

A LUXURY COLLECTION OF 2, 3 & 4 BEDROOM HOMES





WELCOME TO PALMERS MEADOW

Only a stone's throw from the world-renowned Jurassic Coast lies the vibrant market town of Bridport. It's the perfect base from which to explore the beautiful landscapes of this stunning World Heritage Site and the surrounding Dorset Area of Outstanding Natural Beauty.

Bridport's rich history is woven into the fabric of the town itself. As you walk the particularly wide streets, a reminder of its rope-making past, you can easily visualise the freshly woven ropes drying in the afternoon sun. In today's Bridport, you will find a lively community with amenities such as restaurants, cafés, shops and a fantastic theatre.

Palmers Meadow is a stunning collection of luxury 2, 3, and 4 bedroom homes, built in a contemporary style.

Designed and built to a superior standard, with space and comfort in abundance, Palmers Meadow will be a beautiful place to live.

Baker Estates - new homes redefined

A CONNECTION FORGED BETWEEN LAND AND SEA

At Palmers Meadow, you'll discover a connection with the countryside and seaside unique to West Dorset. From the verdant hills to the Jurassic Coast, Bridport has exceptional connections to local beaches and Dorset's most spectacular countryside.



1



WEST BAY

Look no further than West Bay for spectacular sea cliffs (as featured on the BBC's Broadchurch) towering high above the pounding surf. The scenery is truly spectacular and features two fantastic beaches: East Beach and West Beach.

Both beaches are splendid in their own right, ideal for a family day out. West Beach is a smaller, quieter beach, where you can enjoy a stroll around the scenic harbourside, while enjoying fantastic local fish and chips. In the winter months, you can enjoy a blustery beach walk, fossil hunting, and then finish with a warming hot chocolate in one of West Bay's many cafés.

2



GOLDEN CAP

Named for the deep orange sandstone of the Cretaceous period near its peak, Golden Cap is the highest point on the south coast. Part of the National Trust Golden Cap Estate, this famous landmark is flanked by meadows, streams and woodlands. Enjoy a challenge? Ascend to the peak for a well-earned reward of the panoramic views which extend from Dartmoor to Portland.

A particular highlight is the 'lost' medieval village of Stanton St Gabriel. Once a thriving community, what's left of it is now National Trust holiday accommodation.

3



BRIDPORT MARKET

Bridport is known for its bustling weekly market, held every Wednesday and Saturday, selling everything from antiques and vintage items to flowers and plants.

On the second Saturday of every month, the Bridport Arts Centre is 'the best farmers' market in Dorset'. Visit South Street during 9am–1pm to find a wide variety of local producers, including farmers, growers and bakers, all united in their passion for home-grown produce.

4



BURTON BRADSTOCK

Hive Beach offers a mile of unspoilt coarse sandy beach, set beneath towering golden cliffs – only five minutes from the village of Burton Bradstock. This beach is ideal for relaxation, offering views all the way to east Devon and Portland, on a clear day. Great for dog-walking, there are a wide variety of trails to explore.

You can buy exceptional farming and fishing produce from the farm shops in Burton Bradstock, both run by National Trust tenant farmers. Enjoy organic meat, bread, cheeses and beautiful cakes – perfect for a Sunday treat.



