



EST. 2019

## HARTLAND VILLAGE

HAMPSHIRE

**DISCOVER A VILLAGE  
FOR LIFE IN THE IDYLIC  
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.

Computer generated images are indicative only.



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

*70 acre*  
Country Park

*Homes & Apartments*  
with 1 - 4 bedrooms

*Child's Play*  
Excellent local schools and a new primary school for residents



# WHY INVEST

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

*London Waterloo*

**36**  
MINUTES  
BY TRAIN\*

**UP TO  
5.8%**  
RENTAL  
YIELD†

*Top employers*

**IN THE AREA**

BMW, IBM, SIEMENS, SERCO GROUP  
& BAE SYSTEMS

*25,000 sq ft*  
**OF VILLAGE  
CENTRE**

community and commercial  
space forthcoming

**1, 2 & 3  
BEDROOM  
APARTMENTS**  
and  
**2, 3 & 4  
BEDROOM  
HOUSES**  
available

**19.5%**  
FORECAST GROWTH IN  
*sale  
prices*  
2024-2028 IN THE UK^

\*Journey times are approximate Train time is from Farnborough Main Station. Source: Google Maps and www.nationalrail.co.uk  
†Source: Dataloft Rental Market Analytics, Fleet (GU51, GU52) and Farnborough (GU14). ^Source: JLL, Knight Frank, Savills



