

# Little Cotton Farm

DARTMOUTH, DEVON

A community of beautiful new 1, 2 & 3 bedroom  
Shared Ownership homes

*A home of your own*





# Contents

Welcome to Little Cotton Farm	3
Living at Little Cotton Farm	4
Local area	6
Get where you're going	8
Site plan	10
Floor plans	12
Specification	14
Shared Ownership explained	16
A guide to owning your own home	18
About Legal & General Affordable Homes	20



Bayards Cove at picturesque Dartmouth Harbour

## Welcome to Little Cotton Farm

With a long naval history, Dartmouth is an enchanting estuary town built on the western bank of the River Dart. Charming medieval and Elizabethan streetscapes await, inviting you to explore the narrow lanes and stone stairways, here, you'll find the impressive new community of Little Cotton Farm.

This collection of one, two and three bedroom homes are beautifully designed in a traditional style, yet full of modern touches. Every home has been built to the highest standards and the site has been carefully landscaped to create shared spaces that build a true sense of community.

Legal & General Affordable Homes is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your home with a lower deposit than is required to buy outright or with other buying schemes.



# Living at Little Cotton Farm



**Beautifully designed**  
Beautiful new homes designed with your lifestyle in mind.



**Express yourself**  
The neutral décor invites you to add your own touches and create your own look.



**Sit back in style**  
You'll immediately feel at home in the well-proportioned dining and living areas.

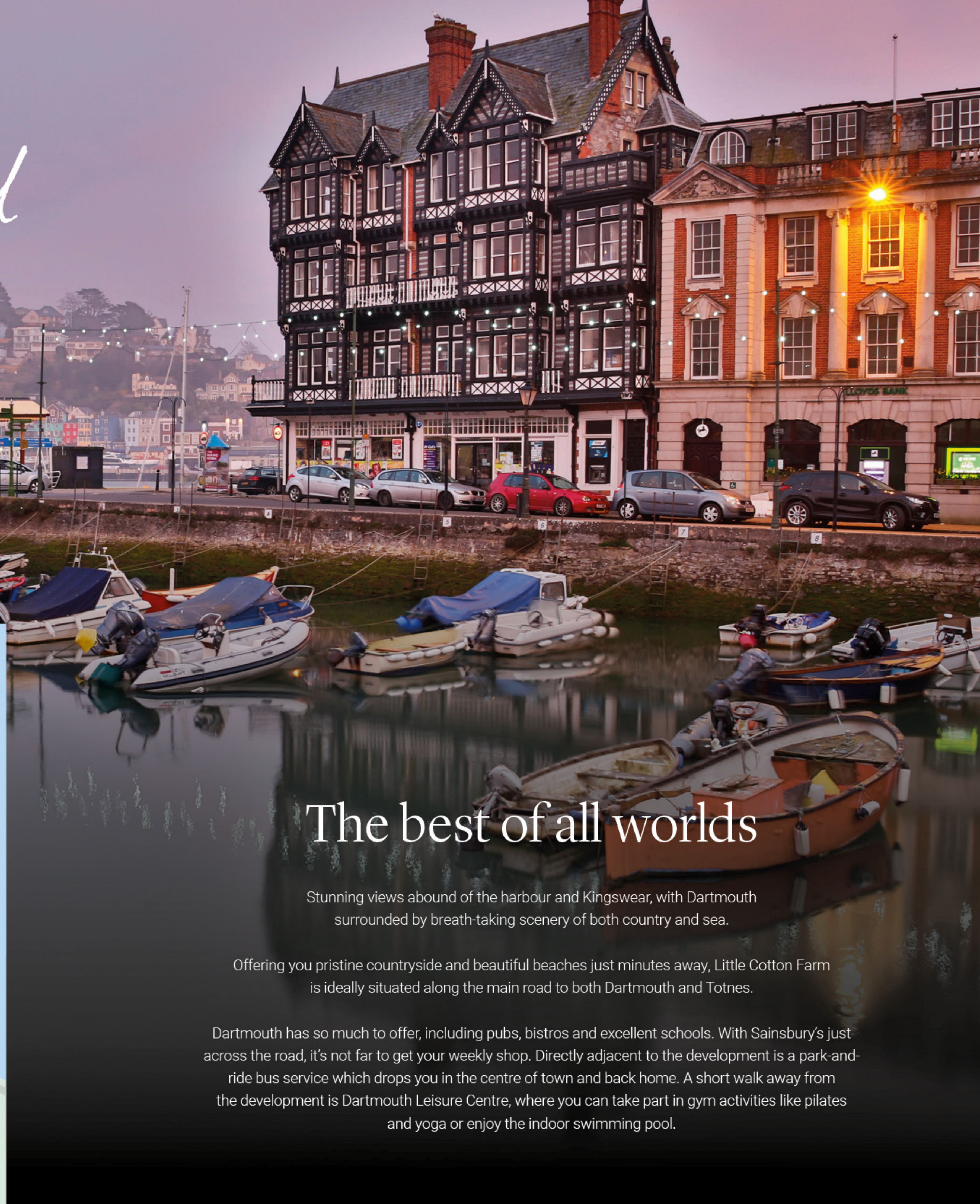


**Town and country**  
Offering you pristine countryside and beautiful beaches just minutes away.

Make yourself at home



An estuary steeped  
in naval history



## The best of all worlds

Stunning views abound of the harbour and Kingswear, with Dartmouth surrounded by breath-taking scenery of both country and sea.

Offering you pristine countryside and beautiful beaches just minutes away, Little Cotton Farm is ideally situated along the main road to both Dartmouth and Totnes.

Dartmouth has so much to offer, including pubs, bistros and excellent schools. With Sainsbury's just across the road, it's not far to get your weekly shop. Directly adjacent to the development is a park-and-ride bus service which drops you in the centre of town and back home. A short walk away from the development is Dartmouth Leisure Centre, where you can take part in gym activities like pilates and yoga or enjoy the indoor swimming pool.



# Delight along the South West coast

From the South West Coast Path to The Dart Valley Trail and the 22 miles of beautiful, nearby beaches, Dartmouth is the jewel in the crown of South Hams.

The Dartmouth Steam Railway & River Boat Company offers travel on the steam railway along the picturesque route between Paignton and Kingswear. An optional crossing of the River Dart on a foot passenger ferry to Dartmouth and boarding a boat for a circular river cruise around the river and estuary, gives plenty of wildlife viewing opportunities. The cruise takes you to the mouth of the river passing Kingswear and Dartmouth Castles, Dittisham village, Britannia Royal Naval College and Greenway House. Fun for the whole family.



