



HARTLAND
Village
HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE



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Discover a village for life in the idyllic Hampshire countryside. Hartland Village brings St Edward's undisputed quality to a choice location, creating a new village of thoughtfully designed houses, apartments and amenities, surrounded by rich natural woodland.



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Hartland Village, located on the edge of Fleet, is in a part of Hampshire that is consistently voted one of Britain's 'best places to live'.



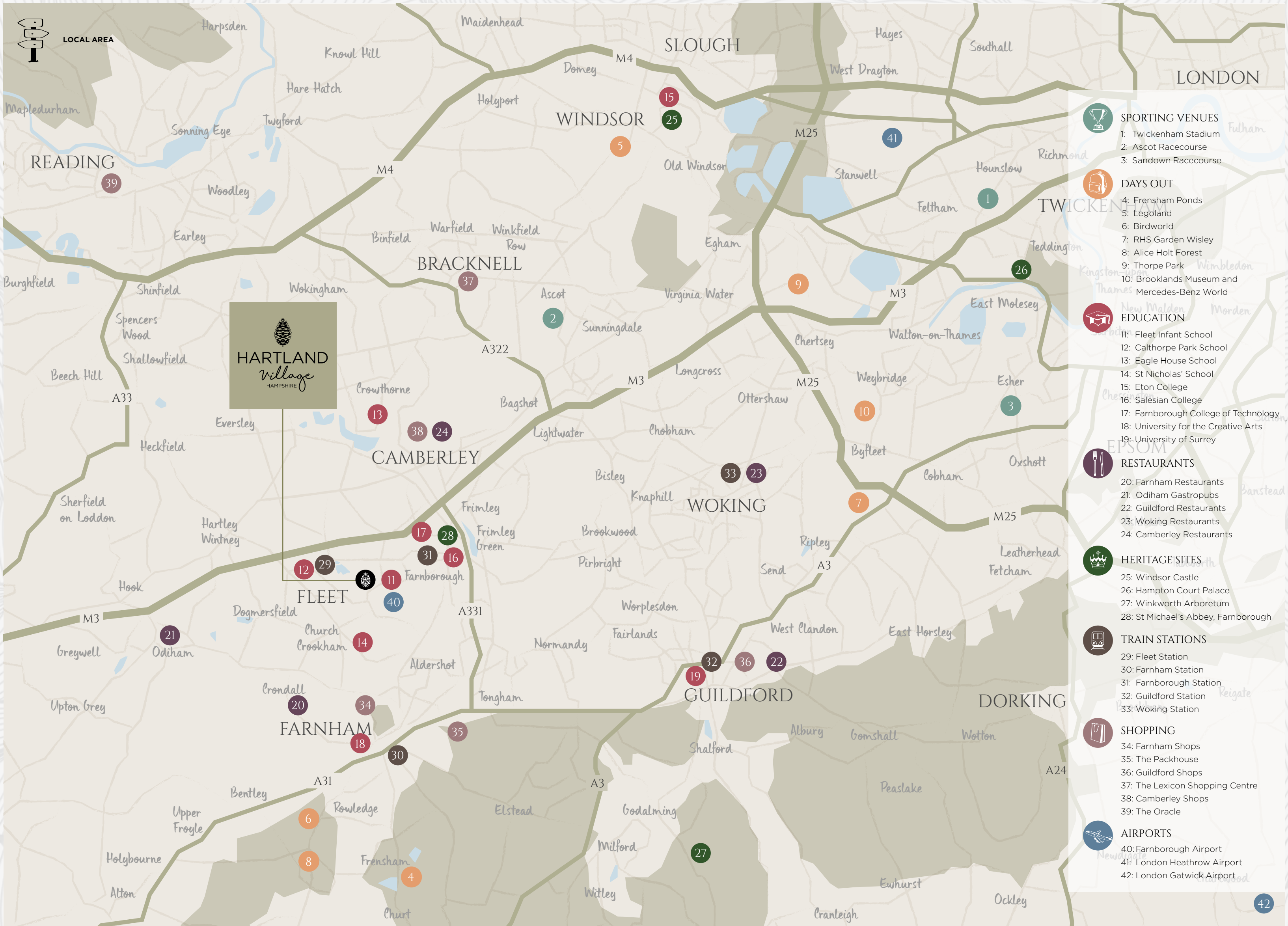
As a county, Hampshire has even more to enjoy. The landscape includes two National Parks, the South Downs and the New Forest.









