



HARTLAND
Village
HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE

*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.*

St Edward
Designed for life



DISCOVER A VILLAGE FOR LIFE

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

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.



25,000 SQ FT

*of Village Centre community
and commercial space*

28 ACRES

*of open space within the
development for you to explore*

70 ACRE

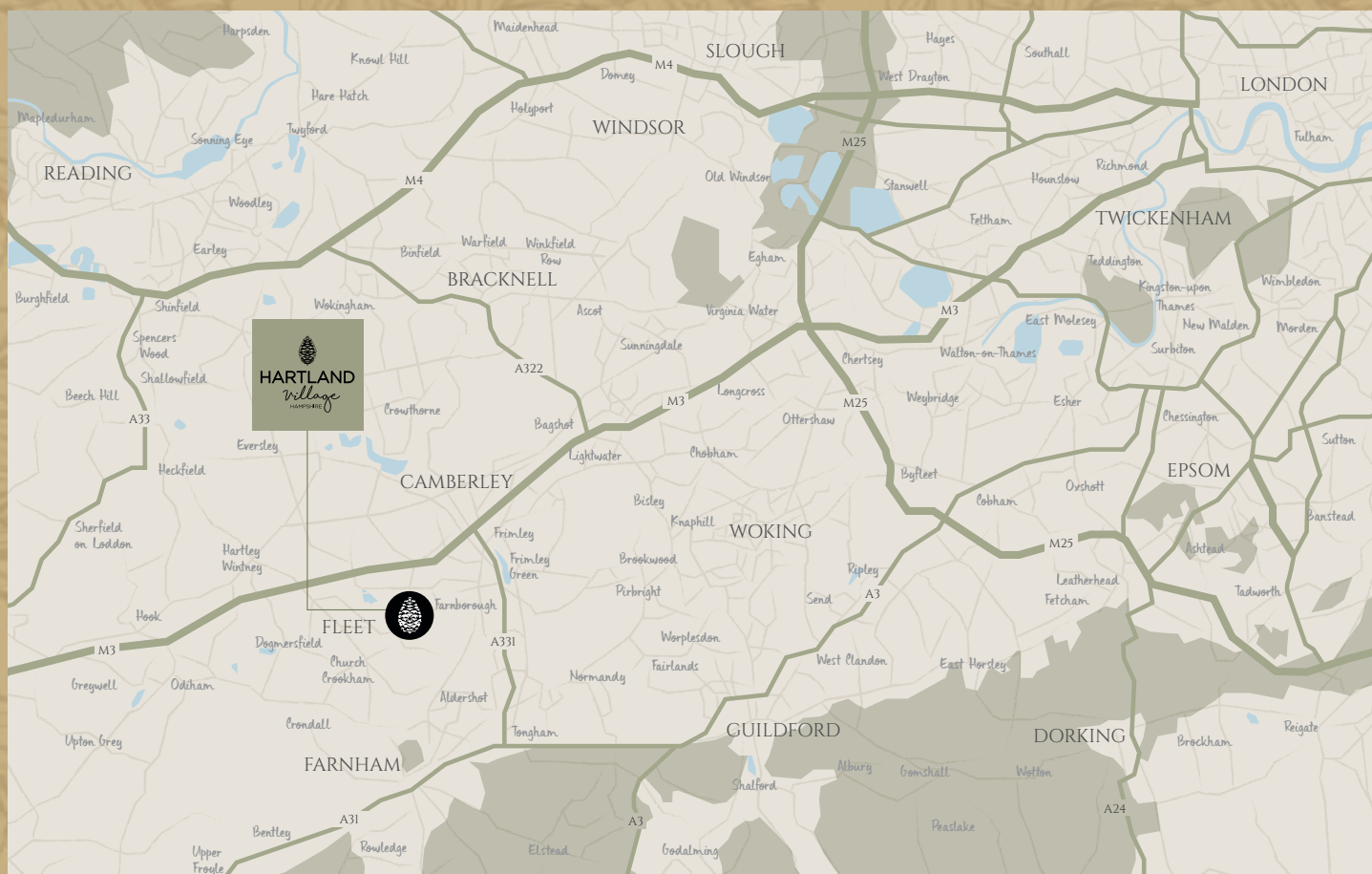
Country Park

HOMES AND
APARTMENTS

with 1-5 bedrooms

CHILD'S PLAY

*Excellent local schools and a new
primary school for residents*



QUEST FOR KNOWLEDGE

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.