## By Bicycle

Sainsbury's  
0.1 miles

Lidl Supermarket  
0.3 miles

Dartmouth Leisure Centre  
0.3 miles

Dartmouth Town Centre  
2 miles

Dartmouth Castle  
3.1 miles



## By Road

Coronation Park  
1.5 miles

Blackpool Sands  
3.0 miles

Dartmouth Golf & Country Club  
3.6 miles

Totnes Railway Station  
10.6 miles

Exeter Airport  
44 miles



## By Train

From Totnes Railway Station

Exeter Train Station  
31 minutes

Bristol Temple Meads Station  
1hr 31minutes

London  
2 hours 47 minutes



Dartmouth Castle and River Dart,  
adjacent to the South West Coastal Path



Blackpool Sands, Devon



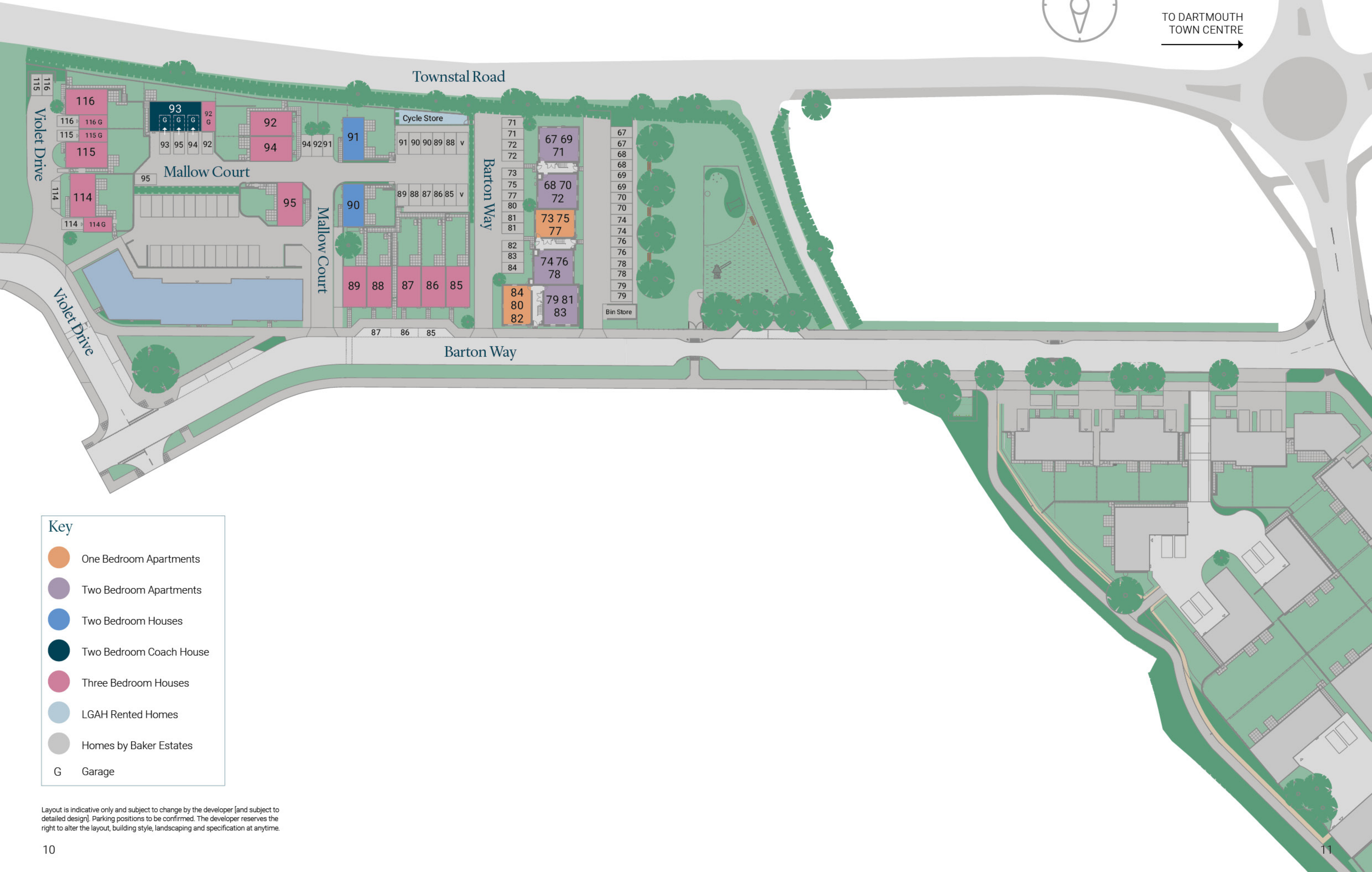
Dartmouth Town Centre



# Site Plan



TO DARTMOUTH  
TOWN CENTRE



Key

-  One Bedroom Apartments
-  Two Bedroom Apartments
-  Two Bedroom Houses
-  Two Bedroom Coach House
-  Three Bedroom Houses
-  LGAH Rented Homes
-  Homes by Baker Estates
-  G Garage

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.



# One Bedroom Apartment

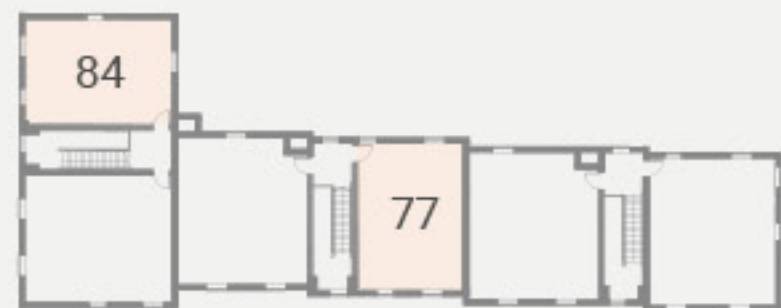
Plot Nos 73\*, 75\*, 77\*, 80, 82 & 84  
\* PLOTS 73, 75 & 77 ARE HANDED TO THE PLAN DRAWN



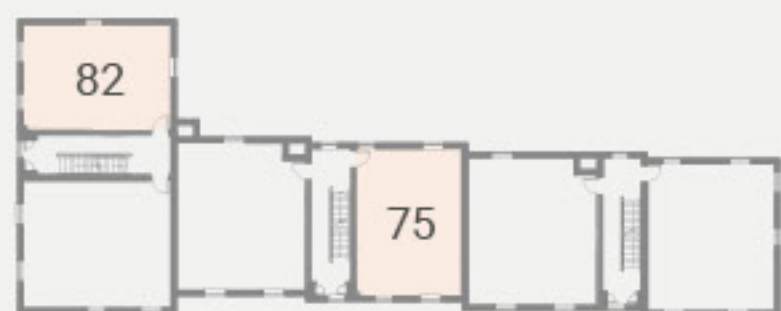
FRONT ELEVATION



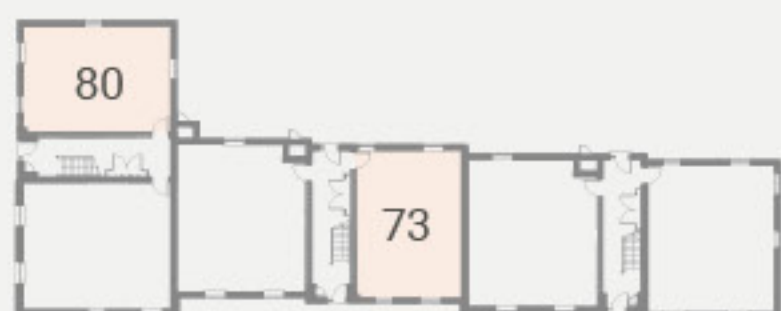
SIDE ELEVATION



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



## Key

FF - SPACE FOR FRIDGE / FREEZER    B - BOILER

## Dimensions

TOTAL AREA: 51 SQ M    549 SQ FT

	Length	Width	Length	Width
Living / Dining Room	3.78m x 3.31m	12' 5" x 10' 10"		
Kitchen	2.26m x 3.91m	7' 5" x 12' 10"		
Bedroom	5.05m x 2.77m	16' 7" x 9' 1"		



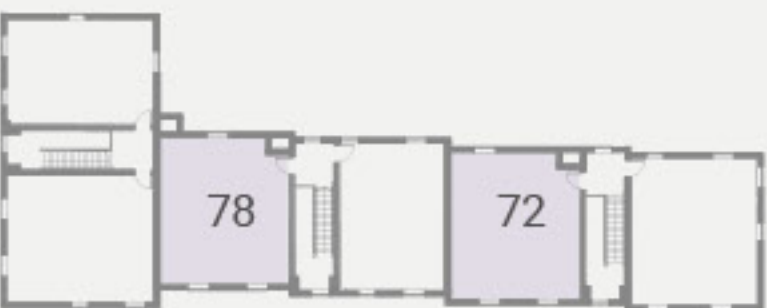
The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# Two Bedroom Apartment

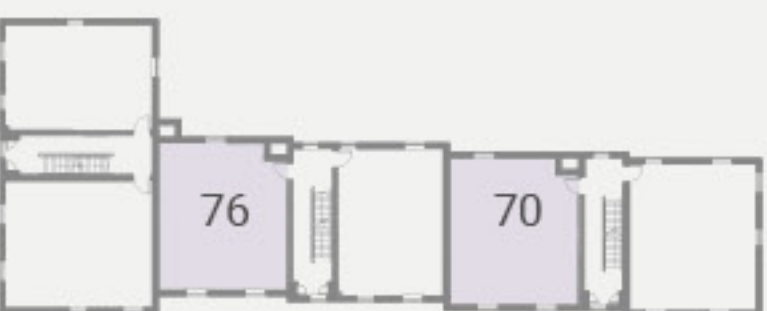
Plot Nos 68, 70, 72, 74, 76 & 78



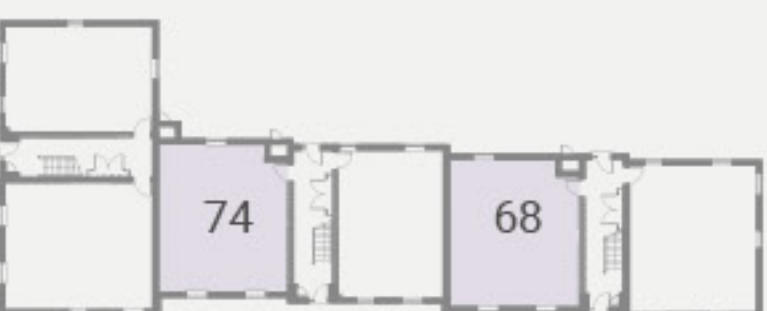
FRONT ELEVATION



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



## Key

FF - SPACE FOR FRIDGE / FREEZER    B - BOILER

## Dimensions

TOTAL AREA: 61 SQ M    657 SQ FT

	Length	Width	Length	Width
Living / Dining / Kitchen	6.10m x 4.24m	20' 0" x 13' 11"		
Bedroom 1	3.66m x 3.25m	12' 0" x 10' 8"		
Bedroom 2	2.25m x 4.24m	7' 5" x 13' 11"		



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# Two Bedroom Apartment

Plot Nos 67, 69, 71, 79, 81 & 83



FRONT ELEVATION



SIDE ELEVATION



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Window to Plots 67, 69 & 71 only

Window to Plots 67, 69 & 71 only

Key  
FF - SPACE FOR FRIDGE / FREEZER    B - BOILER

Dimensions	TOTAL AREA: 62 SQ M    667 SQ FT			
	Length	Width	Length	Width
Living / Dining / Kitchen	4.13m x 6.11m	13' 7" x 20' 1"		
Bedroom 1	3.25m x 3.66m	10' 8" x 12' 0"		
Bedroom 2	4.13m x 2.25m	13' 7" x 7' 5"		