The coastline offers the historic ports of Southampton and Portsmouth, the beaches of Bournemouth and the offshore charms of the Isle of Wight. Winchester is the county town, distinguished by its superb cathedral, while market towns such as Farnham and Romsey retain their historic appeal.

Hart District residents enjoy scenic countryside, good health and wellbeing, affluent lifestyles, and even better weather*.

*Halifax Quality of Life Survey





-  **SPORTING VENUES**
 1: Twickenham Stadium
 2: Ascot Racecourse
 3: Sandown Racecourse
-  **DAYS OUT**
 4: Frensham Ponds
 5: Legoland
 6: Birdworld
 7: RHS Garden Wisley
 8: Alice Holt Forest
 9: Thorpe Park
 10: Brooklands Museum and Mercedes-Benz World
-  **EDUCATION**
 11: Fleet Infant School
 12: Calthorpe Park School
 13: Eagle House School
 14: St Nicholas' School
 15: Eton College
 16: Salesian College
 17: Farnborough College of Technology
 18: University for the Creative Arts
 19: University of Surrey
-  **RESTAURANTS**
 20: Farnham Restaurants
 21: Odiham Gastropubs
 22: Guildford Restaurants
 23: Woking Restaurants
 24: Camberley Restaurants
-  **HERITAGE SITES**
 25: Windsor Castle
 26: Hampton Court Palace
 27: Winkworth Arboretum
 28: St Michael's Abbey, Farnborough
-  **TRAIN STATIONS**
 29: Fleet Station
 30: Farnham Station
 31: Farnborough Station
 32: Guildford Station
 33: Woking Station
-  **SHOPPING**
 34: Farnham Shops
 35: The Packhouse
 36: Guildford Shops
 37: The Lexicon Shopping Centre
 38: Camberley Shops
 39: The Oracle
-  **AIRPORTS**
 40: Farnborough Airport
 41: London Heathrow Airport
 42: London Gatwick Airport

VENTURE
*into a natural
wonderland*





LOCAL AREA

Unlimited places to EXPLORE

- Alice Holt Forest
36 MINS
- Frensham Ponds
30 MINS
- Coral Reef Waterworld
19 MINS
- The Lookout Discovery Centre
17 MINS
- Oak Park Golf Course
13 MINS
- Gravity Force Trampoline Park
12 MINS
- Hawley Lake
11 MINS
- Vue Cinema, Farnborough
8 MINS
- Oakley Park
7 MINS
- The Harlington, Fleet
7 MINS
- Farnborough Leisure Centre
6 MINS

Travel times by car in light or moderate traffic.
Source: Google maps



Whether you're an outdoor or an indoor type, the area around Hartland Village provides countless ways to enjoy your leisure hours.



Alice Holt Forest, Frensham Ponds and Fleet Pond are all beautiful natural places to spend time. You could learn to sail on Hawley Lake, or play golf at the North Hants or Oak Park clubs, while Oakley Park in Fleet provides traditional swings and sports pitches.

Indoor activity is just as exhilarating. There is the adrenaline rush of the giant waterslides at Coral Reef Waterworld in Bracknell. High energy fun can be had at Gravity Force Trampoline Park in Camberley, while the Lookout Discovery Centre in Bracknell is a great place for children to get hands-on with scientific experiences.

Leisure centres in Fleet, Farnborough and Farnham all offer sports and fitness facilities for all ages and abilities. Or if you just want to sit back and be entertained, Farnborough and Camberley each have a Vue Cinema, and in Fleet, The Harlington puts on a programme of music, film, comedy and panto.



Within a few miles of Hartland Village are villages that have been established for generations, and where a traditional way of life continues in its timeless fashion.



Historic and picturesque, these are places that epitomise the quintessential village lifestyle, with their welcoming communities and more relaxed pace of life. Pubs of course are a traditional focus of village life, and there are plenty to try. Hartley Wintney has The Shoulder of Mutton and The Phoenix Inn, and Crookham Village has The Exchequer and The Fox and Hounds, all of which serve great food.

