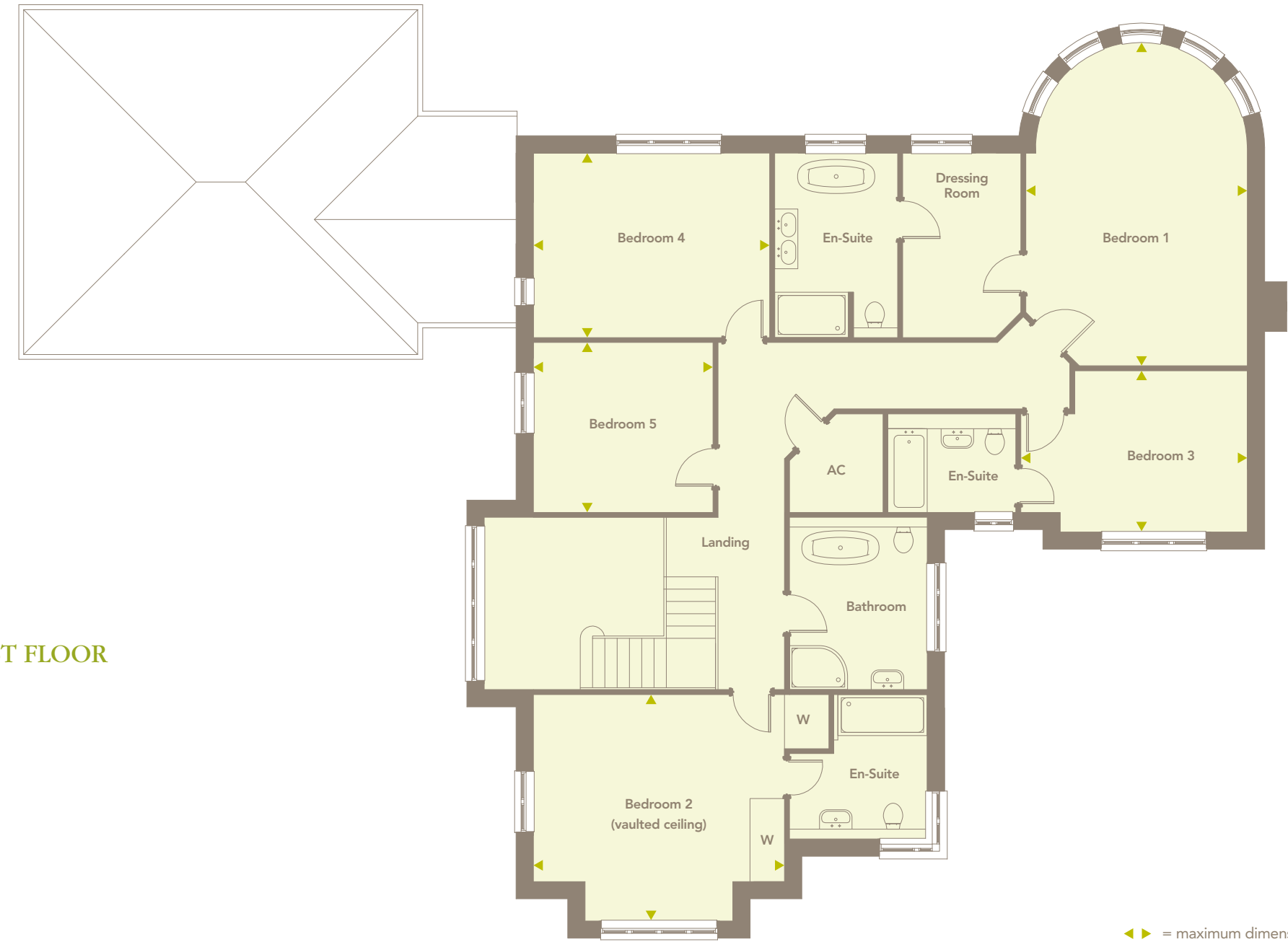
GROUND FLOOR

Property type: G

- Standard layout with integral garage: 25



FIRST FLOOR



◀▶ = maximum dimension

PROPERTY TYPE: H

Layout: _____ **Plot no.** _____

Standard layout with integral garage: 2

Ground floor

Kitchen / Breakfast Room	7.23m x 5.81m	(23'8" x 19'0")
Living Room	5.81m x 4.71m	(19'0" x 15'5")
Dining Room	4.26m x 4.08m	(13'11" x 13'4")
Study	3.06m x 2.47m	(10'0" x 8'2")
Integral Garage	5.90m x 5.84m	(19'4" x 19'1")

First floor

Bedroom 1	5.51m x 4.45m	(18'0" x 14'7")
Bedroom 2	4.77m x 3.95m	(15'7" x 12'11")
Bedroom 3	4.41m x 3.67m	(14'5" x 12'0")
Bedroom 4	3.64m x 3.19m	(11'11" x 10'5")
Bedroom 5	3.06m x 2.67m	(10'0" x 8'9")

Approximate gross internal floor area **2,600 sq ft**



GROUND FLOOR

Property type: **H**

- Standard layout with integral garage: 2



FIRST FLOOR

◀▶ = maximum dimension



THE PROPERTIES

Choice has always been high on the priority list for Pennyfarthing Homes, a unique aspect of The Dormy development is the use of different design styles for each property. In total there are 8 separate designs, 4 offering either a standard or reversed layout and 4 featuring detached garages. In addition some properties include internal layout changes, so there is plenty of choice.

Properties 1 to 23 are accessed directly from New Road via two separate entrances, while plots 24 and 25 have exclusive access from Golf Links Road and enjoy close proximity to the prestigious Ferndown Golf Club.

Each property sits in a generous plot that has been professionally landscaped with both front and rear gardens laid to lawn and feature a variety of low maintenance shrubs; the rear gardens are well secluded and feature substantial paved patios, ideal for summer barbeques. Each property boasts a stunning hand-laid block paved driveway that leads to a double garage with electrically operated door. Plots 24 and 25 offer the additional security of electric entrance gates with video entry system.

