

WELCOME TO YOUR COMMUNITY

at



HARTLAND
Village
HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE



Berkeley
Designed for life



HARTLAND
Village
HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE

Welcome to Hartland Village, a wonderful new community surrounded by rich natural woodland. With a range of beautiful apartments and houses, it will be home to families of all sizes and ages, all enjoying life together in this leafy setting.

Discover more about what life will be like at Hartland Village, and the many benefits of living here.



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The four pillars of Hartland Village

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BE INSPIRED

by our vision

At Hartland Village, we're building more than just homes. We're creating a community for everyone, built on four key pillars. This will be a place where families come together, generations mingle and neighbours become friends, a sustainable village made to thrive side-by-side with the woodland that surrounds it, and one which will preserve the environment for future generations.

A VILLAGE
FOR EVERYONE

COMING
TOGETHER

A BEAUTIFUL
ENVIRONMENT

LOOKING AFTER
THE FUTURE

PILLAR ONE
A VILLAGE
for everyone

The first pillar of Hartland Village is a 'A village for everyone.' It is designed to be a real community that lives, grows and prospers together. That means open public spaces where families, friends and neighbours can meet and socialise. Ample room for local businesses, from a gym and cafés to farmers' markets and nurseries. And a welcoming home for children, where a quality education is just a few minutes' walk away.



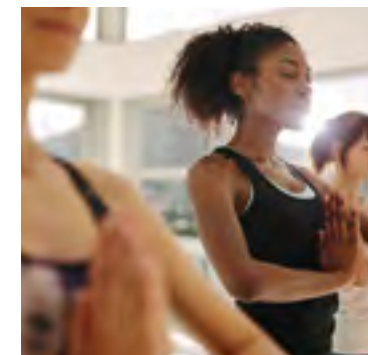
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SOMETHING *for everyone*



A VILLAGE FOR EVERYONE

Find all your everyday essentials, a morning coffee spot, a place to exercise, and much more – all just a short walk from your front door at Hartland Village.



VILLAGE GREEN



LAKES



PRIMARY SCHOOL



GREEN ROUTES AND SPACES



COUNTRY PARK



VILLAGE CENTRE

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A VILLAGE

for all your needs

As Hartland Village evolves, we will look to include amenities and features that animate a development and turn it into a community. These may include:

- | | | |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| NURSERY  | FOOD STORE  | SHOPS  |
| DENTIST  | RESIDENTS' GYM  | SCHOOL  |
| BAR BISTRO  | VETERINARY SURGERY  | FARMERS' MARKET  |
| VILLAGE GREEN  | COMMUNITY HALL  | |



A VILLAGE FOR EVERYONE

With a range of commercial and community space, the Village Centre will easily be able to accommodate all the everyday facilities you want: healthcare, fitness and wellbeing, and local shops offering all the essentials.



There will be a community hall and village green, providing space for social events, groups and sports activities, and contributing to the inclusive atmosphere as a place where everyone can gather.

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A THRIVING *village centre*



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A VILLAGE FOR EVERYONE

The Village Centre will be the heart 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.

A PLACE to grow



A VILLAGE FOR EVERYONE

Hartland Village will be a place for people of all ages. It will have its own brand new nursery and primary school. Whilst community spaces for clubs and social gatherings will provide opportunities for residents of all ages to mix and meet.



The bright, modern school will take over 400 pupils from Reception to Year 6, alongside playing fields, a sports pitches and natural play area, giving pupils and the wider community plenty of space in which to play and learn.

NURSERY

PRIMARY SCHOOL

COMMUNITY HALL

SPORTS PITCHES

PLAYING FIELDS

NATURAL PLAY

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PILLAR TWO
Coming
TOGETHER

The second pillar of Hartland Village is about coming together. It means it will have the social spaces, mix of homes and facilities that help build a real community and sense of belonging.

Creating real COMMUNITY SPIRIT



COMING
TOGETHER

*Meet Surjit Sonik, your dedicated
Community Engagement Officer.*



Surjit will be working on building a vibrant community at Hartland Village: running regular events, supporting employment on site, and linking up with local partners to make sure residents and the wider community are able to make the most of everything Hartland Village has to offer.

REGULAR COMMUNICATION WITH RESIDENTS

HIGH QUALITY COMMUNITY SPACES

COMMUNITY INITIATIVES

OFFERING GUIDANCE ON FUNDING AND EVENTS

DEVELOPING A COMMUNITY-LED ASSOCIATION

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A DEDICATED *community space*

YOGA

PERFORMANCES



RESIDENT
MEETINGS

PARTIES



COMING TOGETHER

The Community Hall will be a valuable facility for people of all ages with lots of space for tea mornings, community meetings, seasonal events, yoga and fitness classes, and arts and crafts.