History can be glimpsed at King John's Castle and the Norman church in Odiham, or in the many old buildings of Greywell's Conservation Area. Hartley Wintney has a village pond with a quaint thatched duck house, and is home to the oldest cricket club in Hampshire. They are all beautiful places to visit and explore with family and friends.

The Basingstoke Canal, whose own history goes back to the 18th century, passes through Greywell, Odiham and Crookham Village, giving the opportunity for towpath strolls and leisurely boat trips.



EXPERIENCE
*traditional
village living*



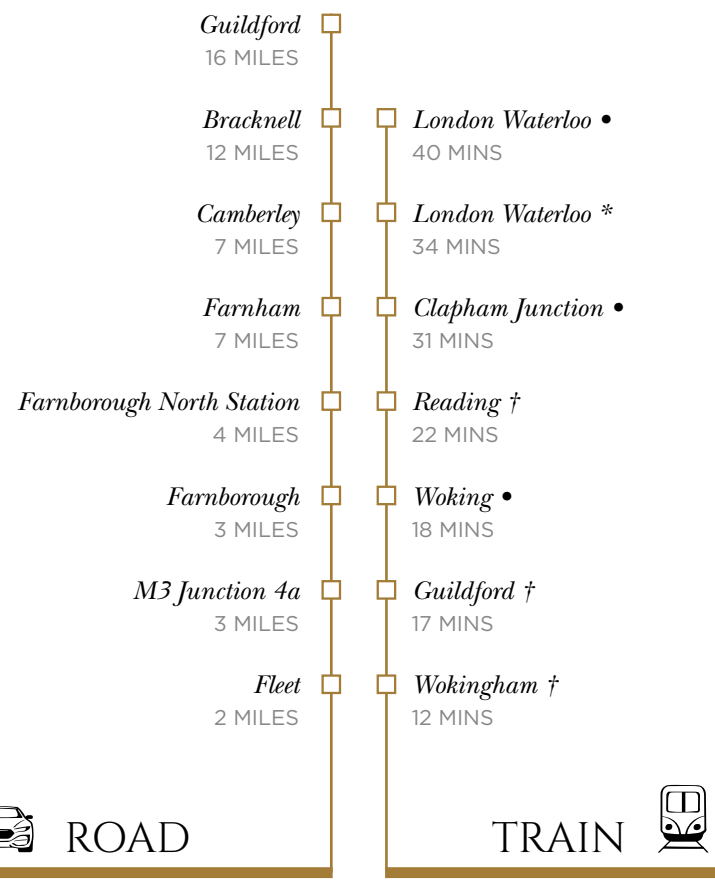
Spend time with
NATURE



Commuters have two stations to choose from, both within easy reach.

Fleet Station, 2.5 miles from Hartland Village, offers a journey time to London Waterloo via Woking, of approximately 40 minutes. At 3.5 miles, Farnborough Main Station is only a little further away, and trains run from here to London Waterloo in as little as 34 minutes.

For non-London travel, Farnborough North Station is on the line to Reading (22 minutes) and Guildford (17 minutes). Road users will also find it easy to get around, with junction 4a of the M3 only 2.5 miles from home.



Timeline sources: www.google.co.uk/maps and tfl.gov.uk
† Times from Farnborough North Station
* Times from Farnborough Main Station
• Times from Fleet



Life is a
JOURNEY



QUEST
for knowledge

1.3 MILES AWAY

The closest school to Hartland Village, Fleet Infant School is Ofsted rated Outstanding

AGES 11 - 16

Mixed secondary Calthorpe Park School is 3.3 miles away and Ofsted rated Good

OUTSTANDING

3.4 miles from the development, Elvetham Heath Primary School is Ofsted rated Outstanding

NUMBER 1

St Nicholas' School, 3.3 miles away, topped Hampshire education league table in 2016

76% A* - B

A-Level results at independent secondary school Salesian College, 4.4 miles away

TOP RATED

3.2 miles away, Farnborough College of Technology offers hundreds of courses and is Ofsted rated Outstanding



There is an excellent choice of educational opportunities for children and young people of all ages in the local area.



