

EST.2019

# HARTLAND VILLAGE

*Pinewood Green*

HAMPSHIRE

## 2 & 3 BEDROOM HOUSES

50 YEARS

Berkeley
Designed for life

# welcome to hartland village

## DISCOVER A VILLAGE FOR LIFE IN THE IDYLLIC HAMPSHIRE COUNTRYSIDE.

Welcome to the houses collection at Pinewood Green, the new phase of homes at Hartland Village, set amid rich natural woodland and areas of green open space. With a choice of two and three bedroom houses, all beautifully designed and finished with a real sense of craftsmanship, there is sure to be a space to suit your lifestyle.

Pinewood Green will also be home to the village green and village centre with its amenities and new school, so you can enjoy all the ease, sociability and convenience of living just a short stroll from daily essentials. Hartland Village already has a vibrant and diverse community ready to welcome you, and these new facilities will enhance it even further. This is a place where people come together, build relationships and create a rich and satisfying life for everyone to enjoy.



# HARTLAND VILLAGE EMERGES AS MORE THAN JUST A RESIDENTIAL ENCLAVE; IT EMBODIES THE ESSENCE OF A THRIVING COMMUNITY.

Computer Generated Imagery is indicative only and subject to change.

## PROPOSED AMENITIES INCLUDE

*25,000 sq ft*

of village centre community and commercial space

*Everyday shops and services*

including a food store and café

*Community hall*

for events, clubs and activities

*New nursery*

*New primary school*

for 400+ pupils alongside playing fields, a sports pitch and natural play area

*28 acres*

of open space within the development

*Central village green*

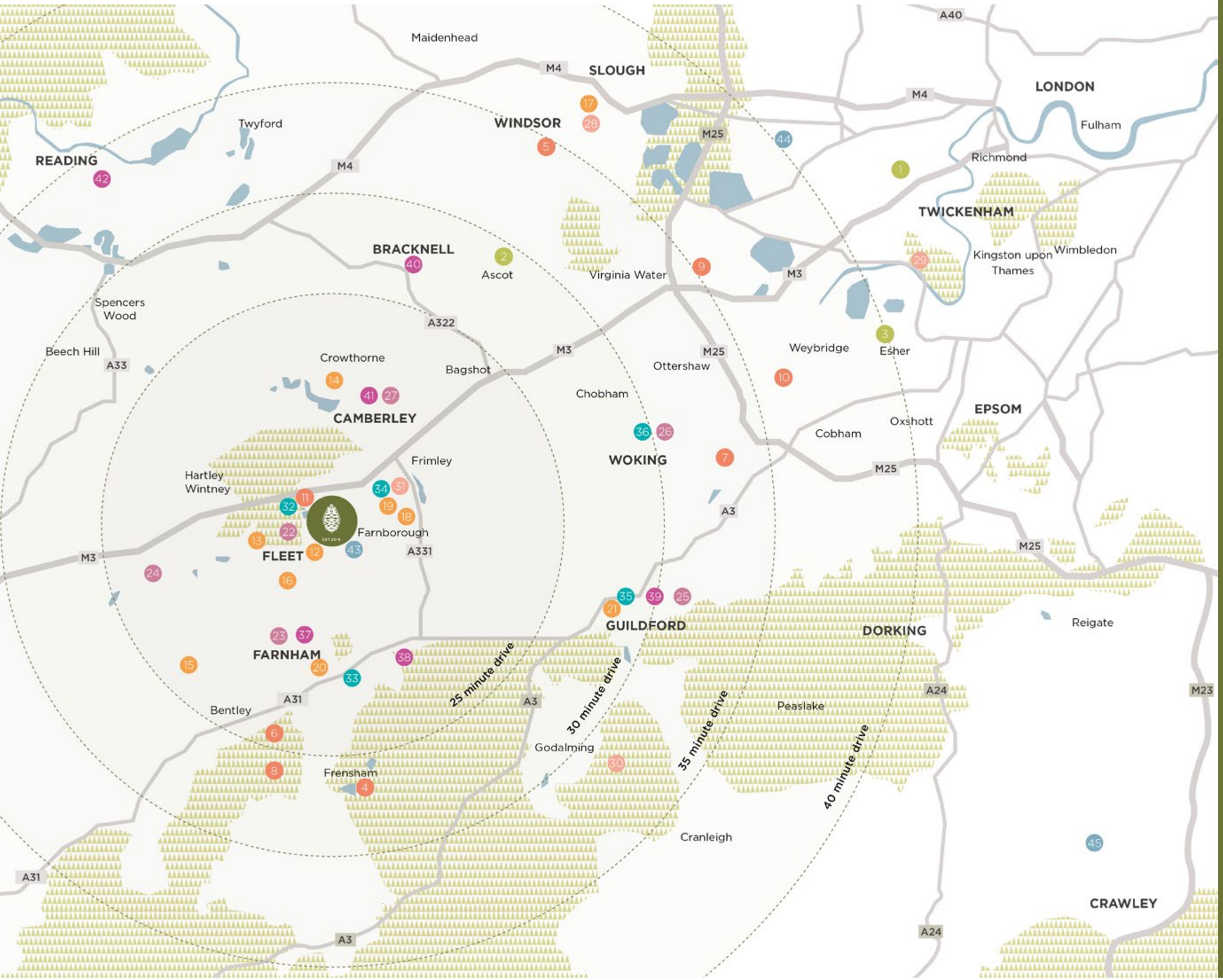
*Landscaped*

paved area with outdoor seating

*70-acre country park*

adjoining Hartland Village

# AN IDEAL LOCATION IN THE SOUGHT-AFTER SOUTH EAST




## 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
11: Fleet Pond Nature Reserve

## EDUCATION
12: Fleet Infant School