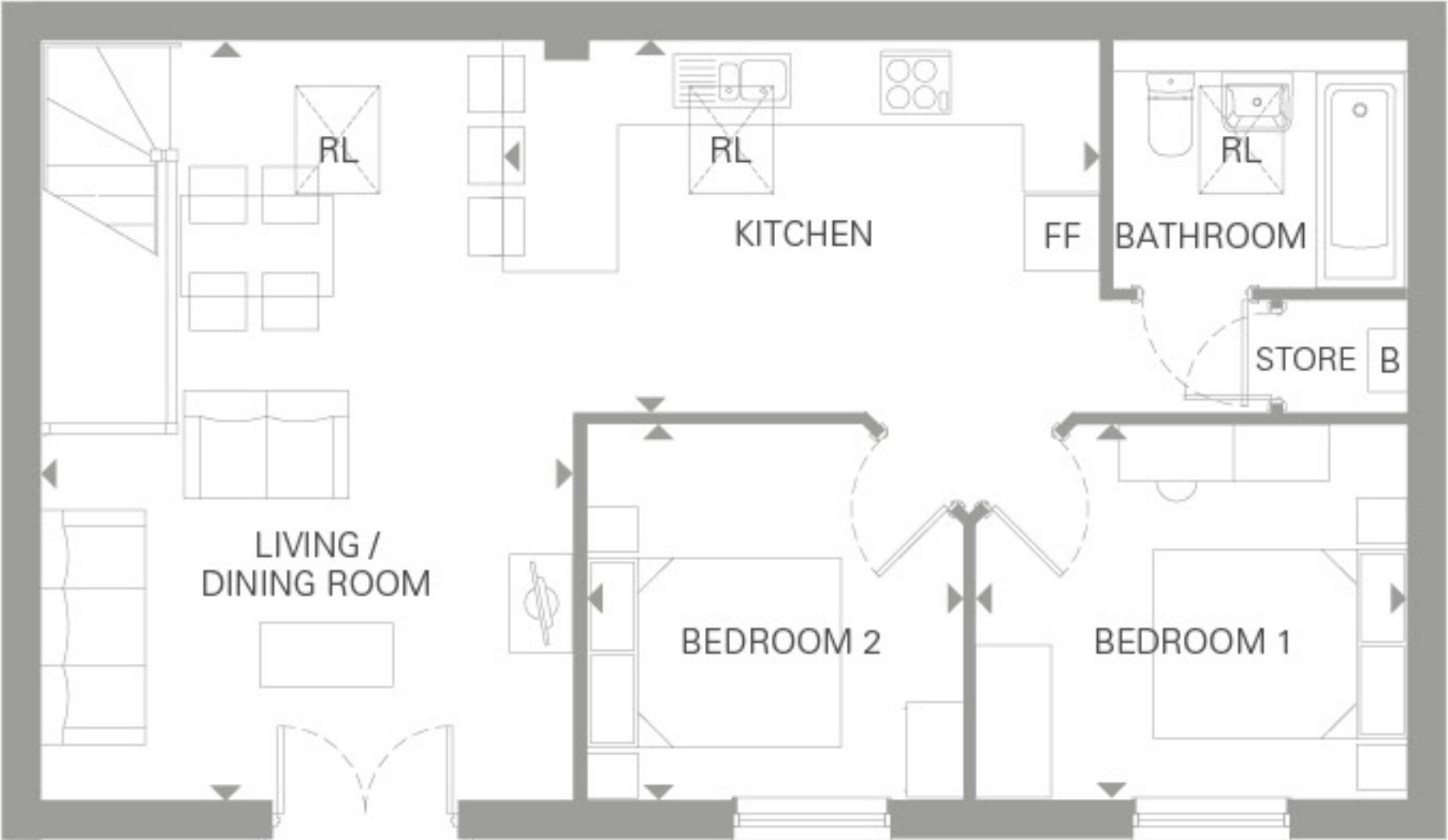
Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

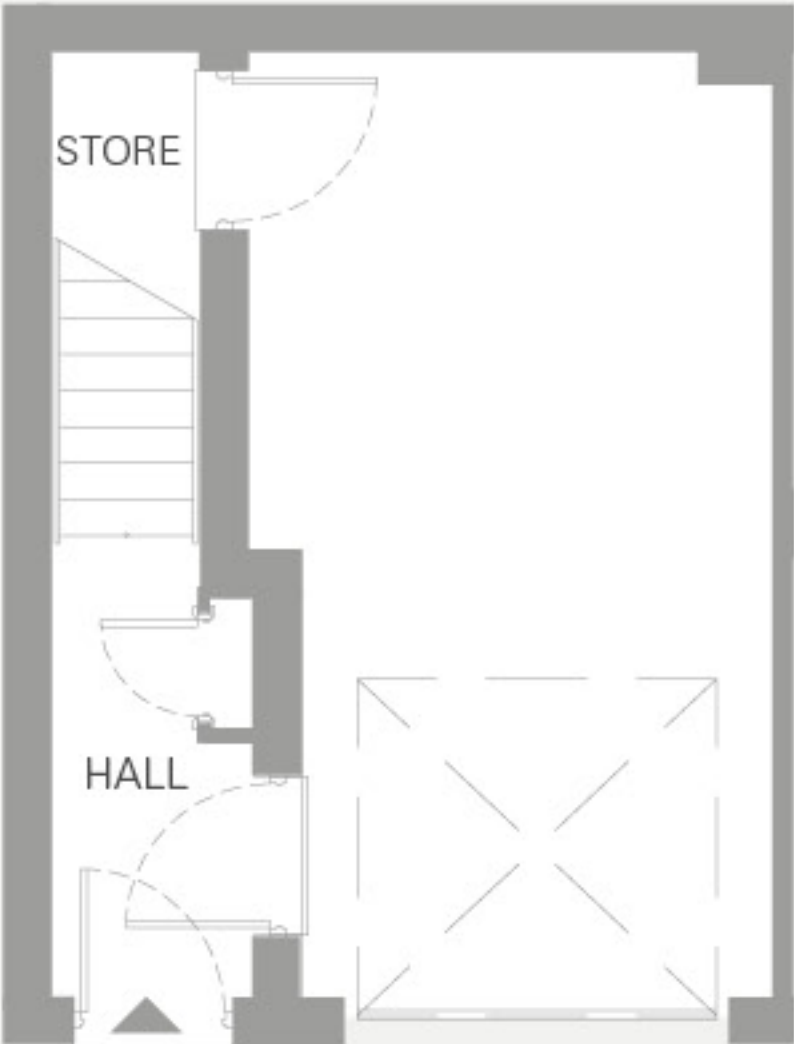
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# Two Bedroom Coach House

Plot No 93



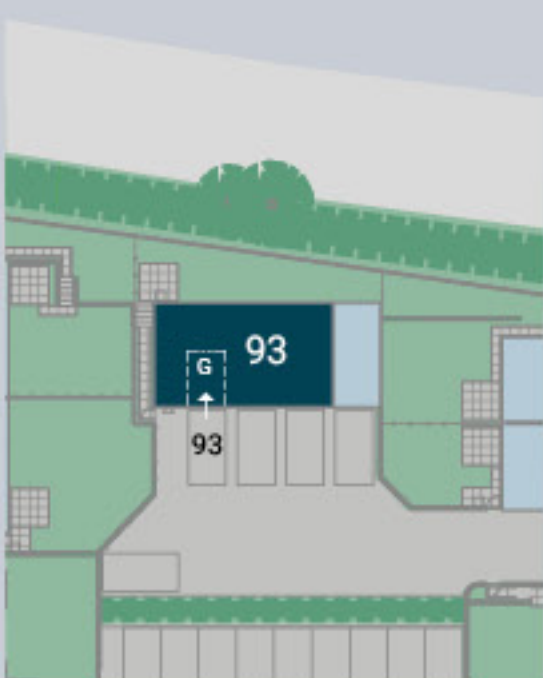
FIRST FLOOR



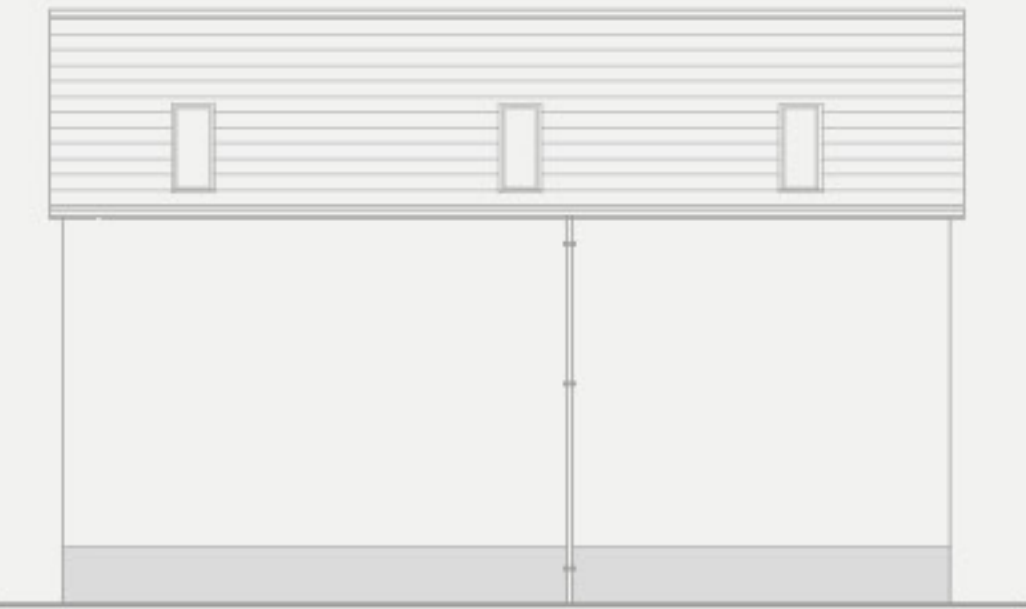
GROUND FLOOR

Key  
FF - SPACE FOR FRIDGE / FREEZER    B - BOILER    RL - ROOF LIGHT

Dimensions	TOTAL AREA: 69.5 SQ M    748 SQ FT			
	Length	Width	Length	Width
Living Room	5.95m x 4.18m	19' 6" x 13' 9"		
Kitchen / Dining Room	2.92m x 4.70m	9' 7" x 15' 5"		
Bedroom 1	2.94m x 3.38m	9' 8" x 11' 1"		
Bedroom 2	2.94m x 2.97m	9' 8" x 9' 9"		