Neighbours will become friends as 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 will be held throughout the year, while facilities will be available for residents to organise their own activities.

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Places to COME TOGETHER

GUIDED
WALKS



FAMILY
CRAFTS



NATURE
SURVEYS



DEN
BUILDING



PHOTOGRAPHY
SESSIONS

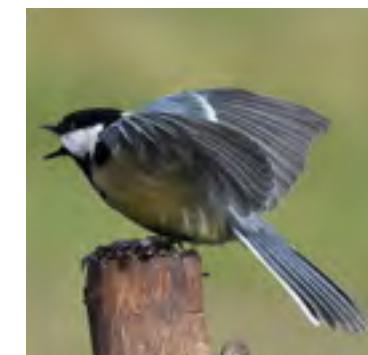


BUG HOTEL
BUILDING



COMING TOGETHER

We will also support a range of community initiatives that will bring residents together, including regular woodland activities that will help you make the most of the wonderful green space.

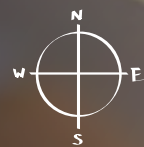


These activities could include guided walks, family crafts, nature surveys, den building, photography sessions and bug hotel building. Not only will they bring people together, but also build a relationship between residents and the beautiful natural environment, helping to care for it for generations to come.

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CLUBS AND *activities for all*

SCOUT
GROUP



WALKING
GROUP



MEDITATION



PARENT &
TODDLER GROUP



BOOK
CLUB



RESIDENTS'
ASSOCIATION



ART
GROUP



PHOTOGRAPHY
CLUB



KNIT &
NATTER

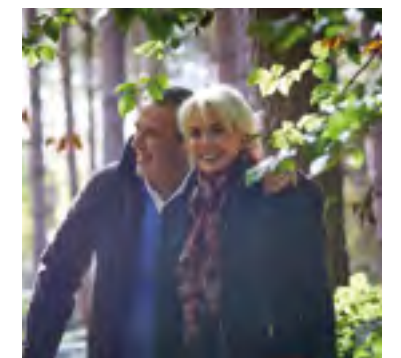
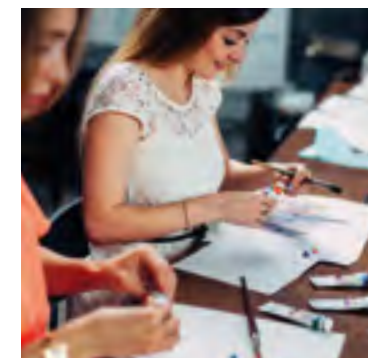


HARTLAND
IN BLOOM



COMING
TOGETHER

As Hartland Village grows, we will help set up and run a range of clubs and groups that will appeal to different interests and age ranges.



All these initiatives will help Hartland Village build a flourishing and vibrant community, where residents can enjoy a sociable and active lifestyle that will give them a true sense of wellbeing and fulfilment.

Lifestyle photography is indicative only














PLENTY TO DO

in the local area



COMING TOGETHER

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. Part of its appeal lies in the strength of its local communities, with a calendar of events taking place close to Hartland Village that you too will be able to enjoy.*

<p><i>March</i></p>  <p>Fleet Marathon</p>	<p><i>May</i></p>  <p>Hart Adult Sprint Triathlon</p>	<p><i>June</i></p>  <p>Fleet Food Festival</p>
<p><i>June</i></p>  <p>Fleet Lions Fun Fest</p>	<p><i>July</i></p>  <p>Music in the Park (Farnborough)</p>	<p><i>July</i></p>  <p>Fleet Carnival</p>
<p><i>July</i></p>  <p>Farnborough Air Show</p>	<p><i>August</i></p>  <p>Fleet Beer Festival</p>	<p><i>September</i></p>  <p>Fleet 20 Family Cycle Ride</p>
<p><i>October</i></p>  <p>Fleet 10k</p>	<p><i>November</i></p>  <p>Fireworks Fiesta</p>	<p><i>November</i></p>  <p>Fleet Christmas Festival</p>
<p><i>November</i></p>  <p>Farnborough Frost Fair</p>		

Lifestyle photography is indicative only

*Halifax Quality of Life Survey

A photograph of two children in a forest. The child on the right is holding a purple umbrella with colorful teardrop patterns. Both children are wearing blue jackets and red hats with animal ears. They are looking upwards and to the right. The background is a dense forest with green foliage.