13: Calthorpe Park School
14: Eagle House School
15: Lord Wandsworth College
16: St Nicholas' School
17: Eton College
18: Salesian College
19: Farnborough College of Technology
20: University for the Creative Arts
21: University of Surrey

## RESTAURANTS
22: Fleet Restaurants
23: Farnham Restaurants
24: Odiham Gastropubs
25: Guildford Restaurants
26: Woking Restaurants
27: Camberley Restaurants

## HERITAGE SITES
28: Windsor Castle
29: Hampton Court Palace
30: Winkworth Arboretum
31: St Michael's Abbey

## TRAIN STATIONS
32: Fleet Station
33: Farnham Station
34: Farnborough Station
35: Guildford Station
36: Woking Station

## SHOPPING
37: Farnham Shops
38: The Packhouse
39: Guildford Shops
40: The Lexicon Shopping Centre
41: Camberley Shops
42: The Oracle

## AIRPORTS
43: Farnborough Airport
44: London Heathrow Airport
45: London Gatwick Airport

Map not to scale. All travel times and locations are indicative only. Source: Google Maps




*The winner of the Hartland Village 2023 dog show*

At Hartland Village, it's all about the people. Like all villages, the community is what makes this a special place to live. From the very beginning, Hartland Village has been crafted to help nurture a strong community, with the open spaces and thoughtfully designed properties that support a variety of residents and give them places to meet and mingle naturally.

With its tranquil surroundings and vibrant atmosphere, Hartland Village cultivates a sense of belonging among its residents. This new collection of homes gives you the opportunity to join this community as it grows.

*Harriet, our Country Park Ranger*



*Jamie, owner of Stable & Ground coffee truck*




*some of*

# MEET THE HARTLAND COMMUNITY



*David, beekeeper*



*Bhavesh & Ruchi, Hartland Village residents*

# BE PART OF A THRIVING VILLAGE LIFE

The Hartland Village community is enterprising and energetic, helping to create a place that is becoming the focal point for the local area.