Enter any of the properties and you are warmly welcomed by a bright and spacious hallway that is awash with natural light, courtesy of the full height windows or the impressive glass frontage in plot 25 or the skylight in plot 24.

The hall demonstrates just a taste of the quality of the fixtures and fittings you will see throughout the property, including the oak faced internal doors complemented by chrome lever handles and the stunning timber stairs with glass balustrade and oak handrail.

Starting at the heart of the home, each property boasts a large kitchen and family area with adjoining utility room. The kitchen features high quality shaker style units, designed and fully fitted by Kitchen Elegance, with slow close cabinet doors and integrated stainless steel appliances, from Siemens (Miele in Plots 24 and 25). The sleek design continues with beautiful quartz worktops, LED under cabinet lighting, heated ceramic flooring and either large patio doors or full width bi-folding doors leading to the garden.

Imagery is typical of Pennyfarthing Homes and not a direct representation of this development.



Continuing on the ground floor, each room features flat plastered ceilings with architraves and co-ordinated skirting boards.

As you make your way to the first floor, the impressive master bedrooms feature either walk-in-wardrobes or built-in wardrobes with full height sliding doors. In addition the majority of bedrooms offer their own en-suite, fitted with luxurious white suites, complemented by high specification chrome fittings. The ceramic floor and half height wall tiling (full height in Plots 24 & 25) sit alongside all the modern conveniences you would need in this space, from heated towel rails and illuminated mirrors to the inset retractable shower heads.

Each home is fitted with an energy efficient condensing boiler from Worcester, under floor heating to the ground floor in plots 1 to 23 and throughout in plots 24 and 25; dMEV is also fitted to provide continuous clean air flow throughout the property.

