



# The Villager

DISCOVER A VILLAGE FOR LIFE

HARTLAND VILLAGE NEWS • ISSUE 5 • DECEMBER 2020



*What's happening*  
AT HARTLAND VILLAGE

*Fireworks*  
GO OFF WITH A BANG

*Our first*  
RESIDENTS

*A focus on*  
PART EXCHANGE

*New homes*  
GALORE

**St Edward**  
Designed for life



# WHAT'S HAPPENING *at Hartland Village*

*From welcoming our first residents to hosting socially-distanced community events, it has been a busy few months at Hartland Village.*



## FIREWORKS NIGHT *goes off with a bang!*

With social distancing firmly in place, the community at Hartland Village still managed to get together to celebrate fireworks night with a bang. Our residents were able to enjoy the beautiful display from their gardens, balconies and windows, as well as St Edward's hand-delivered bags of treats!

# THE 6TH FLEET SCOUTS *make history at Hartland Village*

*The 6th Fleet Scouts made history at Hartland Village, becoming the first Scouts group in the UK to bury and register a time capsule.*

With help from St Edward's site team, the Scouts prepared and dug a hole among the pine trees at the edge of Hartland Village before burying their capsule. It contained plenty of memorabilia marking events from 2020, including calendars, maps, newspapers and even takeaway menus. The Scouts also included personal letters for future Scouts to read when the capsule is opened in 100 years' time. The precise location of the capsule will remain a secret until then but has been entered into the International Registry of Time Capsules, Notforgotten Library Holdings and the WorldCat Register.



# LOCATION, LOCATION, LOCATION



*We were very excited to welcome Phil Spencer, property guru and TV presenter, to Hartland Village to film a special tour of our Showhomes for his educational property platform Move IQ. ...check out their social media channels to see the finished results!*

## THE HARTLAND HOPPER STATION SHUTTLE *is ready for take off*

*St Edward has started to make good its promises of community amenities with the launch of a shuttle service which provides residents with minibus and car transfers to Farnborough Main station.*

The Hartland Hopper shuttle service has been launched in collaboration with Your Local Car. It offers residents convenient, safe travel and contributes to St Edward's sustainable approach to placemaking, as it will, over the long-term, reduce traffic, air pollution and parking at the station.

In order to help those still needing to commute to London every day, the service for now will run two trips in the morning and three trips in the evening every week day, in line with the most convenient and fast train services to and from London. All residents need to do is simply book their place.

Danny Rowland, Sales Director, says: "We're very excited to be able to offer residents this service. Whilst people aren't travelling to work as much as they used to, we do anticipate the service will be popular as it gives our residents a safe and reliable way to reach Farnborough Station and its quick train service to London.

"Residents that don't drive or simply want to access the shops and other local amenities without having to park can also use the service. We hope that offering this service will eventually reduce cars on the development and the local neighbourhood, in turn making the area a cleaner and greener place to live."

## A PLACE TO PLAY

*We're also excited to have officially opened our first Children's Play Area, located next to Hartland Manor.*

Comprising woodland themed climbing frames, in keeping with the development's beautiful surroundings, this space has been designed to encourage residents and local people to get out into the fresh air. We don't doubt this will be well-used and loved by the whole community.





# MEET THE RESIDENTS

## OUR NEW NEIGHBOURS SHARE THEIR HOMEBUYING JOURNEY...

### HELP TO BUY AT HARTLAND VILLAGE ENABLES COUPLE TO PURCHASE

*their dream first home*



Backed by  
HM Government



*Ben and Ayisha Hosemann got more than they bargained for when they accompanied Ben's mother on her house hunt to Hartland Village; as soon as the couple arrived, they decided to purchase a home of their own – a new two-bedroom apartment using Help to Buy.*

Ayisha explains: "We were renting a one-bedroom apartment in Fleet in 2017, before we moved into Ben's nearby family home – a three-bedroom house – so we could save to buy our own home and pay for our wedding in 2018. When Ben's family decided to move house in early 2019, it seemed like the right time to start looking at our own home buying options."

When their search began, Ben and Ayisha thought that shared ownership would be their only realistic option for getting onto the property ladder, and looked at a number of apartments available through the scheme.

Ayisha continues: "We'd ruled out somewhere like Hartland Village during our own property search as we didn't realise the different ways to buy that are available. On visiting, we were so impressed with the development – it just had a great feel and somehow, we felt instantly at home. The community plans for Hartland Village, such as the new village centre, just cemented everything for us. We decided to reserve our home shortly after our first visit in 2019."