Events such as open air cinema screenings, children's sports day, Pimm's on the green and Eid celebrations are a regular feature of life here, bringing residents together and drawing people in from surrounding neighbourhoods, firmly placing Hartland Village at the centre of the community.

Clubs and activities such as running, dog walking and fitness classes have sprung up in the community, while the Stable & Ground coffee truck is a popular place to meet and catch up with neighbours.

Residents have not only found a wonderful place to live at Hartland Village, but also made lasting friendships and created opportunities for their interests, hobbies and businesses to thrive.





*"I really enjoy the Eid celebrations, the Diwali celebrations, Chinese New Year. I think diversity and inclusion is so important and we do that really well at Hartland Village."*
*- Surjit, Community Engagement Manager*



*"The country park is very popular with the den building, you see dens all over the place. Quite elaborate ones as well!"*
*- Harriet*



*"We love having the country park next door. My kids love going there. We go there once a week on a bike ride."*
*- Bhavesh*







# THE VILLAGE CENTRE, CONVENIENTLY LOCATED WITHIN PINEWOOD GREEN, WILL BE THE HUB OF HARTLAND VILLAGE.

Featuring a range of services, shops and a café, with the new primary school and village green situated close by, the village centre will be the focus of local life.

Hartland Country Park, 70 acres of woodland, meadows and ponds with footpaths, a play area and bike track, is cherished by all the community and right on the doorstep of your new home. Smaller parks, greens and leafy walkways are nestled within the village, so you can relax in nature or get active in the open air whenever you want.



*The village centre will be a sociable place to catch up with neighbours and pick up your daily essentials.*






Computer Generated Imagery is indicative only and subject to change.

# WELCOME TO YOUR NEW HOME

Photography of Hartland Village is indicative only.

# KITCHENS
# THE HEART OF THE HOME

Showhome photography is indicative only.



*Relax in lightfilled living spaces where every detail is carefully considered and crafted to the highest standard.*

*"We love the build quality. We wanted somewhere we could just move in and get on with our daily lives." – Bhavesh and Ruchi*





# LOUNGES
# WHERE RELAXATION BEGINS



# BATHROOMS
# TO INDULGE IN

*Bathrooms and shower rooms offer the perfect blend of form and function, with high quality sanitaryware and fittings and a harmonious design palette for an elegant look.*











Showhome photography is indicative only.

# BEDROOMS
# THE SANCTUARY IN YOUR HOME

GARDENS

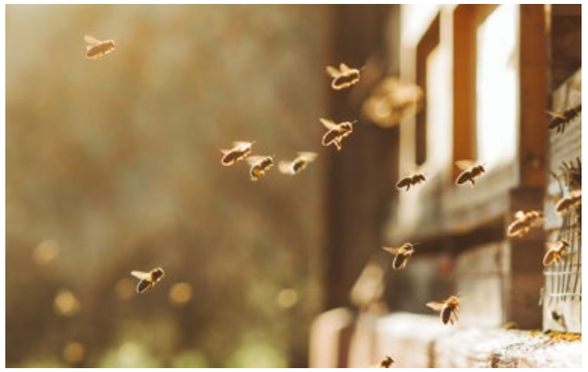
# WHERE BIODIVERSITY MATTERS AS MUCH AS LANDSCAPING








*"It's an ideal site. We've got access to a lot of wild flowers and trees, but also urban gardens which gives us a real mix of pollens and nectar."*
*– David*







Showhome garden photography is indicative only.

# PINEWOOD GREEN EAST

- **The Holly** – 2 bedroom house
- **The Rowan** – 3 bedroom house
- **The Willow** – 3 bedroom house
- **The Fern** – 3 bedroom house
- **The Pine** – 3 bedroom house







The siteplan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

# THE HOLLY
## 2 BEDROOM HOUSE

Houses 486, 487, 488, 489, 492, 493, 494 & 495
**Total area: 80.7 sq m (869 sq ft)**



Computer Generated Imagery is indicative only.