SPECIFICATIONS

KITCHEN AND BREAKFAST ROOM

Quality shaker style units painted with Farrow & Ball and fully fitted by Kitchen Elegance, with slow close cabinet doors and integrated stainless steel appliances, A or A+ rated, from Siemens (Miele in Plots 24 and 25), including:

- Single oven
- Steam oven (plots 24 & 25 only)
- Integrated combination microwave
- Gas hob with glass splashback
- Wine cooler
- 1 warming drawer (x2 in Plots 24 & 25 only)
- Integrated dishwasher
- Integrated refrigerator
- Integrated freezer
- Extractor (downdraft in Plots 24 & 25)
- Quartz worktops with upstand
- 1.5 bowl sink with stainless steel mixer (Plots 24 & 25 have a 3-in-1 boiling water tap)
- LED under cabinet lighting
- Satin chrome electrical fittings
- Ceramic floor tiling to kitchen/breakfast room

BATH AND SHOWER ROOMS

Luxury white suites complemented by chrome fittings, plus:

- Floor and half height ceramic wall tiling (full height in Plots 24 & 25)
- Vanity sink units
- Heated towel rails
- Illuminated mirrors with demister
- Shaver points
- Water efficient push button toilets with concealed cistern
- Soft close toilet seats
- Bath with either an inset retractable shower head or a separate shower attachment

UTILITY

- Single bowl sink
- Laminate worktop with upstand
- Satin chrome electrical fittings
- Space for free standing washing machine
- Space for free standing tumble dryer
- Ceramic floor tiling

HEATING AND WATER SYSTEMS

- Under floor heating to the ground floor with radiators upstairs (under floor throughout in Plots 24 & 25)
- Energy efficient condensing boiler from Worcester
- Programmable thermostats throughout
- Worcester un-vented hot water storage cylinder incorporating immersion heater
- dMEV which provides continuous mechanical extraction

FINISHING TOUCHES

- Oak faced doors complemented by chrome lever handles
- Timber stairs with glass balustrade and oak handrail
- Moulded architraves with co-ordinated skirting boards
- Flat-plastered ceilings
- Built-in wardrobes to bedrooms 1 and 2 offering substantial storage
- Gas and electric points for fire in the living room

LIGHTING AND ELECTRICAL

Co-ordinating chrome finish lighting points and electrical fittings provided in ample quantity throughout, plus:

- Automated lighting system to all ground floor habitable rooms and bedrooms 1 and 2 (excludes cloakroom and utility)
- LED downlights and/or pendants to all rooms
- Aerial point for digital TV and Satellite to living room, dining room, kitchen/breakfast room, study and all bedrooms with Sky+ to living room and bedroom 1
- Telephone point to living room, all bedrooms and study
- Security alarm
- Video gate entry system (Plots 24 & 25 only)
- Outside lighting to patios, external bollards
- Wiring for security cameras (Plots 24 & 25 only)

EXTERNALLY

- Quality UPVC double glazed windows and external doors
- Oak front door (Plots 24 & 25 only)
- Turf to front and rear gardens
- Block paving to driveways
- Paving slabs to pathways and patios
- Electric entrance gates (Plots 24 & 25 only)
- Double garage with electrically operated door

GUARANTEE

Each new Pennyfarthing property has a 10-year NHBC Buildmark Warranty, plus our award-winning 2-year customer care service.



LIVING IN DORSET

Ferndown is a highly desirable area in East Dorset, well known for its prestigious properties and multiple golf courses including the internationally renowned Ferndown Golf Club, a members only course, just a 5 minute walk from The Dormy.

Surrounded by many interesting places to explore including National Trust heritage sites such as Kingston Lacy country mansion, Brownsea Island and Corfe Castle, to name just a few.

Other areas of interest include:

Wimborne Minster – this thriving historic market town, with its unique architecture dating back to the 15th century, is well known for the annual folk and food festivals and attracts regular visitors to its farmers' market held at Wimborne where you can buy the very best in local produce.

Holt Heath National Nature Reserve – one of Dorset's largest remaining areas of lowland heathland, an ideal place for relaxing long walks. The heath is Dorset's only site for breeding curlew and all six of Britain's reptile species are found here.

