

★ 5% DEPOSIT PAID ON SELECTED PLOTS ★  
SPEAK TO OUR SALES EXECUTIVE TO FIND OUT MORE

100%  
HOME EXCHANGE  
AVAILABLE  
ON SELECTED PLOTS

Current Availability 20.05.25					
Home	Style	Description	Price	Estimated Completion Date	Estimated EPC rating
145	Lily	3-bedroom detached barngalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
146★	Primrose	3-bedroom detached bungalow with a double garage and private driveway for more than 4 cars	£649,995	Summer 2025	A
147	Mulberry	5-bedroom detached house with a double garage and 2 parking spaces	£934,995	Autumn 2025	A
148	Mulberry	5-bedroom detached house with a double garage and 2 parking spaces	£949,995	Summer 2025	A
150★	Primrose	3-bedroom detached bungalow with a double garage and 4 parking spaces INCLUDES FLOORING THROUGHOUT	£649,995	Summer 2025	A
156	Clover	3-bedroom detached home with a single garage and 2 parking spaces	RESERVED	RESERVED	B
232★	Elm	2-bedroom end-terrace house with 2 parking spaces INCLUDES FLOORING THROUGHOUT	£279,995	Summer 2025	B
233★	Elm	2-bedroom mid-terrace house with 2 parking spaces INCLUDES FLOORING THROUGHOUT	£259,995	Summer 2025	B
234★	Elm	2-bedroom semi-detached house with 2 parking spaces INCLUDES FLOORING THROUGHOUT	£264,995	Summer 2025	B
235★	Elm	2-bedroom semi-detached house with 2 parking spaces INCLUDES FLOORING THROUGHOUT	£264,995	Summer 2025	B
249	Elm	2-bedroom end-terrace house with 2 parking spaces INCLUDES FLOORING THROUGHOUT   FREE STANDING WASHING MACHINE	RESERVED	RESERVED	B
267★	Ash	4-bedroom detached house with a single garage and 2 parking spaces	£449,995	Ready Now	A
269	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces	£359,995	Ready Now	A
270★	Ash	4-bedroom detached house with a single garage and 2 parking spaces	£469,995	Ready Now	A
284★	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces	£359,995	Summer 2025	A
285	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces	£349,995	Summer 2025	A
286	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces INCLUDES FLOORING THROUGHOUT	£349,995	Ready Now	A
287★	Bluebell	3-bedroom semi-detached house with a single garage and 2 parking spaces INCLUDES FLOORING THROUGHOUT	RESERVED	RESERVED	A
288★	Ash	4-bedroom detached house with a single garage and 2 parking spaces INCLUDES FLOORING THROUGHOUT	£469,995	Ready Now	A

Please contact Janine & Dana on 01803 302 515. Our Sales & Marketing suite is open 7 days a week, 10am – 5pm  
Little Cotton Farm, Dartmouth, Devon TQ6 9HU  
[littlecottonfarm@bakerestatesltd.co.uk](mailto:littlecottonfarm@bakerestatesltd.co.uk)  
When closed, please contact Bradleys Estate Agents in Brixham on 01803 882715

### HOME EXCHANGE AVAILABLE

We will buy your home so you can reserve a Baker Estates home, eliminating the worry that your chain may fall through, as you know that you have a guaranteed buyer.

### LIFETIME MORTGAGE

If you are aged 55 or over, you could be eligible for a Lifetime Mortgage (also known as Equity Release), which is a mortgage secured against your home. The interest rate you take out is fixed for the lifetime of the loan and the interest is added to the mortgage each month, meaning no monthly payments are required!

### DEPOSIT UNLOCK

Deposit Unlock is a scheme that enables you to buy a new build home with just a 5% deposit, and is available on new build properties up to £833,250.\* The scheme is available to both first-time buyers and home movers and there is no upper limit on your household income.

### KEY WORKER PACKAGE AVAILABLE

Baker Estates is pleased to offer employees of the NHS a selection of extras to help personalise their new home. Offering flooring throughout, wardrobe to master bedroom, and dishwasher. Speak to our team to find out more.

### ASSISTED MOVE AVAILABLE

Assisted Move will make your next move, easier and less stressful by letting us do all the hard work for you. We have experienced sales teams and connections throughout the UK, who are on hand to help you sell your existing home as efficiently as possible. We will manage the entire process for you from arranging the valuations to managing the sale once we have found you a buyer.

### Management Company

Annual estimated management company charge per plot £207 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 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 practice guidelines for an improved customer journey can be found online [www.consumercode.co.uk](http://www.consumercode.co.uk)

### Build Completion Dates

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