PILLAR THREE
A BEAUTIFUL
environment

The third pillar of Hartland Village is a beautiful environment. Two hundred glorious acres in size and with the new seventy acre Hartland Country Park on its doorstep, there is bountiful natural space to explore and enjoy.

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IN THE HEART *of the Hampshire countryside*



Computer Generated Image is indicative only



A BEAUTIFUL ENVIRONMENT

*Surrounded by beautiful pine forest, Hartland Village
feels like an oasis of peace in an otherwise hectic world.*



And, should you want to head out further, the idyllic Hampshire countryside is yours to explore, from the South Downs National Park in the east to the New Forest in the west.

NATIONAL PARKS, THE SOUTH DOWNS
AND THE NEW FOREST

HISTORIC PORTS OF SOUTHAMPTON
AND PORTSMOUTH

BEACHES OF BOURNEMOUTH

THE ISLE OF WIGHT

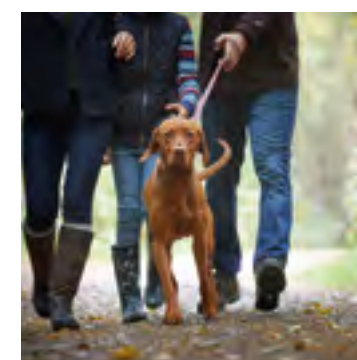
WINCHESTER, FARNHAM AND ROMSEY

A woodland TO EXPLORE



A BEAUTIFUL ENVIRONMENT

Imagine a vast, unspoiled forest just minutes from your doorstep. Picture days spent exploring leafy glades, cycling muddy trails and switching off from the outside world.



With 70 acres of woodland on your doorstep, life in Hartland Village feels a million miles from the pressures of modern life.

WILD FLOWER MEADOWS

PICNIC AREAS

BIKE AREA

PLAY AREAS

ECOLOGICAL AREAS

BUTTERFLY BANKS

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Your own COUNTRY PARK

Think of the country park as an extension to your own back garden. We've made sure there are plenty of activities and places to enjoy, from picnic and play areas to dog-trails, an eco-garden and even a bike area.

We're actively working to boost the number and species of plants and wildlife across the site, helping improve the air quality and creating a better environment for everyone's wellbeing.



Picnic areas



Dog walking paths



Play areas



Ponds



- COUNTRY PARK BOUNDARY
- - - FOOTPATHS
- DOG WALKING PATHS
- ← PARK ENTRANCES
- ECO AREA AND WILDFLOWER MEADOW
- 〰 BIKE AREA
- 1 BIKE STANDS
- 2 PICNIC AREAS
- 3 PLAY AREAS
- 4 CAR PARK
- 5 PONDS

Map not to scale and is indicative only

The VILLAGE GREEN



A BEAUTIFUL ENVIRONMENT

The Village Green will be a wonderful place for residents to gather, with carefully considered planting and landscaping that will add interest throughout the seasons.



A traditionally inspired bandstand sits alongside formal and informal landscaped areas, a picnic glade and ponds with timber bridges. Central to the green will be a large grassed area, ideal for any activity, whether relaxing, taking stroll or playing games. A stone amphitheatre and natural play area will delight children and adults alike, while the orchard and wildflower meadow will provide a rich habitat for bees and butterflies.

BANDSTAND

STONE AMPHITHEATRE

NATURAL PLAY AREA

ORCHARD AND WILDFLOWER MEADOW

FORMAL AND INFORMAL GARDENS

PICNIC GLADE

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PILLAR FOUR
LOOKING
AFTER
the future

Hartland Village is a community built to last. One of the key pillars is a commitment to looking after its future and that of everyone who lives here. Sustainability is built into its fabric, with ecologically friendly travel options, biodiversity schemes and plenty of ways to stay active.

Sustainable TRAVEL

- Farnborough North Station
25 MINS
- Farnborough Station
20 MINS
- Farnborough Leisure Centre
16 MINS
- Fleet Station
13 MINS
- Sainsbury's Fleet
12 MINS
- Morrisons Farnborough
10 MINS
- Nuffield Health Fitness
& Wellbeing Gym
9 MINS

BIKE 

- Farnborough Station
15 MINS
- HOPPER
BUS 



LOOKING AFTER THE FUTURE

Hartland Village is in a well-connected location, enabling you to get out and about easily. A subsidised week day commuter Hopper Bus will connect Hartland Village with Farnborough Main rail station.



Green infrastructure will also provide links across the village to the Hartland Country Park and the surrounding forests. Cycle paths, trim trails and footpaths will enable you to get around in a healthier and greener way.