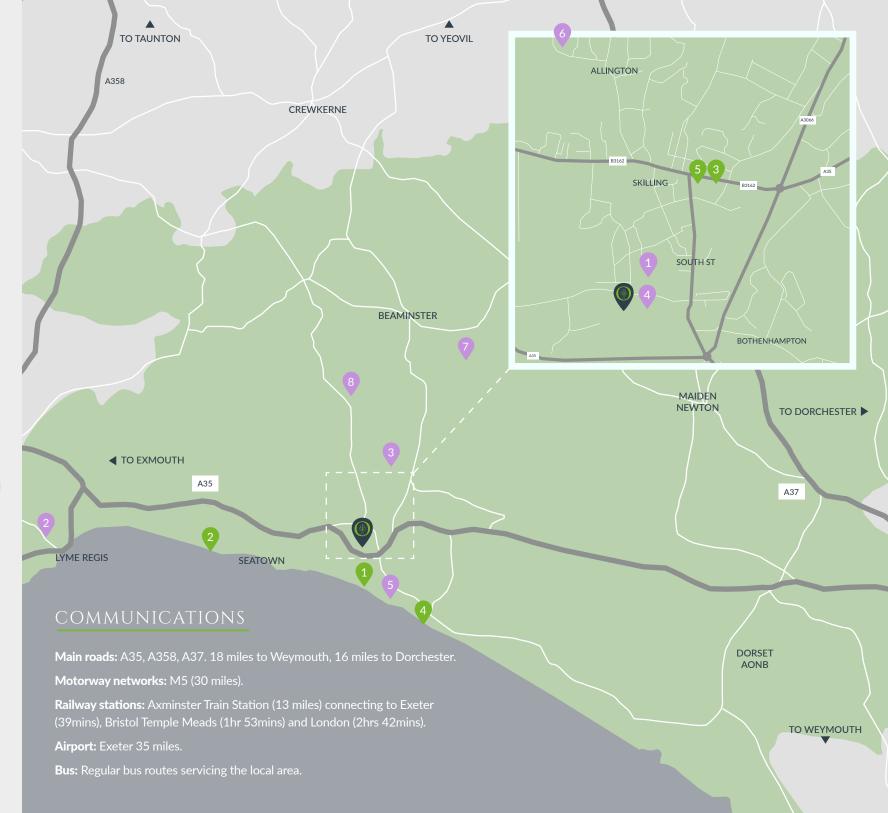
THEATRE & ARTS

Bridport is known for its artistic sensibilities. With three theatres in town, from the experimental Lyric Theatre to the Bridport Arts Centre and the Art Deco Electric Palace, you can experience everything from pantomimes and opera to unique, innovative theatre – with much variety available through their year-round programmes.

The Lyric often acts as a base for a range of professional artists – from circus artists and puppet-makers to set-designers and costumiers. In Bridport, you can be a part of the creative process and see international artists as they work, take part in sessions and masterclasses or be a part of the action with local theatre productions.

AROUND & ABOUT

- 1 West Bay
- 2 Golden Cap
- 3 Bridport Market
- 4 Burton Bradstock
- 5 Bridport Arts Centre
- 1 Bridport St Mary's C of E Primary School
- 2 The Woodroffe School
- 3 Sir John Colfox Academy
- 4 Bridport Leisure Centre
- 5 Bridport and West Dorset Golf Club
- 6 Bridport Community Hospital
- 7 Mapperton House & Gardens
- 8 Furleigh Estate Vineyard and Winery



PICTURE PERFECT LIVING...

BRIDPORT LIFE

'A quirky, artistic town by the sea' is just one way you'll hear Bridport described. This Saxon town's roots extend back to the Domesday Book, but the oldest buildings are the 13th-century St Mary's Parish church, a 14th-century chantry and the Bridport Museum, with its grade II listed 16th-century façade.

Bridport has always been famous for good food and drinks and it's no wonder that there are highly rated pubs and restaurants right in town. For those evenings when you want to cook at home, you have Waitrose and a variety of grocery stores, butchers, greengrocers and bakeries. Your closest supermarket is less than half a mile away from Palmers Meadow – for those days when you need an emergency pint of milk.

Bridport even has its own winery and breweries: Furleigh Estate, Palmers Brewery and Dorset Nectar for cider.



COMMUNITY

You'll find a unique character to Bridport, an ongoing commitment to its community and local businesses. No wonder it was voted by the Sunday Times, in 2018 as 'One of the Best Places to Live'.

The dynamic arts scene, buoyant festival calendar and active community organisations are great draws for Bridport. From food, literary and beer festivals to the annual carnival and charity swim event, the West Bay Wallow, this town really has something for everyone. Join a community group (there are lots to choose from): art, gardening & allotments, postcards & stamps, photography, sports, film, theatre, chess and so much more.

EDUCATION

Education is one of the cornerstones of success: within Bridport, there is a variety of schools, including Bridport St Mary's C of E Primary School (Ofsted rating: good) to offer your children a great start.

Known as one of the most innovative and dynamic schools in the country, The Woodroffe School, in Lyme Regis (Ofsted rating: outstanding), provides a remarkable range of extra-curricular activities and a strong sense of community.

Continuing their education at The Sir John Colfox Academy, The Woodroffe School in Lyme Regis, Weymouth College or Kingston Maurward College in Dorchester ensures that their further education is also well in hand.





BRIDPORT & WEST DORSET GOLF CLUB

This challenging cliff-top links course is a test for golfers of all levels. The signature sixth hole is only 133 yards long, with a 90-foot drop from the elevated tee – considered one of the top 100 holes in the world.

If golf is your passion, memberships are available. The club also offers a lovely restaurant, No19, open to the general public. Set among outstanding views, this is a course not to be missed. Every hole is different, offering a truly magnificent round of golf.

WEYMOUTH

Weymouth has always made a splash in the UK holiday scene – a premier holiday resort for over 200 years, having been popularised by King George III. The best part is that it is just a 30-minute drive from Palmers Meadow.

Choose from an array of delectable restaurants, pubs and cafés – whether you're looking for seafood, pub grub or a fine-dining experience, there is a venue to suit every taste.