Swanage – just a short trip (25 miles) and you will be in this delightful coastal town, tucked away on the tip of the Purbeck Heritage coastline. Originally a small fishing village, this is now a popular tourist location due to its sandy beaches and famous seafood bars including Gee Whites who specialise in freshly caught lobster and crab.

Bournemouth – a vibrant cosmopolitan seafront town offering an eclectic range of restaurants, bars and shopping outlets. A hub for many national and international shows and events, including the Bournemouth Wheels Festival and Bournemouth Air Festival which attracts over 1.5 million visitors a year. On a slightly smaller scale, the Bournemouth International Centre and Pavilion offer both local and globally renowned acts throughout the year. Whatever your interests are, from an adrenaline packed day to a relaxing and cultured evening, Bournemouth has it all to offer.



Four prestigious golf courses, all situated within a 5 mile radius of The Dormy



Find the perfect place to relax with country pubs serving locally brewed ales to the many contemporary beach-front cafés.



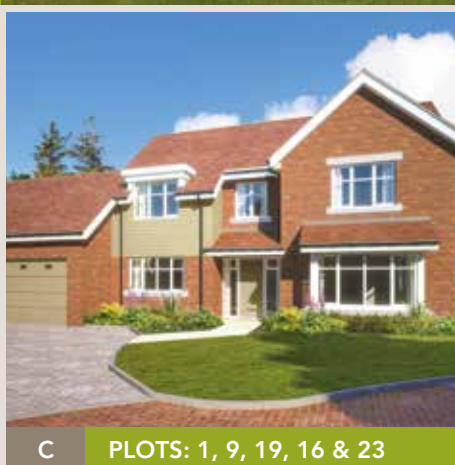
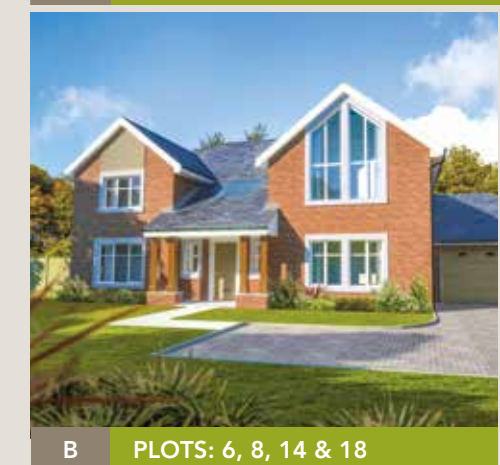
Visit over 21 National Trust heritage sites from secluded islands to Iron Age forts and country mansions.



Just a few miles from the sea and the River Stour, you can enjoy a plethora of outdoor activities.



SITE PLAN



LOCATION

Centrally located between the towns of Ringwood, Wimborne Minster and Poole, Ferndown is easily accessible via the A347 Ringwood Road.

The Dormy is ideally positioned for all necessary amenities, located directly off New Road and just a 3 minute drive of Ferndown town centre which offers both a large supermarket and smaller specialist stores.

For those larger shopping excursions, Castlepoint is just a 5 mile drive to Bournemouth. Also worthy of note is the city of Southampton, which provides further excellent facilities including West Quay shopping centre and major cruise line terminals.

There are many restaurants and bistros within the area, including the Horns Inn Restaurant and the Cinnamon Restaurant offering the finest Indian Cuisine, both awarded the TripAdvisor 'Certificate of Excellence 2014'.

Branksome Train Station is just an 8 mile drive with direct links to London taking just 2 hours, ideal for commuters.

Bournemouth and Southampton airports are both in easy reach and offer an extensive range of internal and international flights, ideal for business or weekend retreats.

In the unlikely event you require medical assistance you can relax in the knowledge that within 7 miles you have both Bournemouth General Hospital and Poole Hospital.

* Driving times are approximate.