Schools and colleges close to Hartland Village reach high standards. Elvetham Heath Primary School and Fleet Infant School are both Ofsted rated Outstanding, and Calthorpe Park School, for older children, is Good.

Independent schools, all with an ISI Excellent rating, include St Nicholas' School, Farnborough Hill and Salesian College. Farnborough College of Technology provides a very wide range of courses: degrees, apprenticeships, vocational and technical studies, adult education, GCSEs and short courses.



PLACES
with character





Charming cafés, welcoming gastropubs, independent eateries, cocktail bars and casual bistros: the local dining scene has something for all tastes.



Between them, Fleet, Farnborough, Camberley and the outlying villages offer an excellent choice of dining out. Local cafés serve traditional breakfasts, light lunches, wickedly tempting cakes, pastries and expertly made coffee.

For an evening out or dinner with friends, there are upmarket gastropubs such as The Exchequer in Fleet, Bel & The Dragon in Odiham and the The Swan in Farnborough. Choose between family favourites such as Brasserie Blanc and Bill's in nearby Farnham, independent restaurants of different nationalities such as Trattoria La Casa in Fleet, and a sophisticated night out at The Aviator, Farnborough's luxury hotel with an award-winning brasserie and cocktail bar. Whatever the occasion, you will have plenty to tempt you.



SEEK OUT
*your favourite
flavours*



PURSUE
*your ideal
lifestyle*



Local shops include original choices and independent businesses, where you're sure to find exactly what you're looking for.



You might start your search at Packhouse, between Farnham and Guildford, a former hop kiln that's now a treasure house of vintage finds, antiques, original fashion accessories and gifts, with the emphasis on British design. It's unique and intriguing.

For more comprehensive retail therapy and top high street brands, there is Guildford with its extensive range of shops. Large department stores in the area include John Lewis at Home just outside Basingstoke, and M&S at The Meadows near Camberley.



PICK OUT
something special



SHOPPING



A matter of TASTE



*As a change from the regular supermarket shop,
explore the markets and independent suppliers
in the surrounding towns.*



Markets have been a feature of country life for hundreds of years, and continue to thrive in the Hampshire towns. Farnham has a monthly farmers' market and stalls selling jewellery, crafts, produce and antiques, while Fleet offers a general market every Saturday.

You will also find a tempting range of independent food shops, such as Loaf bakery in Fleet and Farnham, and Morgan's butcher in Farnham. Delicatessens include Blue Pig in Farnborough, and Morello's and Downing Street Deli in Farnham.

These stores and markets offer a more personal way to shop and open you up to a whole host of delicious local produce and interesting finds.



DISCOVER...





...A VILLAGE FOR LIFE

*The new community in the
Hampshire countryside*

*Hartland Village brings St Edward's undisputed quality to a superb location
close to Fleet in Hampshire. With our wide range of homes and apartments,
and glorious natural setting, there's nothing else like it in the area.*



DEVELOPMENT



PARKS AND GREEN SPACES

- 1: Country Park
- 2: Village Green
- 3: Linear Park
- 4: Green Routes and Spaces
- 5: School Playing Fields



LAKESIDE (PHASE 1)



VILLAGE CENTRE



PRIMARY SCHOOL



DEVELOPMENT



BE INSPIRED
by our vision



St Edward's vision is for Hartland Village to be a highly sustainable community, defined by our traditional values and woodland setting, yet firmly connected to modern life, with amenities such as Hyperoptic broadband, 21 times faster than standard broadband.



The huge choice of properties, from one bedroom apartments to five bedroom houses, means all kinds of people will make their homes at Hartland Village. First time buyers and those looking to downsize will be neighbours, while families of all sizes and ages will get to know each other. Interests, experiences and wisdom can be shared, as people get together for social events and street parties, or just a companionable morning stroll.

With the beautiful semi-rural setting as a backdrop, and a sense of arrival as you cross the bridge over the lake at the entrance, every day will be an inspiration at Hartland Village.



Take a
CLOSER LOOK



The Village Centre will be the hub of Hartland Village, the location for a range of services and shops, as well as being the focus of local life.