DORCHESTER

Dorset's county town is rich in history and full of character. From the banks of the River Frome, there is a wealth of things to see and do here. No matter your preference, you can find exactly what you're looking for, from the local arts scene at The Corn Exchange to Brewery Square for an afternoon's shopping at high-street favourites and local independents.

Dorchester is a town which buzzes with events throughout the year, many held at Dorchester Arts, including music, theatre, comedy, dance and workshops.

A TOWN BY THE SEA











ABOUT BAKER ESTATES

BUILDING EXCEPTIONAL HOMES ACROSS THE SOUTH WEST

Baker Estates was founded in 2015 by Ian Baker, former group managing director and executive board director of one of the UK's largest house-building and construction companies.

Further strengthening the senior management team at Baker Estates, Ian welcomed former colleague and FTSE 250 house-building chief executive Greg Fitzgerald, as chairman, in January 2016.

The pair's unique partnership dates back to Midas Homes and Gerald Wood Homes, where the two friends formed a dynamic collaboration.

Our vision is simple: to build exceptional new homes in desirable locations throughout the southwest. With unrivalled experience and a great track record, we have plans to develop over 250 new homes per annum, with the aim of becoming the premier independent housebuilder in the region.

We have an impressive and experienced team, all of whom are passionate about delivering outstanding homes which have a unique style. Each new development will genuinely enhance and blend with the local environment and be loved by generations to come.



Our philosophy is simple:

E GOOD in everything we do.

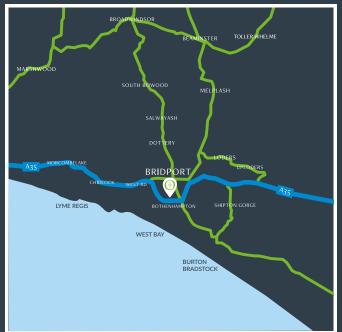
Our team lives by these values every day, whether buying land, engaging with our communities or building new homes.

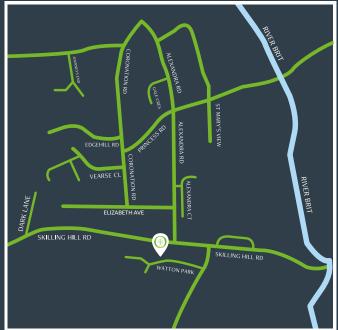
• Good Homes • Good Business • Good People

BAKER ESTATES − DE GOOD









Palmers Meadow, Bridport, Dorset Sat Nav: DT6 5NJ

FOR MORE INFORMATION CONTACT palmersmeadow@bakerestatesltd.co.uk 01626 241404 www.bakerestatesltd.co.uk

This brochure is intended as a sales aid and guide to Baker Estates. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the selling agent or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Kitchen layouts are for illustrative purposes only. Computer generated images are not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustrative purposes only.





THE HONEYSUCKLE









Kitchen	5.2m x 3.3m	17'0" x 10'11"
Living Room	4.8 x 3.1m	15'10" x 10'2"
Dining/Study	6.5m x 3.0m	21'6" x 9'10"

Master Bedroom	5.19m x 4.15m	17'0" x 13'8"
Bedroom 2	4.0m x 3.1m	13'2" x 10'3"
Bedroom 3	3.7m x 3.05m	12'2" x 10'0"
Bedroom 4	3.3m x 3.05m	10'11'' x 10'0''







THE BAYLEAF







Living Room	5.1m x 3.45m	16'8" x 11'4"
Kitchen/Dining	5.1m x 2.75m	16'8" x 9'0"

Master Bedroom	5.1m x 3.5m	16'7" x 11'6"
Bedroom 2	3.75m x 3.2m	12'4" x 10'7"
Bedroom 3	3.9m x 2.7m	12'8" x 8'12"
Bedroom 4	3.2m x 2.2m	10'7" x 7'5"







THE WISTERIA









Kitchen/Dining	7.1m x 3.95m	23'3" x 12'12"
Living Room	6.3m x 3.8m	20'9" x 12'6"

Master Bedroom	3.8m x 3.77m	12'6" x 12'4"
Bedroom 2	4.6m x 3.1m	14'12" x 10'3"
Bedroom 3	3.1m x 3.0m	10'3" x 9'11"
Bedroom 4	2.7m x 2.46m	8'12" x 8'1"







THE JAPONICA







Bedroom 2	4.3m x 2.9m	14'3" x 9'8"
Bedroom 3	3.5m x 2.8m	11′5″ x 9′1″
Bedroom 4	3.8m x 2.6m	12'6" x 8'8"

Master Bedroom	6.8m x 3.25m	22'0" x 10'8
Dining/Living Area	6.9m x 6.7m	22'7" x 22'0"
Kitchen	3.4m x 3.1m	11'2" × 10'5"







