LITTLE COTTON FARM
DARTMOUTH

Move in for Christmas

Receive £5,000 towards your estate agent fees with Assisted move, plus receive £5,000 towards Stamp Duty (T&C's apply)



Current Availability 09.11.2026					
Home	**Style**	**Description**	**Price**	**Estimated Completion Date**	**Estimated EPC Rating**
17a	**The Bluebell**	3 Bedroom Semi Detached House with a Single Garage and 2 parking spaces **Pre-loved home at Little Cotton Farm**	**£370,000**	**Ready Now**	**B**
119	**The Mulberry**	5 Bedroom Detached House with a Double Garage and 2 parking spaces	**£1,100,000**	**Summer 2027**	**A**
121	**The Mulberry**	5 Bedroom Detached House with a Double Garage and 2 parking spaces	**£1,200,000**	**Summer 2027**	**A**
130	**The Primrose**	3 Bedroom Detached Bungalow with a Double Garage and 2 parking spaces	**£599,995**	**Spring 2027**	**A**
133	**The Mulberry**	5 Bedroom Detached House with a Double Garage and 2 parking spaces **Show Home + Flooring, Ev Charger & Solar Panels**	**£849,995**	**Ready Now**	**A**
134	**The Holly**	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	**£529,995**	**Early Winter 2027**	**A**
135	**The Holly**	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	**£534,995**	**Early Winter 2027**	**A**
138	**The Holly**	3 Bedroom Detached Chalet Bungalow with a Single Garage and 2 parking spaces	**£499,995**	**Early Winter 2027**	**A**
140	**The Tulip**	3 Bedroom Semi Detached House with a Single Garage and 2 parking spaces	**RESERVED**	**RESERVED**	**A**
141	**The Tulip**	3 Bedroom Semi Detached House with a Single Garage and 2 parking spaces **South facing garden**	**£399,995**	**Winter 2026**	**A**
222	**The Lavender**	4 Bedroom Detached House with a Single Garage and 2 parking spaces	**RESERVED**	**RESERVED**	**A**

Our Sales & Marketing Suite is open daily 10am - 5pm. For all enquires please contact Janine & Dana.

Call our sales team on 01803302515 | **Email** littlecottonfarm@bakerestatesltd.co.uk

NHBC Registered

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

If we are closed, please call our estate agents
Bradleys Estate Agents in Brixham on 01803882715

BAKER ESTATES

Little Cotton Farm, Dartmouth, Devon, TQ6 0FL

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Current Availability 09.11.2026 - Page 2					
Home	**Style**	**Description**	**Price**	**Estimated Completion Date**	**Estimated EPC Rating**
223	**The Lavender**	4 Bedroom Detached House with a Single Garage and 2 parking spaces **Far reaching countryside views + Gated drive**	**£624,995**	**Autumn 2026**	**A**
224	**The Lavender +**	4 Bedroom Detached House with a Double Garage and 2 parking spaces	**RESERVED**	**RESERVED**	
225	**The Elderflower**	4 Bedroom Detached House with a Double Garage and 2 parking spaces	**RESERVED**	**RESERVED**	**A**
226	**The Snowdrop**	3 Bedroom Detached House with a Single Garage and 2 parking spaces	**£499,995**	**Autumn 2026**	**B**
227	**The Snowdrop**	3 Bedroom Detached House with a Single Garage and 2 parking spaces **Show home plus flooring throughout**	**£474,995**	**Autumn 2026**	**B**
229	**The Clover**	3 Bedroom Detached House with a Single Garage and 2 parking spaces	**RESERVED**	**RESERVED**	**B**
245	**The Snowdrop**	3 Bedroom Detached House with a Single Garage and 2 parking spaces **Double-fronted with garden access from Dining room & lounge**	**£449,995**	**Autumn 2026**	**A**
246	**The Snowdrop**	3 Bedroom Detached House with a Single Garage and 2 parking spaces	**£449,995**	**Winter 2026**	**B**
415	**The Foxglove**	2 Bedroom Coach House with a Single Garage and 1 parking space **Coach House with a garden**	**£269,995**	**Autumn 2026**	**A**
416	**The Clover**	3 Bedroom Detached House with a Single Garage and 2 parking spaces	**RESERVED**	**RESERVED**	**B**

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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.

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!

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.

Buying With Us

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

BUILD COMPLETION DATES

Spring March | April | May

Summer June | July | August

Autumn September | October | November

Winter December | January | February

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

Call on 01626 241 404