FRONT ELEVATION



REAR ELEVATION

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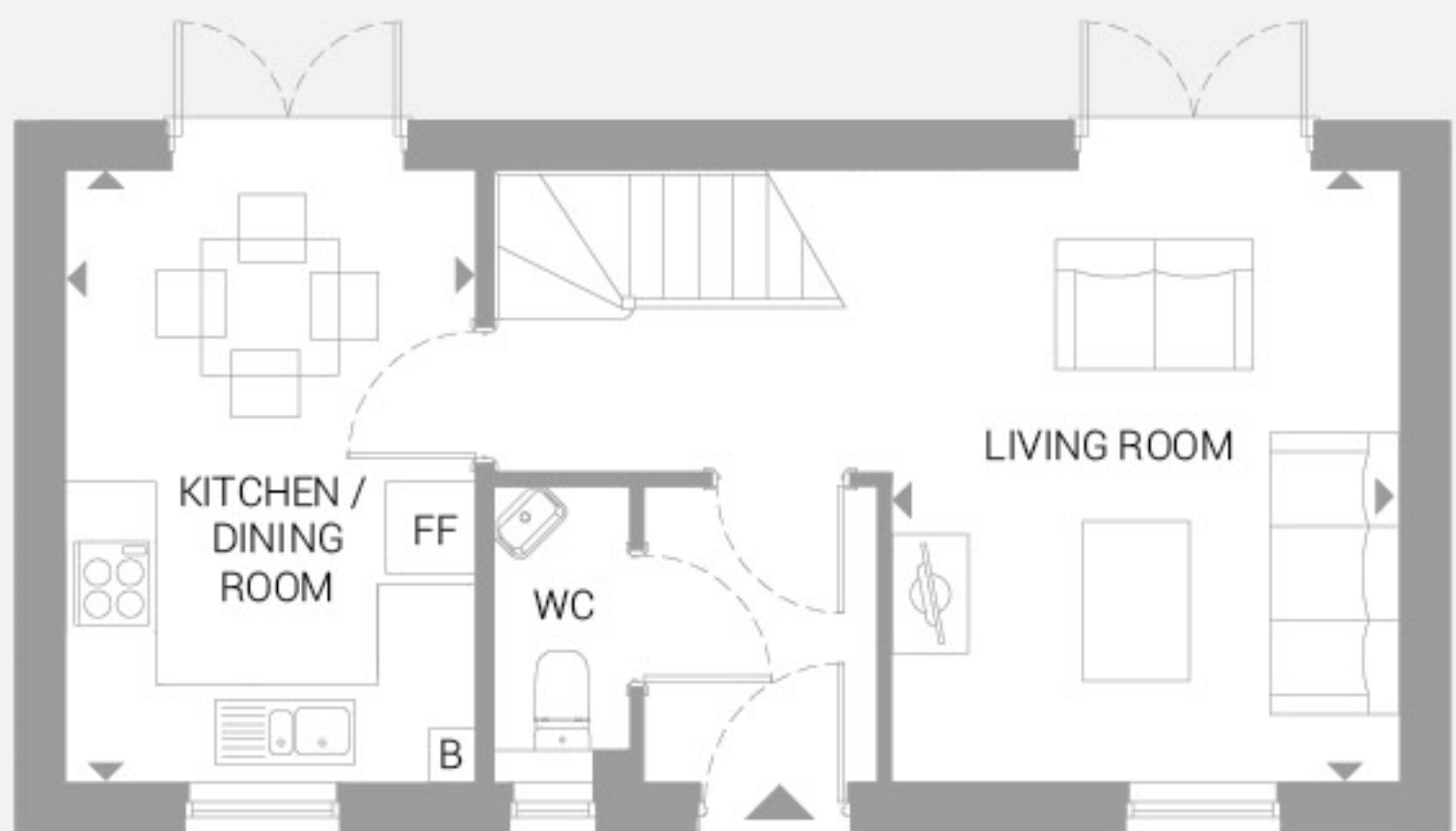


# Two Bedroom House

Plot Nos 90 & 91



FIRST FLOOR



GROUND FLOOR



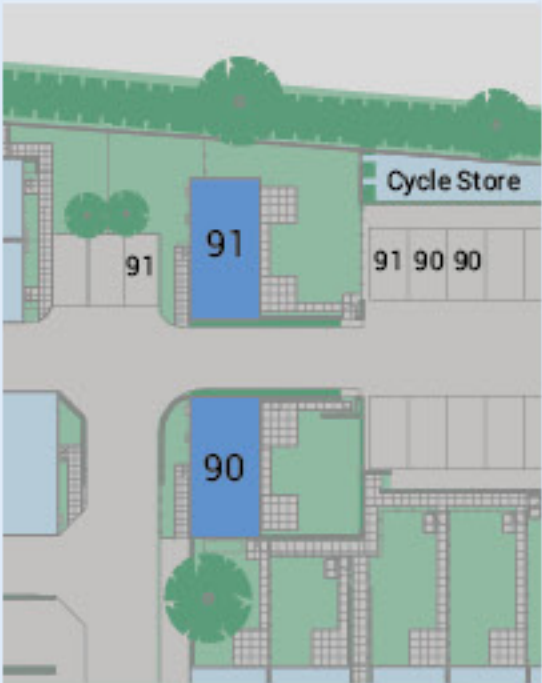
FRONT ELEVATION

Key

FF - SPACE FOR FRIDGE / FREEZER    B - BOILER

Dimensions    TOTAL AREA: 70.85 SQ M    762 SQ FT

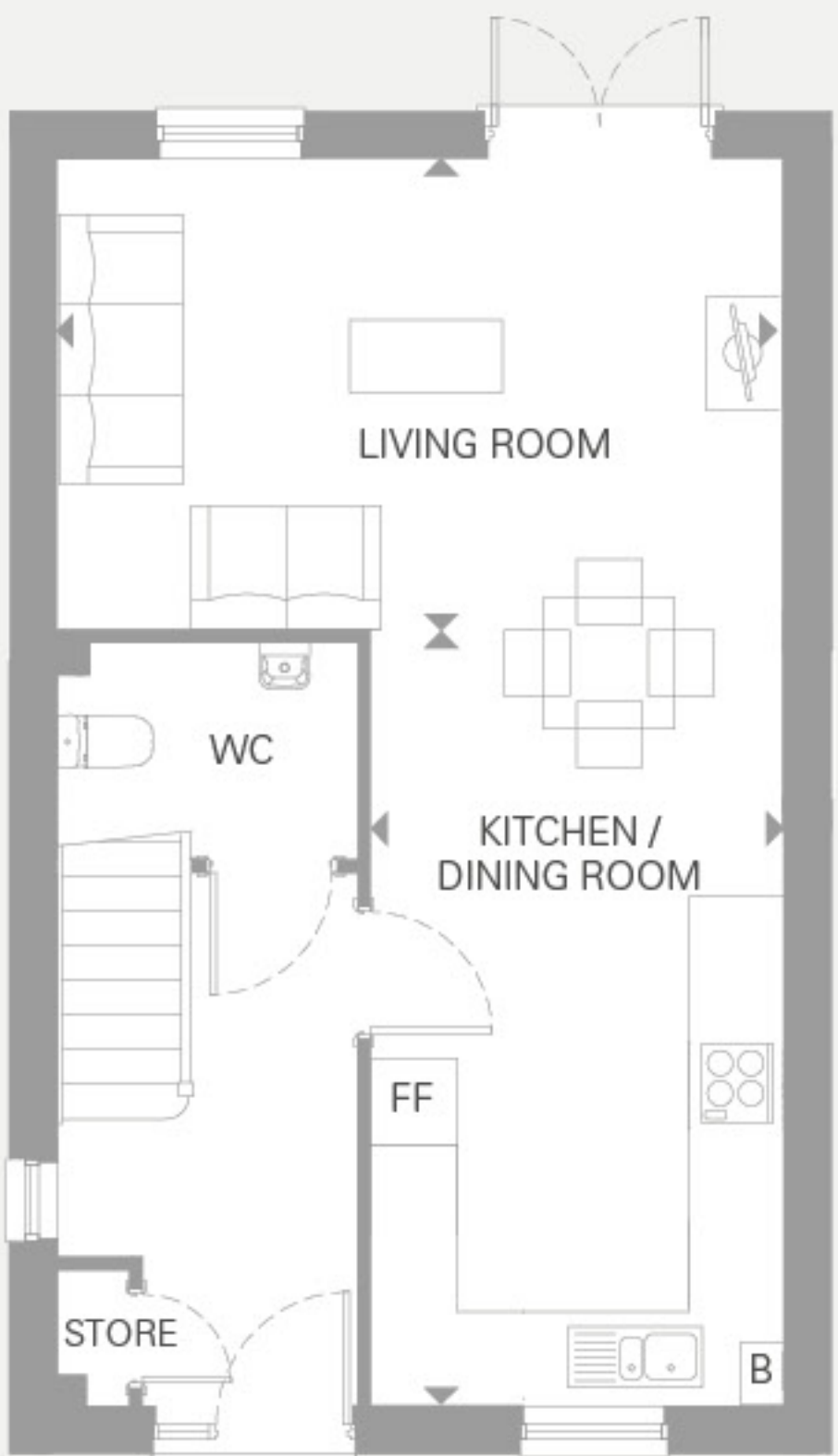
	Length	Width	Length	Width
Living Room	4.03m x 3.35m	13' 3" x 11' 0"		
Kitchen/ Dining Room	4.03m x 2.71m	13' 3" x 8' 11"		
Bedroom 1	4.03m x 3.41m	13' 3" x 11' 2"		
Bedroom 2	4.03m x 2.92m	13' 3" x 9' 7"		