THE SILVERBELL







Bedroom 2	4.6m x 3.35m	15'1" x 10'12"
Bedroom 3	4.5m x 3.35m	14'8" × 10'12"
Bedroom 4	3.25m x 2.8m	10'8" x 9'3"

Master Bedroom	6.3m x 3.3m	20'9" x 10'9"
Dining/Living Room	6.3m x 5.2m	20'9" x 17'1"
Kitchen	4.1m x 2.9m	13'6" x 9'5"







THE FREESIA







Living Room/Study	6.3m x 6.2m	20'9" x 20'3"
Kitchen/Dining	7.1m x 3.95m	23'3" x 12'12"

Master Bedroom	3.65m x 3.5m	11'12" x 11'5"
Bedroom 2	4.6m x 3.1m	14'12" x 10'3"
Bedroom 3	3.1m x 3.0m	10'3" x 9'11"
Bedroom 4	5.1m x 2.75m	16'9" x 9'0"







THE TULIP







Living Room	5.5m x 3.8m	17'11" × 12'7"
Kitchen	3.7m x 3.4m	12'1" x 11'3"
Dining/Family Area	6.5m x 2.95m	21'4'" x 9'8"

Master Bedroom	6.1m x 3.43m	20'1"x 11'3"
Bedroom 2	4.8m x 2.95m	16'0" x 9'8"
Bedroom 3	3.4m x 3.1m	11'2" × 10'3"
Bedroom 4	2.8m x 2.4m	9'3" × 7'9"







THE REDWOOD

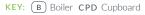




Kitchen/Dining	5.9m (max) x 4.6m	19'3" (max) x 15'3"
Living Room	5.0m (max) x 3.5m (max)	16'7" (max) x 11'4" (max)



Master Bedroom	4.7m (max) x 3.9m (max)	15'7" (max) x 13'0" (max)
Bedroom 2	4.4m x 3.0m	14'7" x 9'11"
Bedroom 3	4.0m x 3.1m	13'3" x 10'6"
Bedroom 4	4.0m x 2.5m	13'5" x 8'5"







SITE LAYOUT

THE BELLFLOWER

Home 1

A three bedroom detached house

THE IV

Homes 2, 3
A three bedroom semi-detached house

THE DAFFODIL

Homes 4, 5 A two bedroom semi-detached house

THE REDWOOD

Homes 17, 18, 31, 32 A four bedroom detached house

THE HONEYSUCKLE

Homes 19, 33 A four bedroom detached house

THE MAGNOLIA

Home 20 A four bedroom detached house

THE ORCHID
Home 21

A four bedroom detached house

BCP Bin collection point
BS Bin store

THE BAYLEAF

Home 22

A four bedroom detached house

THE WISTERIA

Homes 23, 24, 25 A four bedroom detached house

THE JAPONICA

Home 26
A four bedroom detached house

THE SILVERBELL

Homes 27, 28
A four bedroom detached house

THE FREESIA

Home 29
A four bedroom detached house

THE TULIP

Home 30 A four bedroom detached house

REGISTERED PROVIDER

Homes 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16







B A K E R ESTATES	2 bedroom homes	3 bedroom homes	4 bedroom homes
Fully fitted kitchen with laminate worktops and upstand	•	•	•
Glass splashback behind hob (60cm)	•	•	
Glass splashback behind hob (90cm)			•
1.5 bowl stainless-steel sink	•	•	•
Induction hob 60cm	•	•	
Induction hob 80cm			•
Stainless-steel single oven	•		
Stainless-steel double oven		•	
Stainless-steel single ovens x2			•
Stainless-steel extractor hood 60cm	•	•	
Stainless-steel extractor hood 90cm			•
Integrated fridge/freezer	•	•	
Integrated fridge (under oven)			•
Integrated freezer (under oven)			•
Plumbing & electrics for dishwasher	•	•	•
Plumbing & electrics for washing machine	•	•	•

BATHROOM & EN SUITE

Roca white sanitaryware with contemporary chrome fittings	•	•	•
Fixed head and hand shower with glass screen over bath	•	•	•
Fixed head shower in en suites	•	•	•
White heated towel rail in bathroom and en suite	•	•	
Chrome heated towel rail in bathroom and en suite			•

HEATING

Gas fired central heating	•	•	•

2 bedroom home	3 bedroom home	4 bedroom home
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
•	•	•
	• • • • • 2 bedroom home	• • • • • • • • • • • • • • • • • • •

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	•	•	•
Timeless white emulsion to walls and smooth white ceilings	•	•	•
White gloss woodwork	•	•	•
Flooring to kitchen/utility	•	•	•

GENERAL

uPVC double glazed casement windows	•	•	•
IG external doorsets with multipoint locking system	•	•	•
Turfed rear garden with external tap (located next to nearest water mains inlet)	•	•	•
Rear garden boundary fences (as per external works plan)	•	•	•