# THE HOLLY
# 2 BEDROOM HOUSE

**Houses 486 & 487*, 488 & 489*, 492 & 493*, 494 & 495***
Semi-detached
Off-street parking included with each property

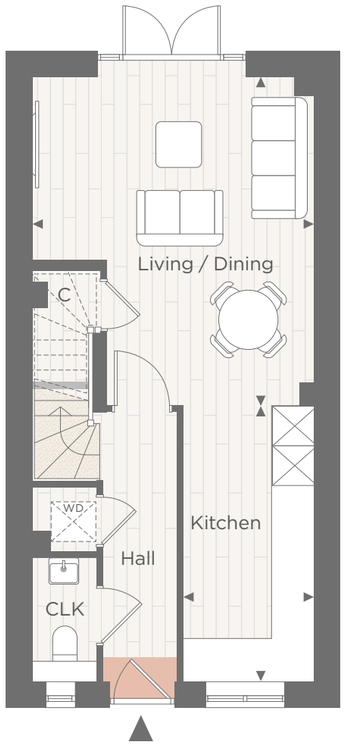
*Houses handed

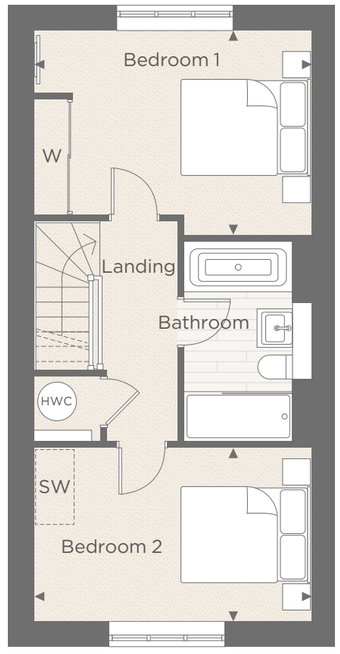
## GROUND FLOOR

| | | |
|---|---|---|
| Living/Dining Room | 5.00 m x 4.34 m | 16'5" x 14'3" |
| Kitchen | 4.20 m x 2.01 m | 13'9" x 6'7" |

## FIRST FLOOR

| | | |
|---|---|---|
| Bedroom 1 | 4.34 m x 3.17 m | 14'3" x 10'5" |
| Bedroom 2 | 4.34 m x 2.70 m | 14'3" x 8'10" |




N




| | |
|---|---|
| ◂▸ | Denotes measurement points |
| CLK | Cloakroom |
| C | Cupboard |
| W | Wardrobe |
| SW | Space for wardrobe |
| ▨ | Provision for washer/dryer |
| HWC | Hot water cylinder^ |

^Hot water cylinder position may vary in some house types. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.

# THE ROWAN
## 3 BEDROOM HOUSE

Houses 478, 479, 482 & 483
**Total area: 96.8 sq m (1,042 sq ft)**

Computer Generated Imagery is indicative only.

