



## Feature Property | Home 98 | The Holly

Reserve by 29th December and we will pay £10,000 towards Stamp Duty

**100%**  
**HOME EXCHANGE**  
**AVAILABLE**  
ON SELECTED PLOTS

### Current Availability 22.12.2025

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
96	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
98	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 1 parking space <b>Receive up to £10,000 on Stamp Duty, T&amp;C's apply</b>	£399,995	Ready Now	A
102	The Bailey	2 Bedroom Semi Detached House with 2 parking spaces	RESERVED	RESERVED	A
104	The Daisy	2 Bedroom Detached Bungalow with a Single Garage and 3 parking spaces <b>A selection of upgrades including flooring, kitchen and appliances, please ask Sales Executive for more information.</b>	£329,995	Ready Now	A
111	The Bailey	2 Bedroom Semi Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B
112	The Clover	3 Bedroom Semi Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
113	The Clover	3 Bedroom Semi Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	A
165	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces <b>Show Home</b>	£429,995	Ready Now	B
166	The Daisy	2 Bedroom Detached Bungalow with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B
168	The Amelia	4 Bedroom Detached House with a Single Garage and 2 parking spaces	£399,995	Spring 2026	B

Our Sales & Marketing Suite is open Friday - Monday 10am - 5pm. For all enquires please contact Meredith.

Call our sales team on 07960124727 | Email [meadowbrook@bakerestatesltd.co.uk](mailto:meadowbrook@bakerestatesltd.co.uk)



If we are closed, please call our estate agents  
Bradleys Estate Agents in Callington on 01579382999

Meadowbrook, Callington, Cornwall, PL17 7LG



# Helping You Move

## 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.

## 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.

## 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.

## Buying With Us

### Management Company

Estimated annual management company charge per plot £250 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](http://www.consumercode.co.uk)

## BUILD COMPLETION DATES

**Spring** March | April | May

**Summer** June | July | August

**Autumn** September | October | November

**Winter** December | January | February