The attractively landscaped paved area will have outdoor seating. It will be a place where you can meet friends and neighbours, do some shopping and join community events.

The Village Centre has over 20,000 sq. ft. of indoor space, so will easily be able to accommodate all the everyday facilities, healthcare, fitness and wellbeing, and local shops offering those everyday necessities.

As Hartland Village evolves, it will provide all the amenities and features that animate a development and turn it into a community.

20,000
SQ. FT.

*of Village Centre
community and
commercial space*

ON YOUR DOORSTEP

*The everyday shops and
services you need for that
village feel*

FIT AND WELL

*Enjoy every day with a
village wellness centre, sport
and fitness facilities and
acres of outdoor space*

A village
UNFOLDS





DEVELOPMENT

28 ACRES



of open space within the development for you to explore

RESIDENT MEETINGS

Get to know each other and the community

SOCIAL SPACES

Community hall and village green for residents to organise their own gatherings

EVENTS FOR ALL



From outdoor cinema screenings to Christmas carols, a programme of events throughout the year

CHILD'S PLAY



On-site school, nursery and play areas where children – and parents – can make friends

SIGN UP

A range of groups and activities to get involved with, whatever your interest

GET INVOLVED

in the community



Hartland Village will be a wonderful place to live, with the social spaces, mix of homes and facilities that help build a real community spirit and sense of belonging.



Neighbours will become friends as the village grows and a community network starts to build. Resident meetings will be held, providing an opportunity for people to meet and get involved in Hartland Village life. Regular events, such as a photography competition, summer barbecue, outdoor cinema, fireworks night and Christmas carols, will be held throughout the year, while facilities will be available for residents to organise their own activities.

The 28 acres of open space include the village green, play areas, and linear park, perfect for relaxing, socialising or working out on.



Hartland Village gives you every opportunity to lead a healthy, sustainable lifestyle.



The homes will reach high standards of sustainable design, including water and energy efficiency, recycling facilities and cycle spaces, while the external environment offers amenities for outdoor life and protected habitats for wildlife.

Within the 28 acres of open space there are ponds and swales, a feature lake at the entrance, rich new grassland, wildlife corridors, woodland and clearings. We are creating trim trails and footpaths, and planting new trees and shrubs, local wildlife, all designed to enhance the quality of life for residents. Next to the development will also be a new 70 acre country park, connected to Hartland Village by footpaths.

All of this not only makes Hartland Village a uniquely appealing place to live, but ensures its long term benefits for the environment and the community.



100%
of timber used will be sustainably sourced

A new build home will save on average
£629*
in electricity and heating costs per year compared to an older home

GREENER HOMES
energy efficient and highly insulated

100 ACRES OF OPEN SPACE
including a new 70 acre country park and over 6 miles of trails

ACTIVE LIVING
Hartland Village will include sports, games and play areas, and a mountain bike course

95%
of our construction waste will be reused or recycled

CHANGE
to sustainable living

*Source: Home Builders Federation



Seventy glorious acres in size, the country park borders Hartland Village and is a wonderful resource for recreation and exploration.

