

Need help getting onto the property ladder?

You can with Home Reach! Available on on Homes 15, 43, 44 & 64!

Current availability 16.01.2019				
Home	Style	Description	Price	Estimated Completion Date
15	The Scarlet	4 bedroom detached house	£187,475	Ready
30	The Samuel	3 bedroom detached house	£294,950	Spring 2019
32	The Scarlet	4 bedroom detached house	£374,950	Spring 2019
33	The Grace	3 bedroom semi detached house	£304,950	Spring 2019
34	The Grace	3 bedroom semi detached house	£304,950	Spring 2019
43	The Angelina	3 bedroom semi detached house with garage	£165,000	Spring 2019
44	The Angelina	3 bedroom semi detached house with garage	£165,000	Spring 2019
50	The Verity	3 bedroom semi detached house	£262,950	Winter 2019
62	The Samuel	3 bedroom detached house	£294,950	Spring 2019
63	The Megan	3 bedroom terraced house	£307,500	Spring 2019
64	The Megan	3 bedroom terraced house	£152,500	Spring 2019
90	The James	2 bedroom semi detached house	£225,950	Autumn 2019
91	The James	2 bedroom semi detached house	£225,950	Autumn 2019

Reserved Plots - 5, 42, 49, 59, 60, 61

Sold Plots - 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 25, 26, 45, 46, 47, 48, 57, 58

Please contact Sue or Lynn on 01404 819544.
 Open Daily 11am to 5pm, appointment recommended
 haynefarm@bakerestatesltd.co.uk
 bakerestatesltd.co.uk
 When closed please call Bradleys Estate Agents on 01404 46555

BE Move*

- STEP ONE – Choose which of the homes at Hayne Farm will suit your needs
- STEP TWO – We will arrange for your home to be valued by local estates, confirm eligibility and agree a marketing price with you
- STEP THREE – We will instruct the local estate agents on your behalf and liaise with them throughout the sale of your home
- STEP FOUR - Then all that's left for you to do is enjoy moving into your new home

Assisted Move is available on selected homes only. Your chosen new home will be held for 4 weeks, on payment of the reservation fee. Any extension to this period will be solely at Baker Estates' discretion.

Help to Buy – Need a boost to your Deposit? **

First and next time homebuyers could be eligible for this fantastic Government scheme.

- You will need a minimum 5% deposit
- The government will lend you up to maximum 20% of the value of your property through an equity loan, which can be repaid at any time or on the sale of your home
- You will only need to secure up to a 75% mortgage from a bank or building society
- Maximum home purchase of £600,000
- Depending upon build completion dates, your reservation submission may need to be delayed to comply with the Help to Buy Guidelines.

Help to buy Mortgage Rate Example**

- Based on a typical rate from a lender providing mortgage finance for the Help to Buy scheme
- Rate 1.39%, 2 year fixed over a 30 year term with a £999 product fee
- Other lenders and rates are available subject to lenders criteria
- Rate correct as at 15.08.2017
- Subject to eligibility & terms and conditions please visit www.helptobuysw.org.uk

Home Reach*

Home Reach is a new build ownership solution brought to you by heylo housing group. The Home Reach shared ownership scheme cannot be used in conjunction with any other Baker Estates purchase scheme, offer or promotion. Subject to affordability criteria as prescribed by the Homes and Communities Agency. Subject to individual mortgage lender qualification and affordability criteria. More information on eligibility and affordability of using Home Reach to purchase your home can be found at www.homereach.org.uk On the share you don't own, you will pay rent of 2.75% of the unsold value. This will be paid monthly by direct debt.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Amendments to brochure

- Conservatory installed to Plot 1 only. Available as upgrade, subject to planning approval and build stage
- Plot 6 & 7 parking spaces to parking bay opposite, to be retained by Sales during selling period and conveyed when not required to purchaser.
- Plot 2 floor plan is handed to the plan shown

Management Company

Estimated annual management company charge per plot £250.00 per annum, to cover the cost of landscaping and hard surface maintenance to ensure the development is well presented. NB This cost may vary please ask for further details.

NHBC Warranty

All of our homes come with a 10 year NHBC warranty. More information can be found on the NHBC website <http://www.nhbc.co.uk/Warrantiesandcover/Homeowners/>

Consumer Code

The Consumer Code and Home Builder good practise guidelines for an improved customer journey can be found online www.consumercode.co.uk

Build Completion Dates

Autumn - September/October/November Winter - December/January/February
Spring - March/April/May Summer - June/July/August

**Baker Estates Ltd, Green Tree House, Silverhills Road, Decoy Industrial Estate, Newton Abbot TQ12 5LZ
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