# THE ROWAN
# 3 BEDROOM HOUSE

**Houses 478 & 479***
Semi-detached
Garage to House 478
Detached car port to
House 479

**Houses 482 & 483***
Terraced
Detached car port
to each property

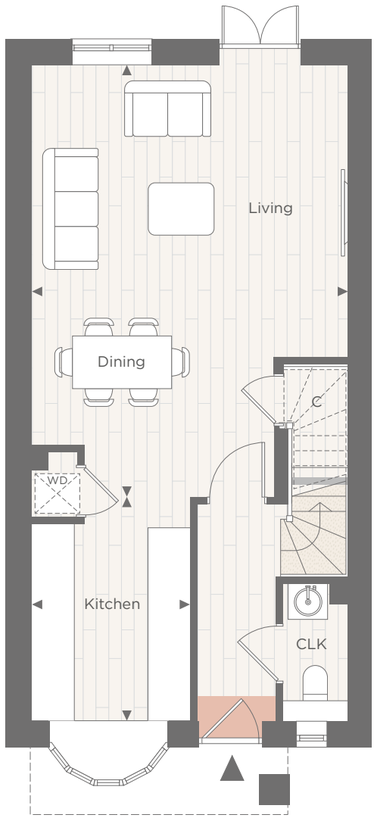
*Houses handed

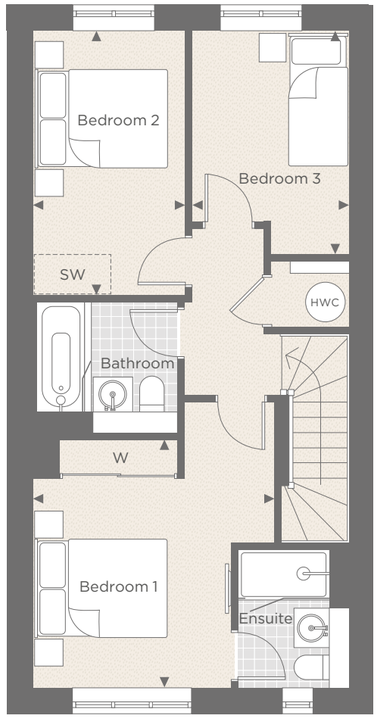
## GROUND FLOOR

| | | |
|---|---|---|
| Living/Dining Room | 6.59 m x 4.82 m | 21'7" x 15'10" |
| Kitchen | 3.40 m x 2.42 m | 11'2" x 7'11" |

## FIRST FLOOR

| | | |
|---|---|---|
| Bedroom 1 | 3.78 m x 3.68 m | 12'5" x 12'1" |
| Bedroom 2 | 4.02 m x 2.32 m | 13'2" x 7'7" |
| Bedroom 3 | 3.40 m x 2.40 m | 11'2" x 7'10" |




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| | |
|---|---|
| ◄► | Denotes measurement points |
| CLK | Cloakroom |
| C | Cupboard |
| W | Wardrobe |
| SW | Space for wardrobe |
| | Provision for washer/dryer |
| HWC | Hot water cylinder^ |

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# THE FERN
## 3 BEDROOM HOUSE

Houses 477, 480 & 481
**Total area: 99.9 sq m (1,075 sq ft)**



Computer Generated Imagery is indicative only.

