

SAVE THE DATE!

FIELD OF FIVE | WELLY WALK 1ST FEBRUARY

10AM – 3PM

STAMP DUTY CHANGES : ACT NOW AND SAVE UP TO £2,500 ON STAMP DUTY BY COMPLETING BY 31ST MARCH / SELECTED PLOTS ONLY ☆

Current Availability 20.01.25

Home	Style	Description	Price	Estimated Completion Date	Estimated EPC Rating
2 ★	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces INCLUDES FLOORING THROUGHOUT	£399,995	Winter 2024	A
9	Redwood	4-bedroom detached house with an integral single garage and 2 parking spaces	£564,995	Spring 2025	A
10	Redwood	4-bedroom detached house with an integral single garage and 2 parking spaces	£564,995	Spring 2025	A
36	Daisy	2-bedroom detached bungalow with a single garage and 2 parking spaces	RESERVED	RESERVED	A
37	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£519,995	Summer 2025	A
38	Holly	3-bedroom detached chalet bungalow with a single garage and 2 parking spaces	£519,995	Summer 2025	A
39	Primrose	3-bedroom detached bungalow with a double garage and 2 parking spaces	£659,995	Summer 2025	A
40	Lilac	5-bedroom detached house with an integral double garage and 2 parking spaces	£774,995	Spring 2025	A
41	Grande Lilac	5-bedroom detached home with an integral double garage and 2 parking spaces	RESERVED	RESERVED	A
42	Violet	5-bedroom detached house set over 3 floors with a double garage and private driveway	£749,995	Spring 2025	A
43	Lilac	5-bedroom detached house with an integral double garage and 2 parking spaces	£774,995	Spring 2025	A
44	Lilac	5-bedroom detached house with an integral double garage and 2 parking spaces	£774,995	Spring 2025	A

Please contact our Sales Executives Karin on 01822 762 355 or littleorchard@bakerstatesltd.co.uk

Our Sales & Marketing suite is open Thursday – Monday 10am – 5pm – Book your appointment

Little Orchard, Tavistock, PL19 9DS

When closed, please contact Bradleys in Callington on 01579 382 999.

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, wdb to master 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.

Management Company

Estimated annual management company charge per plot per annum is £312.32 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

Autumn - September/October/November
Winter - December/January/February
Spring - March/April/May
Summer - June/July/August