

## NEW RELEASES AVAILABLE

**105%**  
HOME EXCHANGE  
AVAILABLE  
ON SELECTED PLOTS

Current Availability 18.05.2026

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	RESERVED	RESERVED	A
165	The Holly	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces <b>Show home - can include furniture</b>	RESERVED	RESERVED	B
168	The Amelia	4 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B

Our Sales & Marketing Suite is now closed

Call our sales team on 01579382999 | Email 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!

## Buying With Us

### Management Company

Estimated annual management company charge per plot £256 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