Ayisha says: "We got the keys to our apartment during lockdown and we were conscious the current situation could potentially make things difficult, but thanks to the efficiency of the St Edward team the process couldn't have been smoother."

The couple's home benefits from a large balcony, an open-plan living area, as well as two spacious bedrooms. Ayisha says: "We're really happy with the layout of our new home; Ben is still working from home but now has plenty of space to do so. The second bedroom is going to be a snug – a sofa bed is there for guests, but we can also make the most of the room as a second living and dressing space."

Ben plans to cycle to work when he returns to the office after working from home. He comments: "We are ideally placed for so much – my office is a four-minute drive away but I'm going to use my bike because it is so close! We are both active and we've loved running around the development's country park and strolling along Basingstoke Canal nearby. There's so much green space to enjoy."

Ben continues: "Saying that, it's hard to believe how easy it is to reach London. We both like getting into the city now and then – the residents' bus service at Hartland Village takes us to Farnborough station from which we can reach London Waterloo in around 40 minutes."

Ayisha says: "We love the Fleet area and Hartland Village is such a beautiful addition; driving over the entrance bridge across the lake gives us that 'we're home' relaxed feeling. Living here feels like a dream. We've gone from living in a three-bedroom house of five people to having a home to call ours. For the first time since being married it's just the two of us. We can't wait for our future at Hartland Village."

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# OUT OF THE STICKS

*Retired couple choose town over country at Hartland Village, Hampshire and find all the green space they need.*

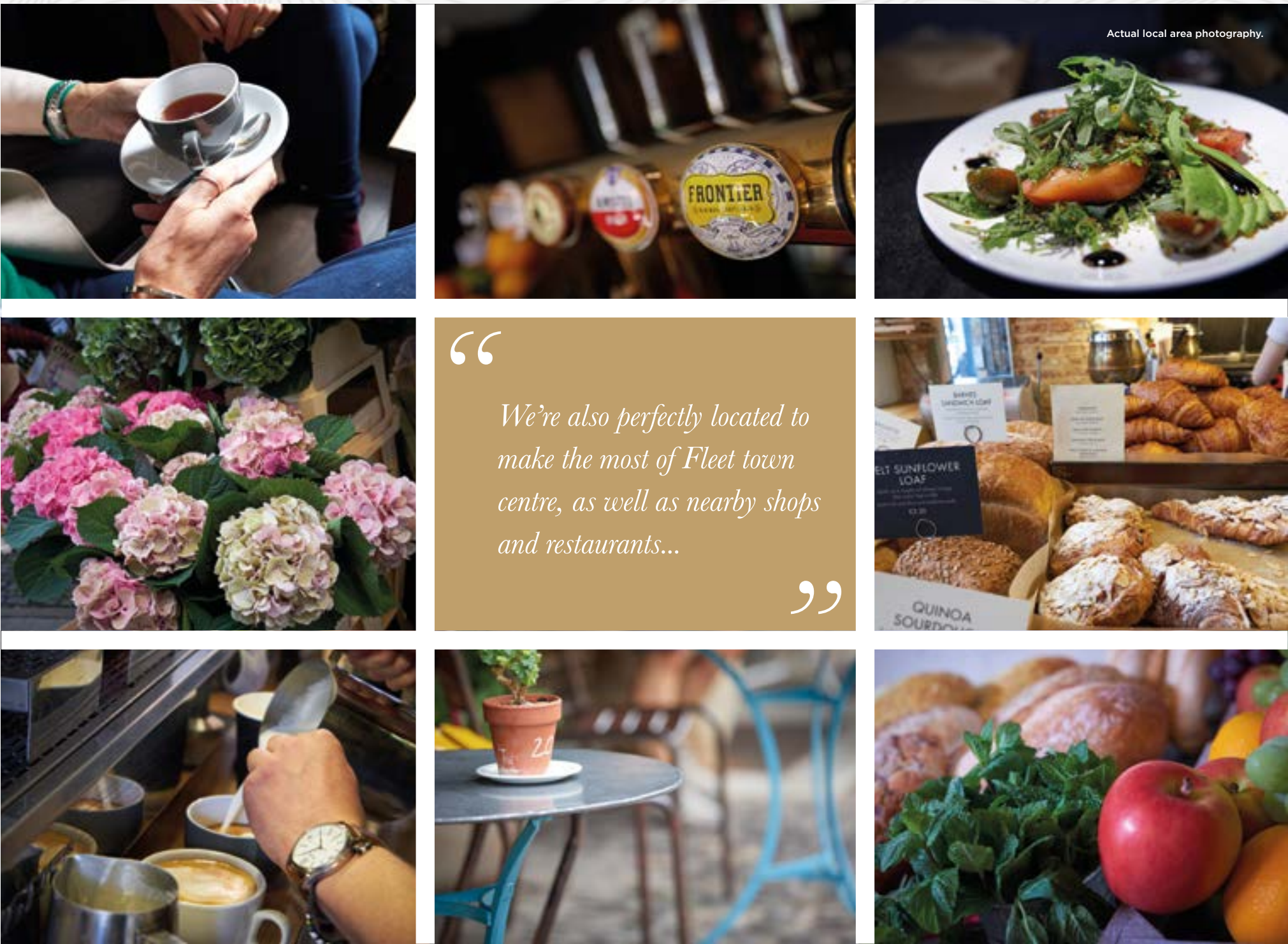
When Jo and Elisabeth retired to the rural, rolling countryside of Wiltshire from Elvetham Heath in Fleet, they thought the move would be a permanent one. However, they were surprised to find themselves longing for Hampshire and the livelier suburban lifestyle they'd left behind. So at a time when many people are leaving the cities and towns, Jo and Elisabeth decided to buy a two-bedroom apartment at Hartland Village which gives them the perfect balance of community, countryside and convenience they realised they wanted.