# THE FERN
# 3 BEDROOM HOUSE

**House 477**
Detached
Undercroft parking

**Houses 480* & 481**
Semi-detached
Undercroft parking

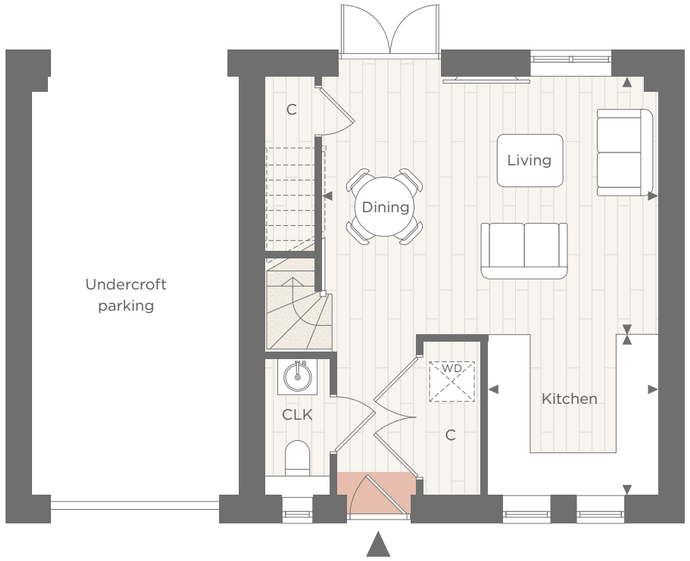
*House handed

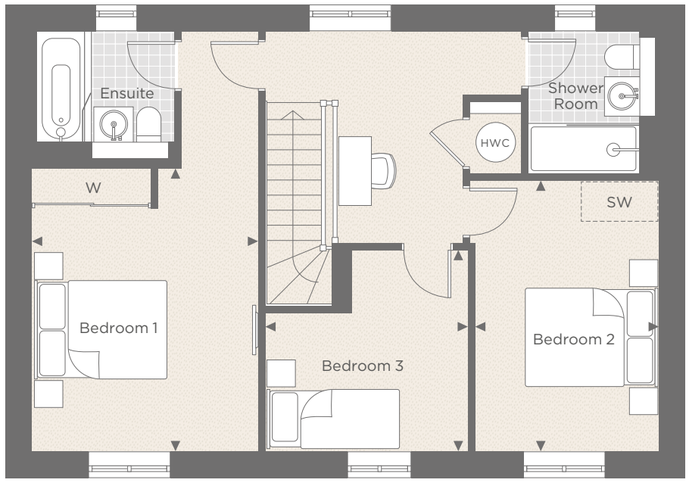
## GROUND FLOOR

| | | |
|---|---|---|
| Living/Dining Room | 5.14 m x 3.94 m | 16'10" x 12'11" |
| Kitchen | 2.61 m x 2.45 m | 8'7" x 8'0" |

## FIRST FLOOR

| | | |
|---|---|---|
| Bedroom 1 | 4.29 m x 3.44 m | 14'1" x 11'3" |
| Bedroom 2 | 4.12 m x 2.81 m | 13'6" x 9'3" |
| Bedroom 3 | 3.10 m x 3.05 m | 10'2" x 10'0" |




N




| | |
|---|---|
| ◂▸ | Denotes measurement points |
| CLK | Cloakroom |
| C | Cupboard |
| W | Wardrobe |
| SW | Space for wardrobe |
| ⁙ | Provision for washer/dryer |
| HWC | Hot water cylinder^ |

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# THE PINE
## 3 BEDROOM HOUSE

Houses 484 & 485
**Total area: 117.4 sq m (1,264 sq ft)**

Houses 496 & 503
**Total area: 116.7 sq m (1,255 sq ft)**



Computer Generated Imagery is indicative only.