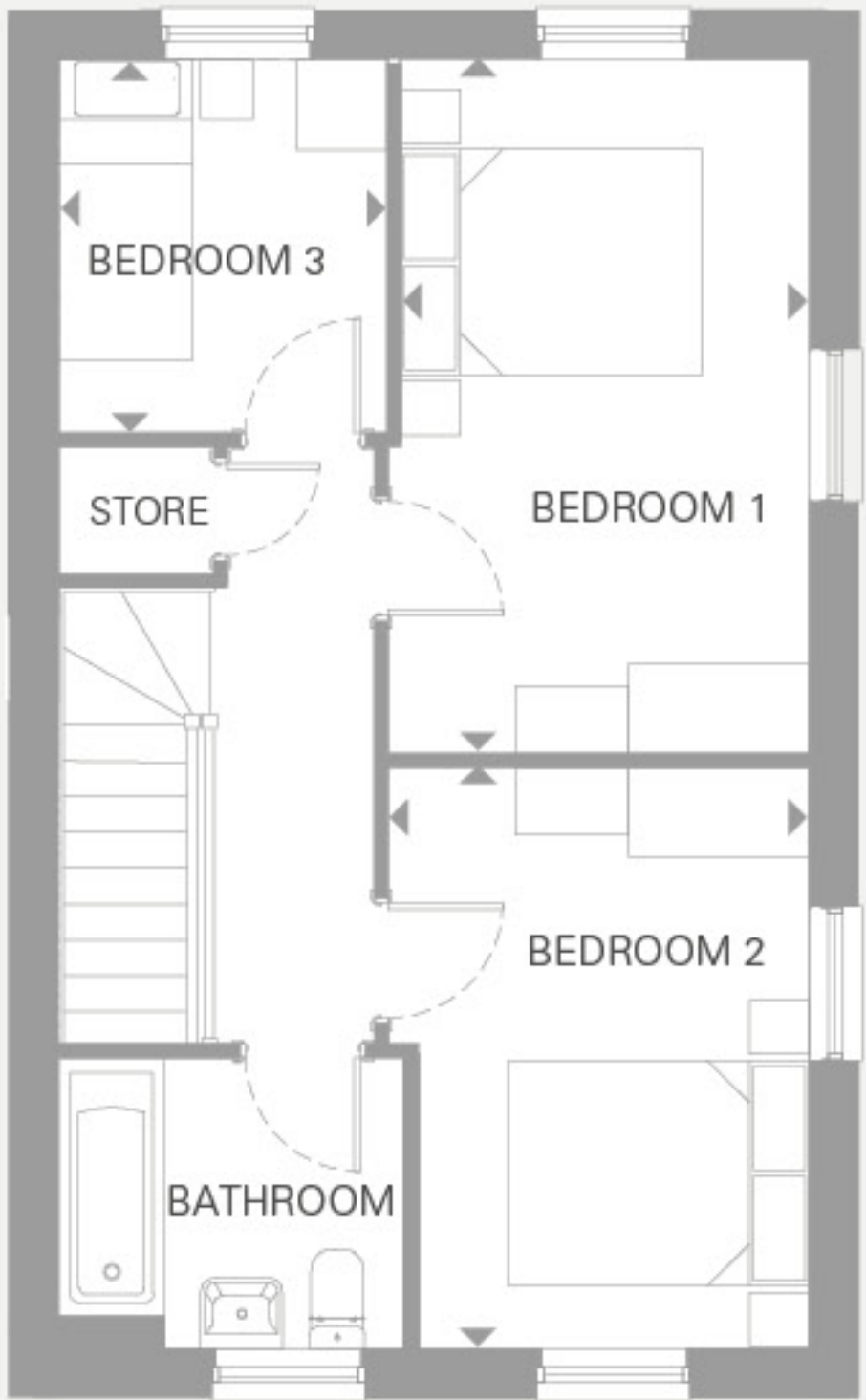
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# Three Bedroom House

Plot Nos 92\*, 94, 115 & 116\*



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION  
TO PLOTS 115 & 116\*



FRONT ELEVATION  
TO PLOTS 92\* & 94

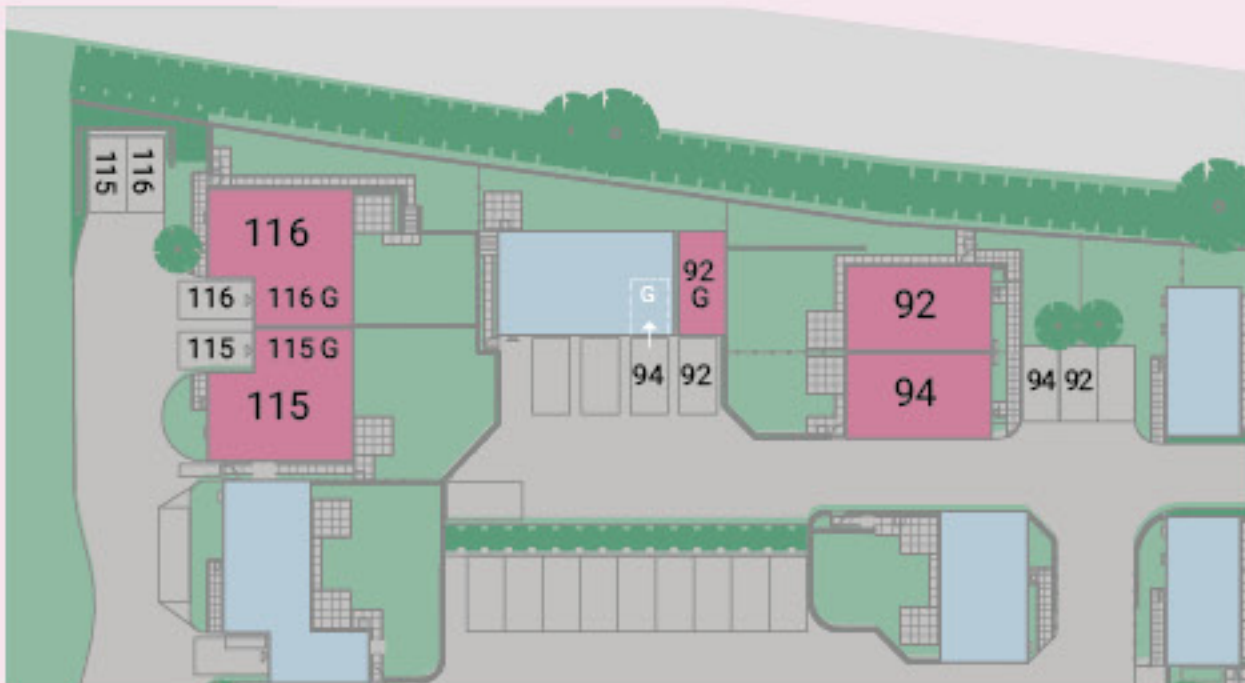
Key

FF - SPACE FOR FRIDGE / FREEZER    B - BOILER

\* Plots 92 & 116 are handed to the plan drawn

Dimensions    TOTAL AREA: 85.3 SQ M    919 SQ FT

	Length	Width	Length	Width
Living Room	3.23m x 4.98m	10' 7" x 16' 4"		
Kitchen/ Dining Room	5.33m x 2.84m	17' 6" x 9' 4"		
Bedroom 1	4.61m x 2.71m	15' 2" x 8' 11"		
Bedroom 2	3.86m x 2.60m	12' 8" x 8' 6"		
Bedroom 3	2.48m x 2.18m	8' 2" x 7' 2"		