1.3 MILES AWAY

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

NURSERY & PRIMARY SCHOOL IN THE VILLAGE CENTRE

*The school will take over 400 pupils from Reception to Year 6, alongside playing fields, a sports pitch and natural play area**

NUMBER 1

St Nicholas' School, 3.4 miles away, topped Hampshire education league table in 2016

95% A* - C

A-Level results at independent secondary school Salesian College, 3.8 miles away^

LIFE IS A JOURNEY

Guildford	26 MINS	
Bracknell	22 MINS	
Camberley	17 MINS	
Farnham	16 MINS	London Waterloo* 41 MINS
M3 Junction 4a	10 MINS	Clapham Junction* 39 MINS
Farnborough North Station	9 MINS	London Waterloo* 36 MINS
Farnborough Main Station	8 MINS	Reading† 27 MINS
Farnborough	6 MINS	Guildford† 17 MINS
Fleet Station	5 MINS	Wokingham† 17 MINS
Fleet	5 MINS	Woking• 14 MINS



ROAD

TRAIN



*Forthcoming, please speak to Sales Consultant for further information.
 ^Salesian College website, August 2021
 All travel times and distances are approximate only.
 Source: google.co.uk/maps, tfl.gov.uk & school websites
 Timeline sources: www.google.co.uk/maps and tfl.gov.uk
 † Times from Farnborough North Station
 * Times from Farnborough Main Station
 • Times from Fleet Station

ST EDWARD

A joint venture creating communities for everyone.

St Edward is a joint venture company owned by M&G Investments and Berkeley. It brings together the powerful combination of the two companies' strengths and provides a strong vehicle for delivering fantastic communities where people enjoy a great quality of life.



TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:
 - £2,000 deposit on reservations up to £500,000
 - £5,000 deposit on reservations over £500,000
2. 10% of purchase price, less reservation deposit, payable upon exchange of contracts within 21 days
3. A further 5% of purchase price is payable 6 months after exchange of contracts
4. Balance of 85% is payable upon completion

LOCATION	ACCOMMODATION MIX	GROUND RENT*
Ively Road, Fleet Hampshire GU51 3GL	Apartments: 1 & 2 bedrooms Houses: 3, 4 & 5 bedrooms	For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments. Please consult a Sales Consultant for further information.
LOCAL AUTHORITY	COMPLETION DATES	VENDORS SOLICITORS
Hart District Council	Lakeside - From Q4 2022* Hartland Mews - Q2 2023 - Q4 2024	Gateley Plc: 3000 Cathedral Square Cathedral Hill Guildford GU2 7YL T: +44 (0)1483 577 091
TENURE	*On selected plots only. For estimated completion dates for each plot please refer to the price list or speak to a Sales Consultant.	
Houses: Freehold Apartments: 999-year lease	PARKING	
BUILDING INSURANCE	Houses: Allocated parking Apartments: Limited allocated parking	
10-year NHBC warranty	ESTATE CHARGES	
COUNCIL TAX BAND*	Houses: Estimated per household £0.85 per sq. ft. per annum	
Band AR - £1,109.41 Band A - £1,331.28 Band B - £1,553.16 Band C - £1,775.04 Band D - £1,996.92 Band E - £2,440.68 Band F - £2,884.43 Band G - £3,328.20 Band H - £3,993.84	SERVICE CHARGES	
<small>*Council Tax figures are a guideline only. If sole occupancy please notify Hart District Council to get reduced rates.</small>	Apartments: Cedar Lodge - Estimated per household £3.35 per sq. ft. per annum	



WHY INVEST *in Hartland Village*

*With a wide choice of homes, from one bedroom apartments to five bedroom houses,
all kinds of people will make their home Hartland Village.*

House prices in Hart have increased by

14.7%
*last year**

Only
36 MINUTES
*to London Waterloo**

Hart has been crowned
**AS THE 3RD BEST
PLACE TO LIVE**
*in the UK***

TOP EMPLOYERS IN THE AREA

*BMW, IBM, Siemens,
Serco Group & BAE Systems*

Rental yields up to an estimated

4.7%^

36 INDEPENDENT SCHOOLS

*listed in the Good Schools Guide within
20 miles including Royal Grammar School
(Guildford), Wellington College and the
world renowned Eton College*

*Figures provided by Waterford Estate Agents, August 2022

*Travel times are approximate only. Times from Farnborough Main Station. Source: tfl.gov.uk

**Halifax Quality of Life Survey 2020

^Estimated rental yields based on the Hazel house type at Hartland Village. Estimated by Romans Lettings & Estate Agents



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Hartland Village was granted planning permission on 13th July 2018 by Hart District Council. The Planning Application number is 17/00471/OUT. Phase 2 was granted planning permission on 6th May 2021. The Planning Application number is 21/00420/AMCON. Through the purchase of a property at Hartland Village, the buyer is acquiring an apartment with a 999 leasehold or a freehold house. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be a member of the
Berkeley Group of companies

St Edward
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