# THE PINE
# 3 BEDROOM HOUSE

**House 484**
End-of-terrace
Detached garage

**House 485**
Detached
Garage

**Houses 496* & 503**
Link-detached
Garage

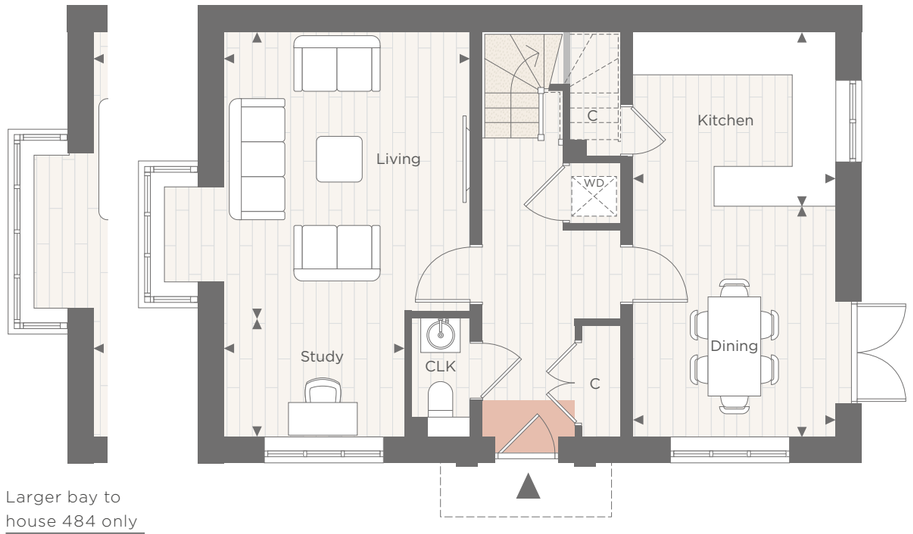
*House handed

## GROUND FLOOR

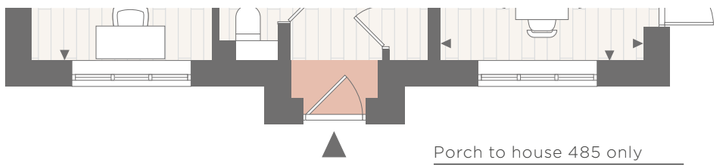
| | | |
|---|---|---|
| Kitchen | 3.09 m x 2.65 m | 10'1" x 8'8" |
| Living Room | 4.37 m x 3.75 m | 14'4" x 12'4" |
| Dining Room | 3.51 m x 3.09 m | 11'6" x 10'1" |
| Study | 2.75 m x 1.80 m | 9'0" x 5'11" |

## FIRST FLOOR

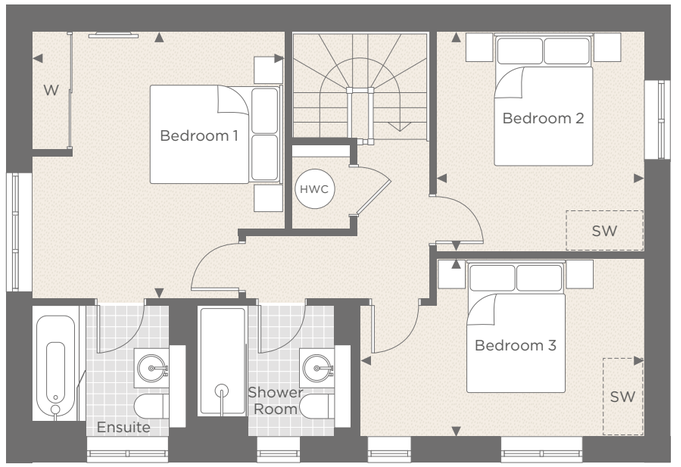
| | | |
|---|---|---|
| Bedroom 1 | 4.07 m x 3.84 m | 13'4" x 12'7" |
| Bedroom 2 | 3.35 m x 3.18 m | 11'0" x 10'5" |
| Bedroom 3 | 4.32 m x 2.72 m | 14'2" x 8'11" |




Larger bay to house 484 only



Porch to house 485 only




N




| | |
|---|---|
| ◂▸ | Denotes measurement points |
| CLK | Cloakroom |
| C | Cupboard |
| W | Wardrobe |
| SW | Space for wardrobe |
| WD | Provision for washer/dryer |
| HWC | Hot water cylinder^ |

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# THE WILLOW
## 3 BEDROOM HOUSE

Houses 490, 491, 497, 498, 499, 500, 501 & 502
**Total area: 119.7 sq m (1,288 sq ft)**



Computer Generated Imagery is indicative only.

# THE WILLOW
# 3 BEDROOM HOUSE

**Houses 490 & 491***
Semi-detached
Off-street parking
to each property

**Houses 497 & 498*, 499 & 500*, 501 & 502***
Semi-detached
Car port to each property

*Houses handed

## GROUND FLOOR

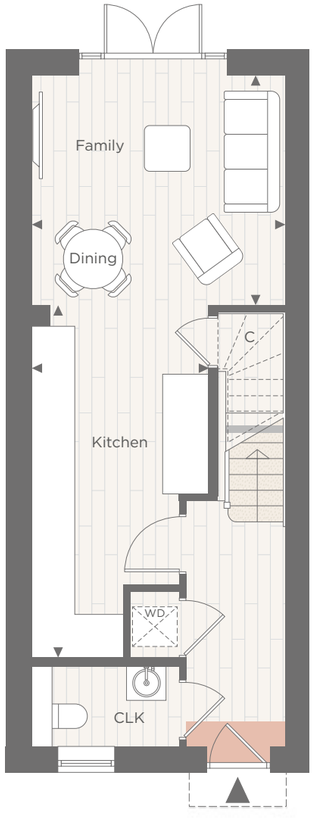
| | | |
|---|---|---|
| Family/Dining Room | 3.86 m x 3.50 m | 12'8" x 11'6" |
| Kitchen | 5.36 m x 2.68 m | 17'7" x 8'9" |