SUBSIDISED HOPPER BUS

—
CYCLE PATHS

—
TRIM TRAILS

—
FOOTPATHS

Lifestyle photography is indicative only

LOOKING AFTER *yourself*



LOOKING AFTER THE FUTURE

Surrounded by nature, Hartland Village is filled with ways to get outdoors and get active.



As well as cycling and bike paths, you'll also find 'trim trails' - active running tracks that include additional fitness stations.

There's an on-site gym, too, ensuring a thorough workout is only ever a short walk away.

ON-SITE GYM



CLUBS FOR ALL AGES



TRIM TRAILS



CYCLE PATHS

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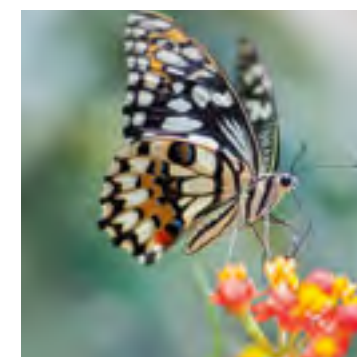
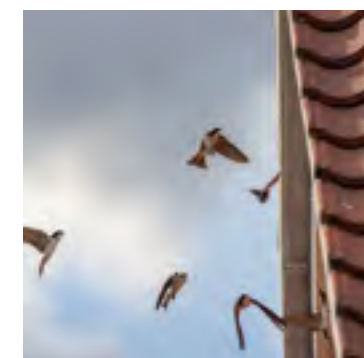
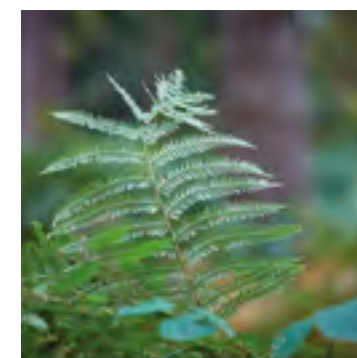
A LANDSCAPE

rich in wildlife



LOOKING AFTER THE FUTURE

We will help boost the number and species of plants and wildlife at Hartland Village, achieving a net biodiversity gain of 37%. This will help improve the air quality and create a better environment for everyone's wellbeing.



SWIFT BRICKS

These bespoke hollow bricks are installed as part of the construction process to provide a potential nesting location for swifts. They can also be used as nesting sites by sparrows and other local bird species



BUTTERFLIES

A number of butterfly banks and sandy hummocks will be created to encourage butterflies and other invertebrates



OUTDOOR LEARNING

Forest School classes will be provided in the Hartland Country Park for children living in and around Hartland Village

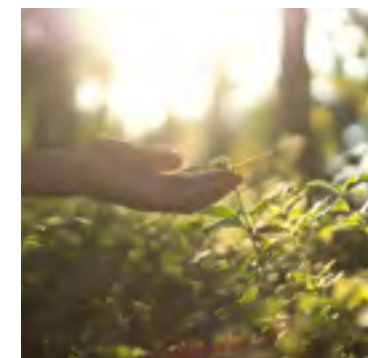
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A LANDSCAPE *in full bloom*



LOOKING AFTER THE FUTURE

Hampshire is home to 36 of the 56 native species of orchids found in Britain and Ireland, making it one of the best areas in the country to see them.



As part of our commitment to biodiversity, we will be planting over 1,000 trees, preserving acid grassland and creating wildflower meadows.

PRESERVING ACID GRASSLAND



LOG PILES



PLANTING OVER 1,000 TREES



FLOWERING PLANTS

Lifestyle photography is indicative only

SUSTAINABLE *living*



LOOKING AFTER THE FUTURE

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



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 with
an older home*

**GREENER
HOMES**

*which are energy efficient
and highly insulated*

Over
5,000

*jobs will be created in construction,
including at least 100 apprenticeships
and 108 permanent local jobs*

**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 bike course*

95%

*of our construction waste
will be reused or recycled*

£33 MILLION

*infrastructure package to pay for
school places, transport, leisure
facilities and improvements
to local nature reserves*

The homes reach very 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.

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

Lifestyle photography is indicative only

THE BEST

move you can make

We're exceptionally proud of Hartland Village, and we hope you can see why. The four pillars that underpin this new village are important to us, and we're excited to see them brought to life.

But our work isn't done. We want to make Hartland Village a vibrant and welcoming community for everyone. So, if you have any ideas, comments or questions, please contact us.

Email: Communitylife@HartlandVillage.co.uk

Website: Hartlandlife.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 Berkeley'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.

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OUR
VISION



Proud member of the
Berkeley Group



Berkeley
Designed for life

HARTLANDVILLAGE.CO.UK

Berkeley
Designed for life

This development is a joint venture
between M&G and Berkeley