Elisabeth explains: "When we bought our three-bedroom house in Tisbury in Wiltshire, we thought that would be our final move. A slower-paced lifestyle and beautiful hills and fields for walking seemed idyllic, but we soon started missing the ease of driving just five minutes to the shops and popping in to see our son and family. After a couple of years, we decided it was time to head back to Fleet."

"Our son, who lives locally, was the one who pointed us in the direction of Hartland Village; we were delighted to discover we could buy a two-bedroom ground-floor apartment despite the move back to a more expensive area of the country. The fact it was brand new and maintenance would be a breeze compared to the larger homes we've owned, was a real draw too. We didn't even look elsewhere; we made a reservation immediately."

The couple moved in during July 2020 and are now making their home their own.

*"Although we've always loved having a garden, we haven't had a chance to miss it at Hartland Village. We're surrounded by woodland and green space so the countryside never feels far away. We've really enjoyed exploring the woodland trails, walks to Fleet Pond and along the Basingstoke Canal."*



“  
*We're also perfectly located to make the most of Fleet town centre, as well as nearby shops and restaurants...*  
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Elisabeth explains: "We wanted something more manageable, so being on the ground floor is perfect for us; perhaps one day we won't want to tackle stairs! We absolutely adore the kitchen, dining and living space; as we're a corner plot, we've got light flooding in from two sides, which makes it a really warm, bright space."

She continues: "We are dressing the second bedroom as another sitting room, so we have even more space to relax and to entertain when family and friends come over. I thought I'd miss my utility room and airing cupboard, but the large walk-in cupboard in the hall is more than big enough for my washer, and there was plenty of space for shelving to store all of my towels, sheets and cleaning products, so everything is neatly hidden away."

"We're also perfectly located to make the most of Fleet town centre, as well as nearby shops and restaurants - we like to spend Friday evenings in the pub with friends. One thing about living further afield is that you spend so much on petrol and driving to get anywhere. At Hartland Village, you've got that sense of village living but you're only a short drive or walk from everything you need - once the village centre is established, this will become even easier. We've got two parking spaces too, so one for us and one for guests if they need it."

"We're also starting to get to know our neighbours as they move in - we're one of the first households living here, but already we can tell it's going to be such a lovely community. There's a real mix of people here, from first-time buyers and growing families to downsizers and retirees like us, it really does feel like a ready-made village."





# NEW SHOWHOMES



Make an appointment to view  
Call us now 01252 758 844  
or visit [hartlandvillage.co.uk](http://hartlandvillage.co.uk)

WE HAVE ALSO  
LAUNCHED TWO NEW  
SHOWHOMES, BOTH  
NOW AVAILABLE TO  
VIEW BY APPOINTMENT.



The Aspen and The Hazel each provide stylish design, a high specification and a flexible layout ideal for modern lifestyles.