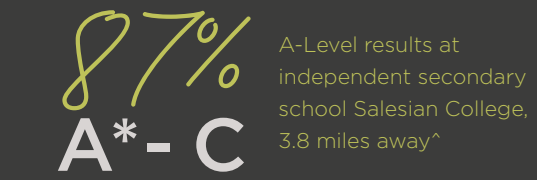
LIFE IS A JOURNEY



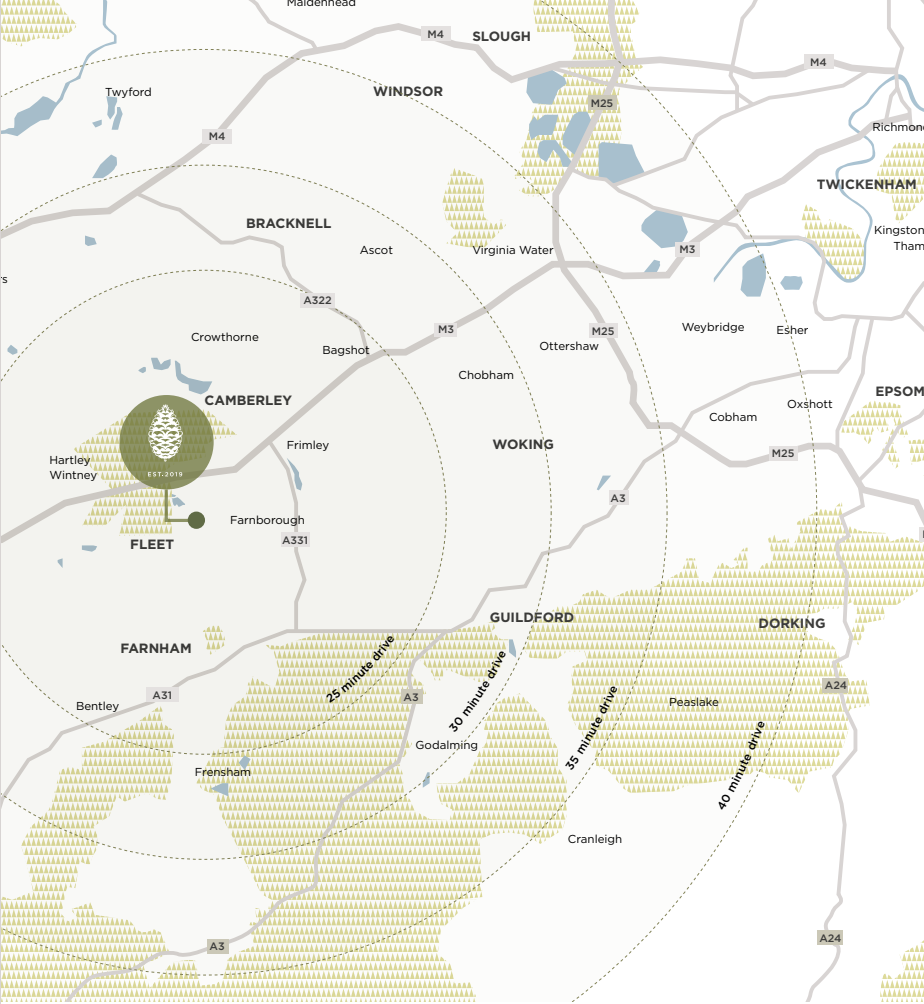
NURSERY & PRIMARY

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\*



\*Forthcoming, please speak to Sales Consultant for further information. \*\*Hampshire Independent School League Table 2022/23. ^Salesian College website, August 2023. All travel times and distances are approximate only. Source: Google Maps and www.nationalrail.co.uk



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.



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 15% of purchase price, less reservation deposit, payable upon exchange of contracts within 28 days
- 3 Balance of 85% is payable upon completion



Location

Ively Road, Fleet  
Hampshire GU51 3GL

Local Authority

Hart District Council

Tenure

Houses: Freehold  
Apartments: 999-year lease

Building Insurance

10-year NHBC warranty

Council Tax Band\*

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

\*Council Tax figures are a guideline only. If sole occupancy please notify Hart District Council to get reduced rates.

Accommodation Mix

Houses: 2, 3 & 4 bedrooms  
Apartments: 1, 2 & 3 bedrooms

Completion Dates

Lakeside - Complete

Hartland Mews -  
Q4 2023 to Q1 2025\*

Pinewood Green -  
Now launched, homes ready to move into 2025\*

\*On selected plots only. For estimated completion dates for each plot please refer to the price list or Speak to a Sales Consultant.

Parking

All homes have parking

Estate Charges

Houses: Estimated per household  
£0.65 per sq. ft. per annum

Ground Rent\*

For all reservations, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments. Please consult a Sales Consultant for further information.

Vendor's Solicitors

Gateley Plc:  
3000 Cathedral Square  
Cathedral Hill  
Guildford GU2 7YL  
T: +44 (0)1483 577 091

Hartland Mews

3 bedroom homes  
Prices from £535,000  
Ready to move into

4 bedroom homes  
Prices from £650,000  
Ready to move into

Pinewood Green  
product mix  
and estimated  
rental figures

2 Bedroom homes  
Prices from £485,000  
Estimated rental figure £1700\* pcm  
Estimate rental yield 4.2%\*

3 Bedroom homes  
Prices from £595,000  
Estimated rental figure £2,250\* pcm  
Estimate rental yield 4.5%\*

1 Bedroom apartments  
Prices from £305,000  
Estimated rental figure from £1,400\* pcm  
Estimated rental yield 5.5%\*

2 Bedroom apartments  
Prices from £365,000  
Estimated rental figure from £1,600\* pcm  
Estimated rental yield 5.2%\*

3 Bedroom apartments  
Prices from £545,000  
Estimated rental figure from £1,850\* pcm  
Estimated rental yield 4%\*

\*\*Prices correct at time of print and subject to change, May 2024. \*Rental yields and ranges are an estimate only, provided by Bridges Estate Agents, May 2024. Speak to the sales team for more information.



Welcome to  
Hartland  
Village



#### BERKELEY GROUP HONG KONG

Berkeley Group Plc Suite 3001, 30/F Edinburgh Tower, The Landmark, 15 Queen's Road, Central, Hong Kong  
+852 3753 6900 | [berkeley.hongkong@berkeleygroup.co.uk](mailto:berkeley.hongkong@berkeleygroup.co.uk) | [www.hartlandvillage.co.uk](http://www.hartlandvillage.co.uk)

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, Lakeside and Hartland Mews are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images, Showhome photography and lifestyle photography are indicative only. Version 2.0

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 member of the  
Berkeley Group

**St Edward**  
Designed for life