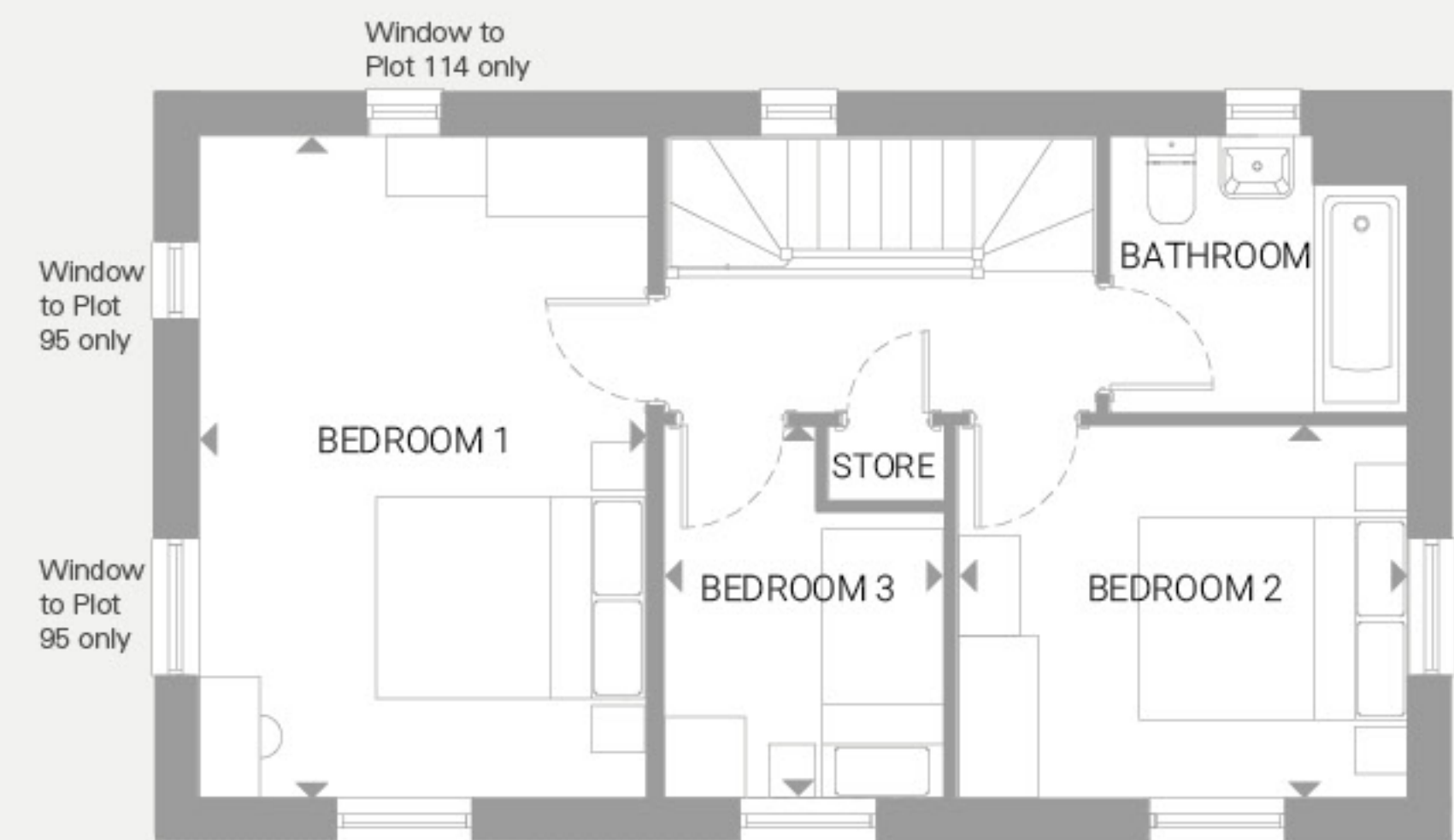


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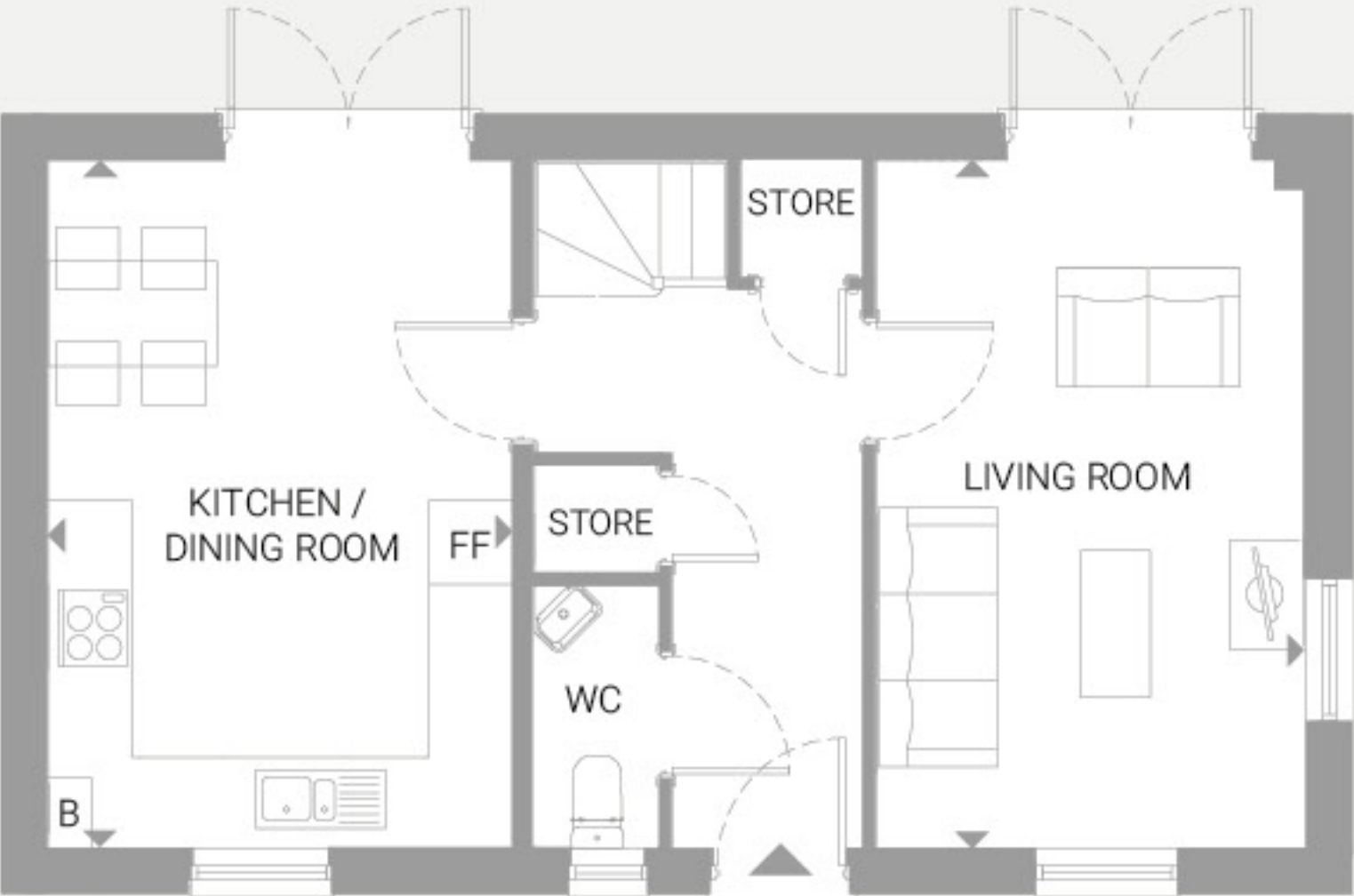


# Three Bedroom House

Plot Nos 95 & 114



FIRST FLOOR



GROUND FLOOR



FRONT ELEVATION

Key  
FF - SPACE FOR FRIDGE / FREEZER    B - BOILER

Dimensions	TOTAL AREA: 88.25 SQ M    949 SQ FT			
	Length	Width	Length	Width
Living Room	4.92m x 3.06m		16' 2" x 10' 1"	
Kitchen/ Dining Room	4.92m x 3.32m		16' 2" x 10' 11"	
Bedroom 1	4.92m x 3.34m		16' 2" x 10' 11"	
Bedroom 2	2.77m x 3.34m		9' 1" x 11' 0"	
Bedroom 3	2.12m x 2.09m		6' 11" x 6' 10"	



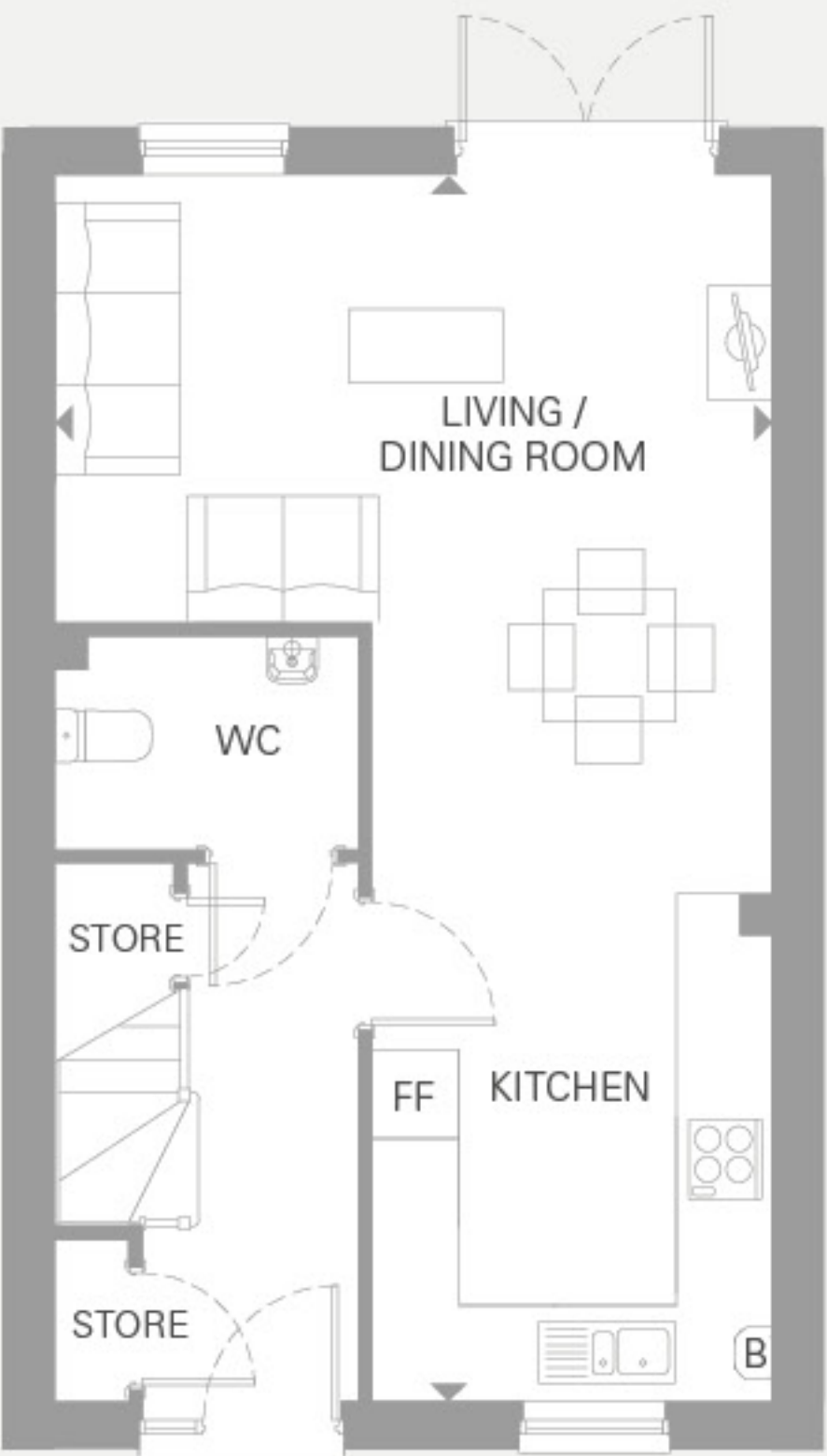
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# Three Bedroom House