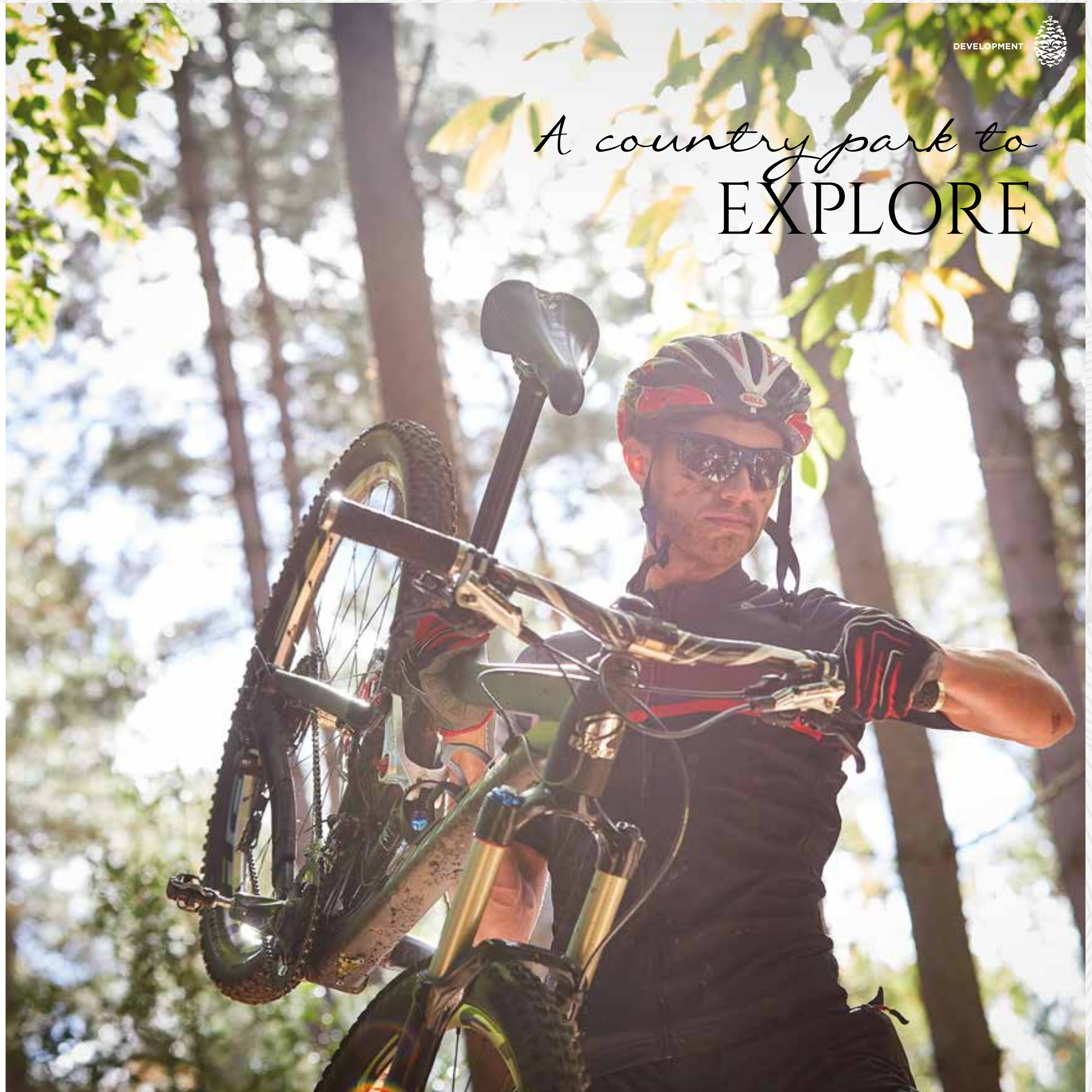


It's an area of mature woodland that is being managed and developed to provide public access. As part of the St Edward sustainability strategy, we are working in partnership with Hart Council to make this an exemplary country park.

Footpaths will connect the park to Hartland Village, making it almost an extension of your garden. You'll be able to explore the park on foot or take to one of the cycle trails. There'll be places to stop for a picnic, and signposted wildlife walks. All year round, it will be a magical place to visit, inspiring a healthy outdoor lifestyle and creating the sense of wellbeing that nature brings.



A country park to **EXPLORE**





DESIGNED *for life*

Buying a home is one of the most important decisions you will ever make. The qualities that make St Edward different mean that you can choose a new home from us with complete confidence. When you buy a home from St Edward you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

AWARD WINNING AND ROYALLY RECOGNISED

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 we won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole process for you. Our Customer Care Teams will contact you shortly after you complete your purchase, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by St Edward.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the ten year warranty all new homes receive, St Edward operates a two year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations where you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

Our vision



A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still.

Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: **Customers, Homes, Places, Operations and Our People.**

OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

berkeleyfoundation.org.uk

berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies



Designed for life



Designed for life



Designed for life



Designed for life



Designed for life



Designed for life

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Hartland Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property.

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HARTLANDVILLAGE.CO.UK

St Edward
Designed for life

A joint venture company owned by