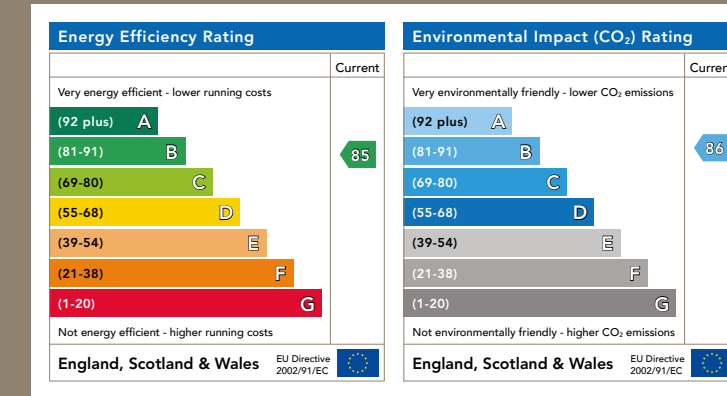


PREDICTED ENERGY PERFORMANCE

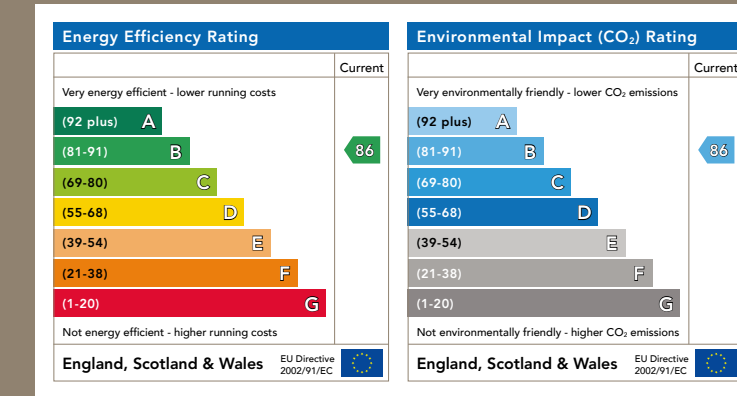
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

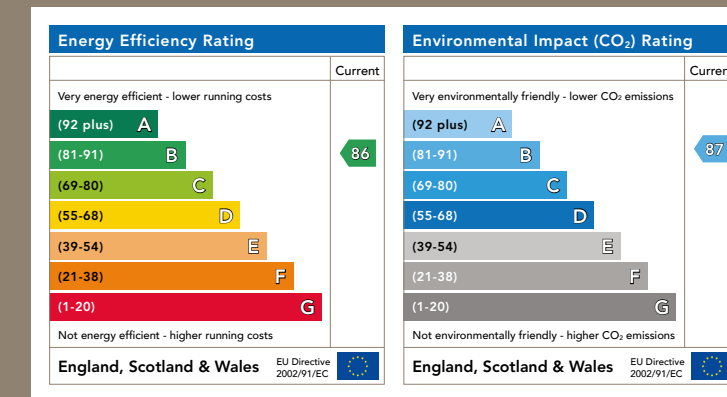
PLOTS: 1, 2, 5, 7, 11, 16 & 17



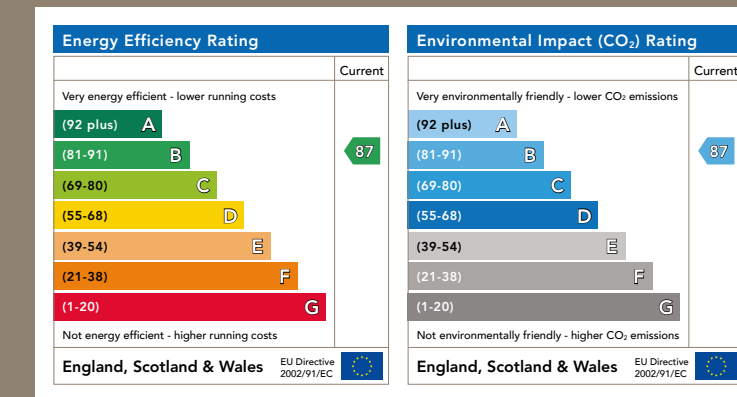
PLOT: 9



PLOTS: 3, 4, 6, 8, 10, 12, 13, 14, 15, 18, 19, 20, 21, 22 & 23



PLOTS: 24 & 25



CURRENT AND RECENT DEVELOPMENTS



ALL SOLD

Ocean Point - Southbourne

Stunning development of 7 apartments situated right on the seafront, just a stone's throw from the water's edge. These exceptional apartments and penthouse boast spectacular, uninterrupted views of the coastline.