Plot Nos 85, 86, 87, 88 & 89



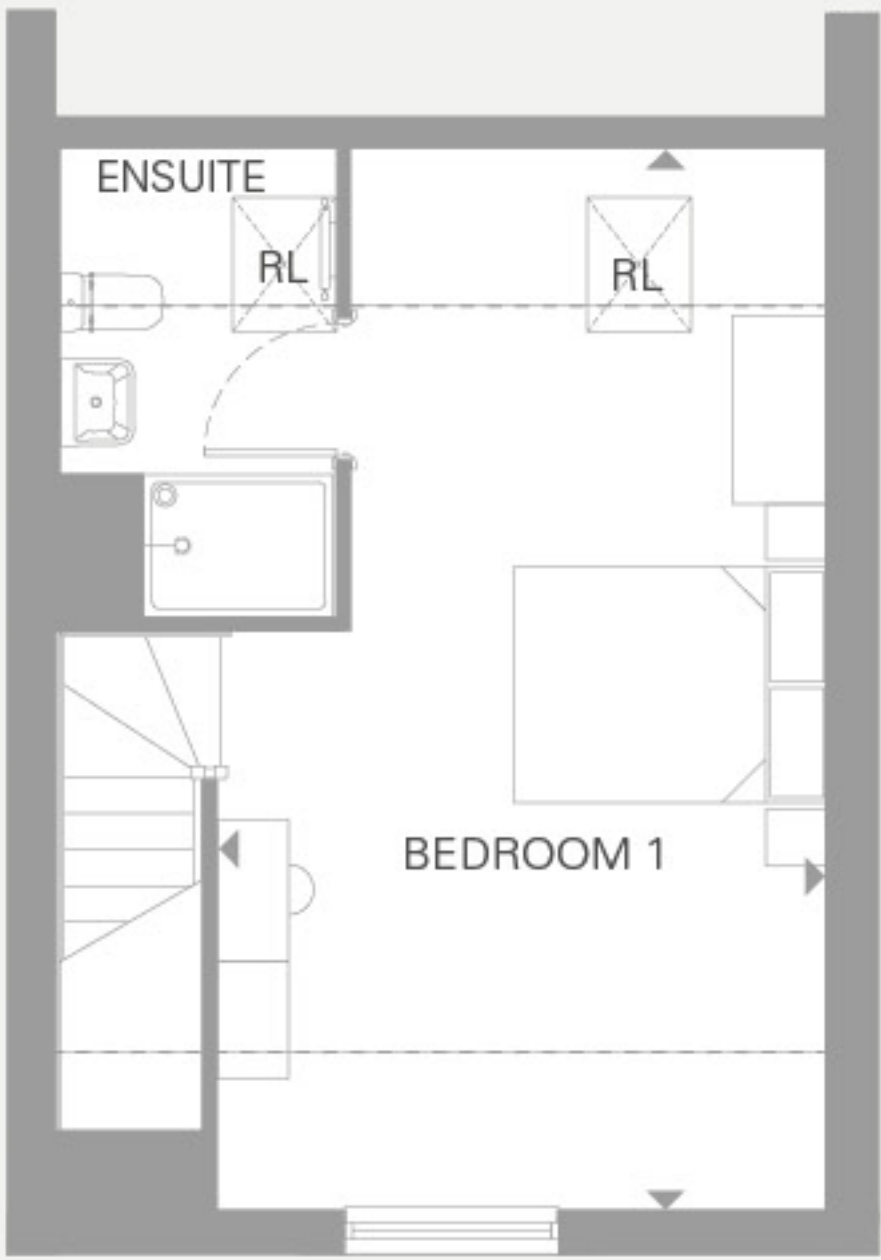
FRONT ELEVATION



GROUND FLOOR



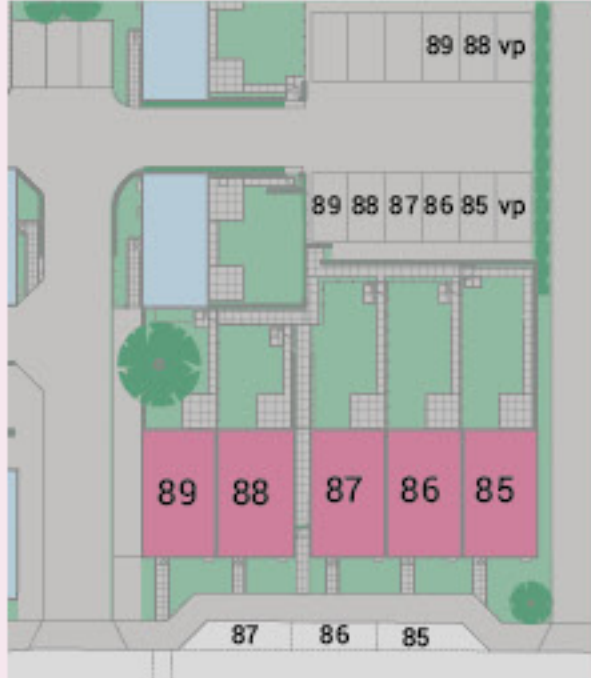
FIRST FLOOR



SECOND FLOOR

Key  
FF - SPACE FOR FRIDGE / FREEZER    B - BOILER    RL - ROOF LIGHT    - - - 2M HEAD HEIGHT

Dimensions	TOTAL AREA: 109.6 SQ M    1,180 SQ FT			
	Length	Width	Length	Width
Living Room	3.05m x 4.87m		10' 0" x 16' 0"	
Kitchen/ Dining Room	5.29m x 2.72m		17' 4" x 8' 11"	
Bedroom 1	6.74m x 3.87m		22' 1" x 12' 8"	
Bedroom 2	3.03m x 4.87m		9' 11" x 16' 0"	
Bedroom 3	2.88m x 2.73m		9' 5" x 8' 11"	



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# Specification

## Kitchen

- Contemporary matt kitchen in porcelain with chrome handles and under unit lighting
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Blanco stainless steel 1 ½ bowl sink with Blanco chrome mixer tap
- Zanussi electric single oven, ceramic hob and stainless-steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit for future dishwasher installation

## Cloakroom

- Contemporary white close coupled toilet and basin
- Chrome mixer taps
- Splashback tiling to basin

## Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer taps
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and splashback tiling to basin area
- Shaver socket
- Bathroom mirror
- Chrome heated towel rail

## Ensuite

- Contemporary white suite comprising close coupled WC, pedestal basin with chrome mixer taps
- Glass shower enclosure with white shower tray
- Thermostatic shower
- Porcelanosa large format wall tiling with splashback tiling to basin area
- Shaver socket
- Mirror
- Chrome heated towel rail

## Flooring

- Wood effect vinyl flooring to kitchen and or dining, cloakroom, bathroom and ensuite\*
- Carpet to hall, stairs, landing, living room and bedrooms



## General

- White PVCu double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White four panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

## Electrical

- Door bell
- Track light to kitchen
- Light fitting to cloakroom, bathroom and ensuites
- Pendant lighting to all other areas
- White sockets and switches
- TV point to living room and master bedroom with TV aerial

- Telephone point to hall/cupboard and living room
- Electrical spur for future alarm installation
- Heat, smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to front and rear elevation

## External

- Parking to all homes\*
- Paved patio area
- Turf to rear garden
- Audio phone entry to apartments

\* Please speak to the sales consultant for details by plot.

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.





# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 30% and 50% of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

This development has eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

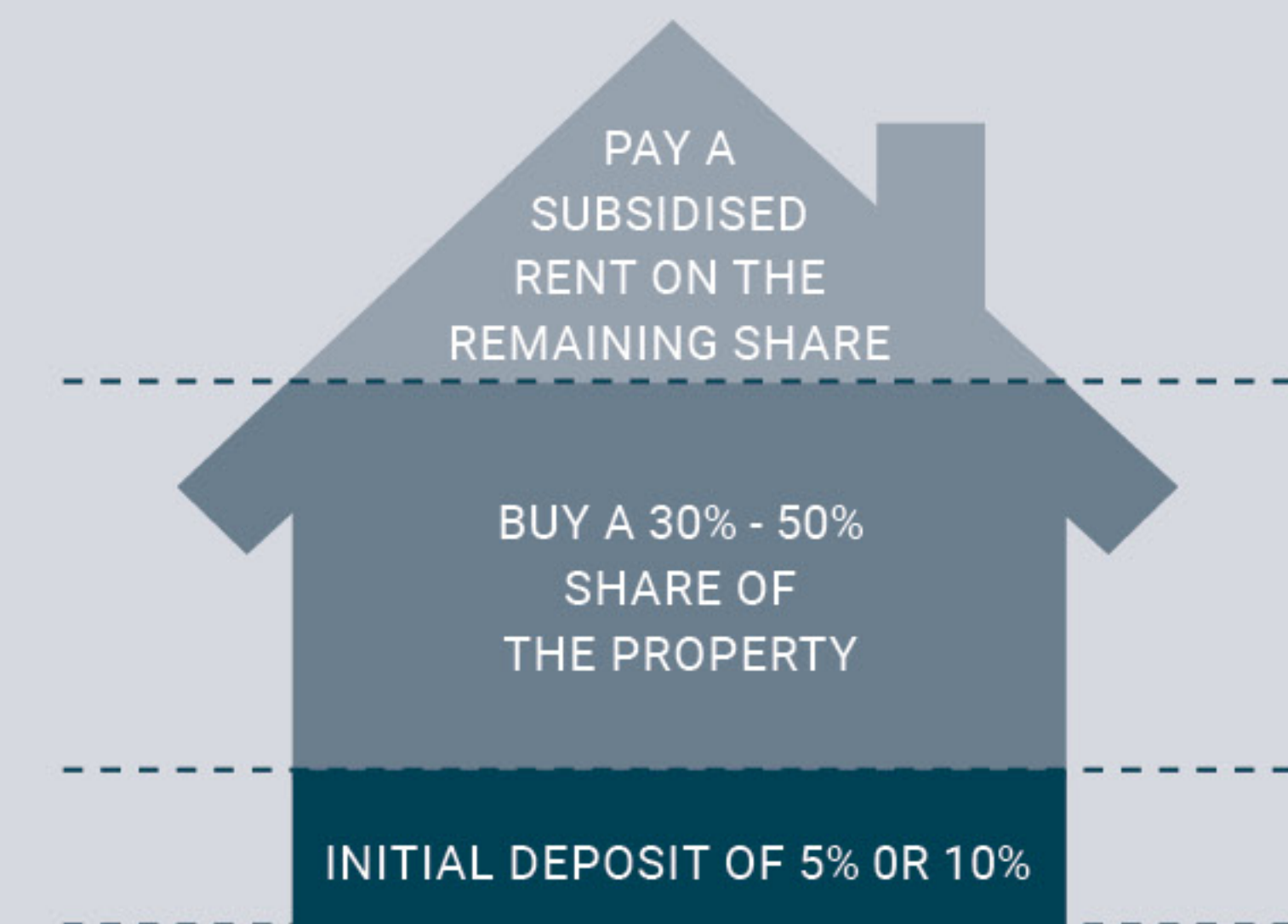
For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)