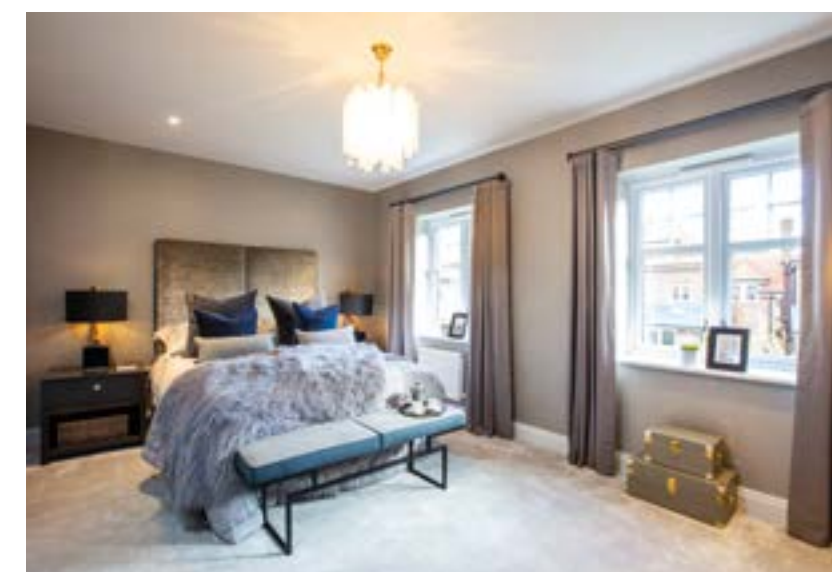
Both homes feature four bedrooms and are set across three storeys and residents will have an option of either a traditional-style 'Timeless' or contemporary-style 'Chic' specification. Open-plan living, kitchen and dining rooms provide space in which the whole family can socialise, while a more formal living room on the first floor adds another place in which to unwind.

The elegant main bedrooms feature en suite bathrooms and fitted wardrobes, while one of the four bedrooms could be used as a study for those working from home.

A spacious garden adds valuable outdoor space.



Showhome photography is indicative only.



*The Aspen and The Hazel each provide stylish design, a high specification and a flexible layout ideal for modern lifestyles.*



# FOCUS ON:

## Part Exchange

*We sat down with Sales Director  
Danny Rowland to discuss Part Exchange  
and how it can get people moving...*



### *What is Part Exchange?*

It's really simple: when our buyers find a new home at Hartland Village, we simply purchase their existing home – it makes the whole buying – and selling – process so much easier for them. This removes the chain associated with buying and selling on the open market – often the cause of delays and disruptions – freeing them to purchase their new home easily and more quickly.

### *How does it work?*

We offer this opportunity when the agreed price of the existing home is no more than 65% of the price of the new home. If their current home hasn't sold on the open market by six weeks before the legal completion on the new home, St Edward will step in and buy their old home to ensure simultaneous completion on both properties; the price we pay will be based on three independent valuations by local agents.

### *What are the benefits*

There's a wealth of benefits; in addition to Part Exchange relieving buyers of the stress of being in a chain it also means a buyer doesn't need to pay the estate agent's fees. Should there be any form of delay on their new home, the buyer can remain in their existing home until it's ready.

### *Is Part Exchange available on the houses at Hartland Village?*

Yes, it's available on all of the houses at Hartland Village – if anyone has any questions about the scheme and how it could work for them, our team is on hand to help!



*Contact the Hartland Village  
team on 01252 758 844  
or visit [hartlandvillage.co.uk](http://hartlandvillage.co.uk)*

# WHY BUY NEW?



- 1 New build homes incur lower maintenance costs
- 2 Hartland Village is being built sustainably – protecting and in some case enhancing the environment
- 3 The homes at Hartland Village are fixed in price, so purchasing one will never entail a bidding war
- 4 There's no chance of being gazumped
- 5 New build homes give buyers peace of mind; at Hartland Village the homes are finished to a great specification and if buyers ever do experience snagging issues, we are on hand to fix these
- 6 The home is yours! You won't inherit the design choices of the previous owner



# Take a look AT THE LATEST COLLECTION OF HOMES AT HARTLAND VILLAGE



*The latest collection of three and four-bedroom homes has launched at Hartland Village, allowing more buyers to be part of this beautiful landmark scheme.*

These houses provide great flexible living options; with a large kitchen, dining and living space on the ground floor, the formal living room on the first floor or one of the bedrooms could easily be converted into a study for home workers. Green space is never too far away – in addition to the 70-acre country park, each home also benefits from a good-sized private garden and parking too.

Computer generated image is indicative only.

If you'd like to register your interest and take a look at our Showhomes, get in touch with our team today!  
Call 01252 758 844 or visit

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**St Edward**  
Designed for life

A joint venture company owned by  
**M&G** INVESTMENTS **Berkeley** Group