

## 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
274	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces	£454,995	Summer 2026	B
275	The Saffron	4 Bedroom Detached House with a Single Garage and 2 parking spaces	£464,995	Summer 2026	B
276	The Saffron	4 Bedroom Detached House with a Single Garage and 2 parking spaces	£464,995	Summer 2026	B
277	The Rosemary	4 Bedroom Detached House with a Single Garage and 2 parking spaces	£449,995	Summer 2026	B
295	The Lilac	5 Bedroom Detached House with a Double Garage and 2 parking spaces	£679,995	Spring 2026	B
296	The Violet	5 Bedroom Detached House with a Double Garage and 2 parking spaces	£599,995	Summer 2026	B
297	The Lilac	5 Bedroom Detached House with a Double Garage and 2 parking spaces	RESERVED	RESERVED	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 01404462222

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

## BUILD COMPLETION DATES

**Spring** March | April | May

**Summer** June | July | August

**Autumn** September | October | November

**Winter** December | January | February