

## Have you considered Home Exchange?

With Home Exchange, we'll buy your current home so you can focus on what really matters: falling in love with your next one.

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

Current Availability 23.02.2026

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
133	The Mulberry	5 Bedroom Detached House with a Double Garage and 2 parking spaces <b>Stunning views! includes flooring throughout</b>	£899,995	Ready Now	A
146	The Primrose	3 Bedroom Detached Bungalow with a Double Garage and 4+ parking spaces <b>Includes flooring throughout</b>	RESERVED	RESERVED	A
220	The Lavender +	4 Bedroom Detached House with a Single Garage and 2 parking spaces <b>Panoramic views</b>	£674,995	Summer 2026	A
221	The Lavender	4 Bedroom Detached House with a Single Garage and 2 parking spaces <b>Panoramic views</b>	£624,995	Summer 2026	A
226	The Snowdrop	3 Bedroom Detached House with a Single Garage and 1 parking space	£499,995	Autumn 2026	B
227	The Snowdrop	3 Bedroom Detached House with a Single Garage and 1 parking space	£499,995	Autumn 2026	B
228	The Elderflower	4 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	A
229	The Clover	3 Bedroom Detached House with a Single Garage and 2 parking spaces	£399,995	Summer 2026	B
230	The Ash	4 Bedroom Detached House with a Single Garage and 2 parking spaces <b>Includes flooring throughout</b>	£449,995	Early Winter 2026	B
231	The Ash	4 Bedroom Detached House with a Single Garage and 2 parking spaces <b>Includes flooring throughout</b>	£449,995	Early Winter 2026	B
267	The Ash	4 Bedroom Detached House with a Single Garage and 2 parking spaces <b>Includes flooring throughout</b>	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](mailto:littlecottonfarm@bakerestatesltd.co.uk)



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



Little Cotton Farm, Dartmouth, Devon, TQ6 0FL

# 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!

## 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.

## 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](http://www.consumercode.co.uk)

## BUILD COMPLETION DATES

**Spring** March | April | May

**Summer** June | July | August

**Autumn** September | October | November

**Winter** December | January | February