AWARD WINNER

Nautica Reach - Milford on Sea

Stunning development of four substantial contemporary homes virtually adjoining the beach, all with a spectacular first floor balcony and panoramic sea views. Nautica Reach is now ready for occupation.



AWARD WINNER

Quarterdeck - Boscombe Manor

Twelve luxury cliff top apartments and one superb penthouse, most with sea views. Underground parking and a private store each. Development is now ready for occupation.



The Farthings - Milford on Sea

An outstanding development of just two 5-bedroom luxury properties, located just minutes from the sea-front and village centre. A rare opportunity to purchase a unique property in an area of outstanding natural beauty. Ready for occupation.



ALL SOLD

Penleaze Place - Highcliffe

A small, select development of eight thoughtfully designed detached bungalows with garages, in a quiet and rural location.



Temperance Lodge - Highcliffe

Located just back from the cliff top and yet within walking distance of the village centre, this development will comprise of thirteen apartments providing a mixture of 2 or 3-bedroom accommodation. Development will be complete Spring 2015.



Tranquillity - Canford Cliffs

An exclusive development of seven apartments, including one substantial 4-bedroom penthouse and six 3-bedroom apartments with many enjoying views through to Parkstone Golf Course. Development is ready for occupation.



High Croft - Sway

Two substantial 5-bedroom detached houses both with a double garage and carport, set in lovely sylvan plots in excess of half an acre. Located just a few minutes walk of the open forest. Ready Spring 2015.

OUR VISION...

Has always been "to provide high quality, stylish homes for the enjoyment of our customers" a philosophy we passionately aspire to.

In our pursuit of excellence and innovation, our efforts have been recognised nationally with a number of awards; including:

- **The Quartedeck:** 'Best Apartment in the UK' at the 2014 UK Property Awards.
- **Nautica:** Winner of 'Best Residential Development in Hampshire' at the 2014 UK Property Awards.
- **Nautica:** Winner of the Bronze Award in the 'Best Luxury Development' category for the 2014 What House? Awards.
- The National House Building Council (NHBC), Pride in the Job Award.
- 'Best Customer Satisfaction Initiative', Housebuilding Innovation Awards 2008.

For two consecutive years we have also been one of the top four nominees in the British Housebuilder Awards, achieving a Silver Accolade and in a recent survey, 100% of our customers said they would be happy to buy another Pennyfarthing home.



www.pennyfarthinghomes.co.uk

At Pennyfarthing Homes, we are committed to excellence and building only in the best locations. We have a reputation for our careful and considerate coastal developments, with many of our new homes occupying stunning clifftop locations or lying within easy reach of the sea.

Our commitment to excellence

For nearly 40 years, Pennyfarthing Homes has encompassed high quality workmanship and stylish design for the discerning customer. All of our properties carry our distinctive hallmark and have been individually designed by our retained architects with input at every stage from our in-house design team.

A household name

Pennyfarthing Homes has become a household name in the central South Coast area. We are actively expanding into new areas, with a number of superbly positioned current and future schemes in our development pipeline. The Pennyfarthing name is often quoted as a mark of quality in re-sales particulars by estate agents.

Investing in our team

We are proud to have achieved 'Investor in People' status and in recent years we have received eleven 'NHBC Pride in the Job' awards. These awards are the 'Oscars' of the Construction Industry, recognising the UK's best Site Managers for creating quality and well finished new homes.

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