

Reserve in May & June and receive £5,000 towards BeComing Yours (T&C's apply)

100%
HOME EXCHANGE
AVAILABLE
ON SELECTED PLOTS

Current Availability 01.06.2026

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
271	The Elderflower	4 Bedroom Detached House with a Double Garage and 2 parking spaces	£519,995	Winter 2026	B
272	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B
273	The Violet	5 Bedroom Detached House with a Double Garage and 4 parking spaces	£599,995	Winter 2026	B
274	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B
275	The Saffron	4 Bedroom Detached House with a Single Garage and 2 parking spaces	RESERVED	RESERVED	B
277	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces Home Exchange Available	£449,995	Summer 2026	B
295	The Lilac	5 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	B
296	The Violet	5 Bedroom Detached House with a Double Garage and 2 parking spaces Receive £15,000 towards Stamp Duty!	RESERVED	RESERVED	B
297	The Lilac	5 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	B
298	The Rose	4 Bedroom Detached House with a Double Garage and 2 parking spaces	£569,995	Winter 2026	B

Our Sales & Marketing Suite is open Thursday - Monday 10am - 5pm. For all enquires please contact Paul & Trisha

Call our sales team on 01404819544 | Email haynefarm@bakerestatesltd.co.uk

If we are closed, please call our estate agents
Greenslade Taylor Hunt in Honiton on 0140446222



Helping You Move

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

Estimated annual management company charge per plot £344.00 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

BUILD COMPLETION DATES

Spring March | April | May

Summer June | July | August

Autumn September | October | November

Winter December | January | February