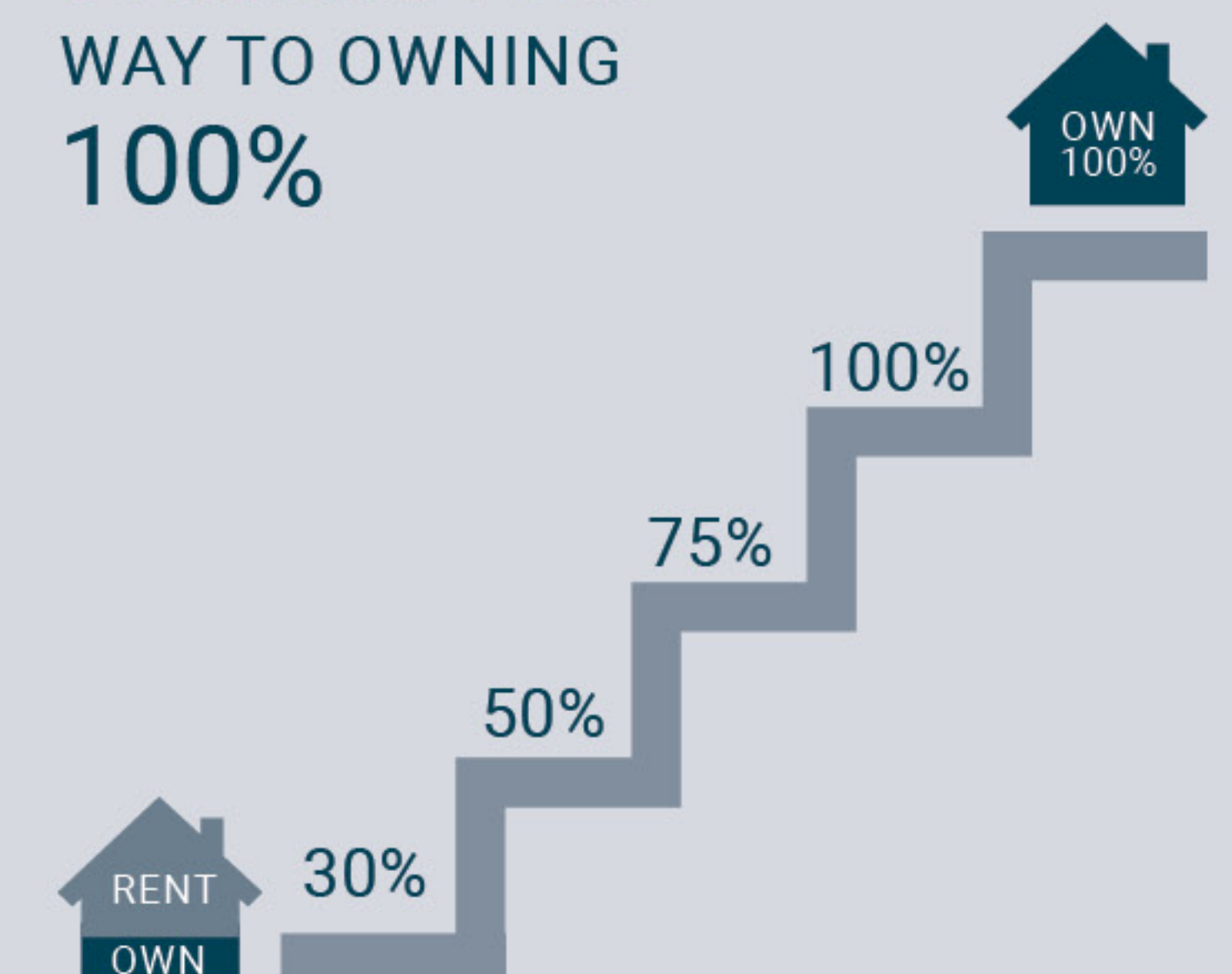
## Breakdown example of a new home at Little Cotton Farm



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%

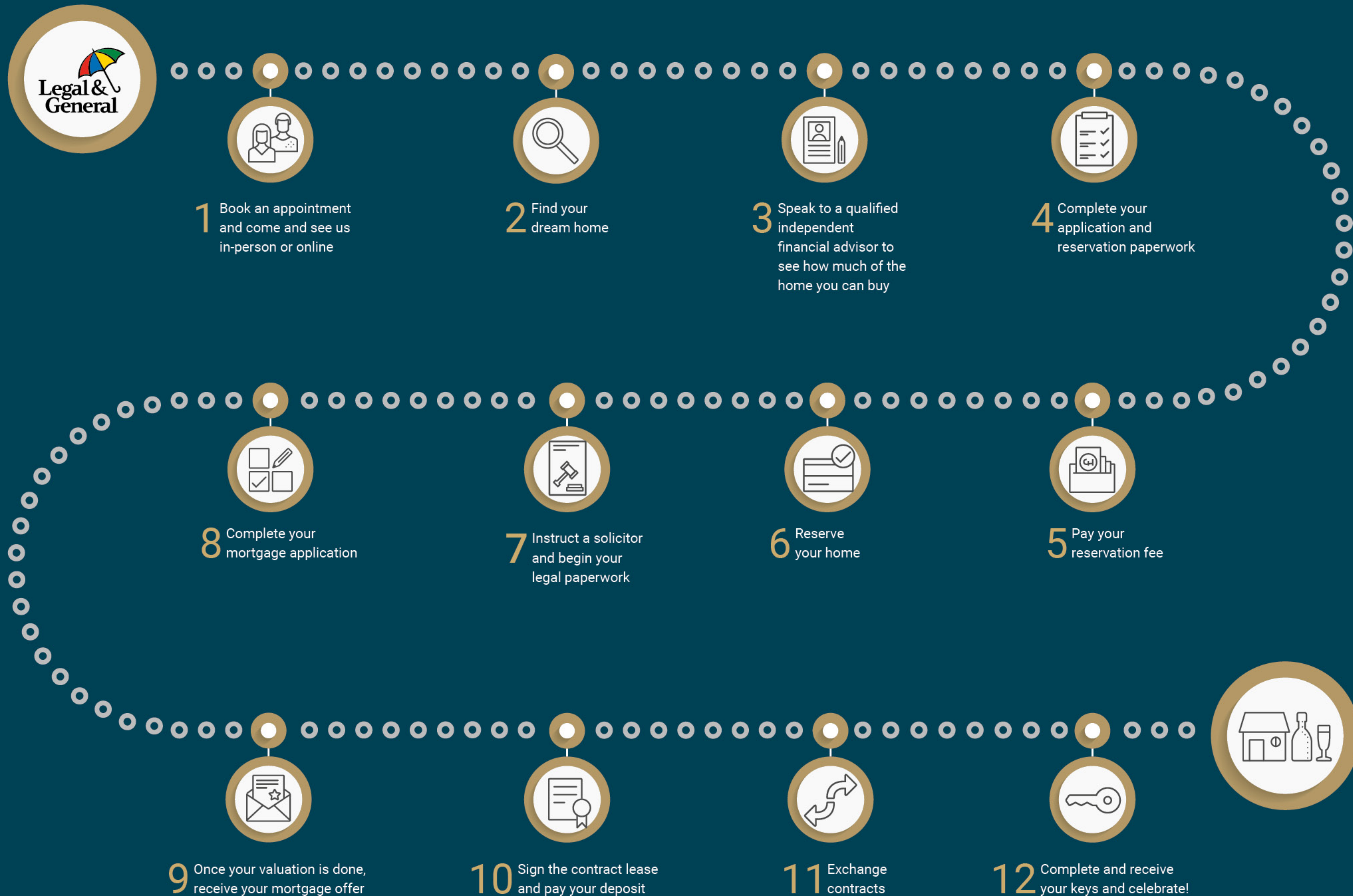


When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.



# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.







## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.



# Little Cotton Farm

TOWNSTAL ROAD, DARTMOUTH, DEVON TQ6 9HU

Call to book an appointment



0808 231 4580



[landgah.com/little-cotton-farm](https://landgah.com/little-cotton-farm)



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