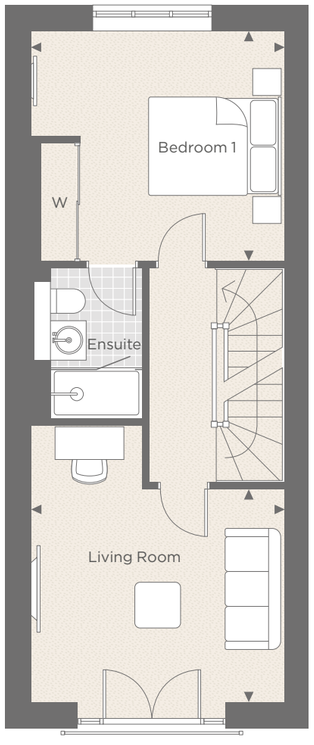
## FIRST FLOOR

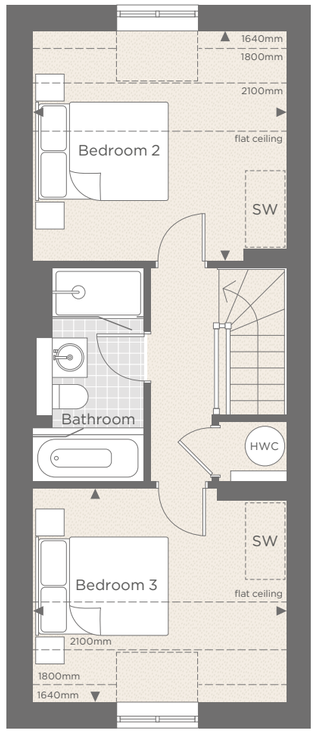
| | | |
|---|---|---|
| Living Room | 3.86 m x 3.24 m | 12'8" x 10'8" |
| Bedroom 1 | 3.86 m x 3.50 m | 12'8" x 11'6" |

## SECOND FLOOR

| | | |
|---|---|---|
| Bedroom 2 | 3.86 m x 3.50 m | 12'8" x 11'6" |
| Bedroom 3 | 3.86 m x 3.24 m | 12'8" x 10'8" |




N




| | |
|---|---|
| ◄► | Denotes measurement points |
| CLK | Cloakroom |
| C | Cupboard |
| W | Wardrobe |
| SW | Space for wardrobe |
| | Provision for washer/dryer |
| HWC | Hot water cylinder^ |

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# SPECIFICATION







## KITCHEN

- Individually designed layout
- Matt lacquer finish to shaker cabinet doors with handles
- Karonia work surface with upstands and full height splashback to hob
- Belfast style sink with drainer grooves to work surface and polished chrome mixer tap
- LED/energy efficient downlights and concealed lighting to wall cabinets
- Concealed multi-gang appliance panel and polished chrome socket outlets above work surfaces
- Integrated re-circulating extractor fan
- Siemens induction hob
- Siemens stainless steel multi-function oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Plumbing provision for future adaptation by customer for washer/dryer
- Provision for boiling water tap (as optional upgrade)

## BATHROOM

- Vanity unit with open shelf, soft close door, basin and chrome mixer tap
- Cupboard with shaver socket
- Fixed vanity mirror with feature framed vanity top and side panel detail
- Bath with glass bath screen (where there is a shower with rail in the bath), bath filler and shaker style bath panel
- White shower tray with glass shower panel and door or fixed screen^
- Polished chrome wall mounted thermostatic bath/shower mixer/diverter with polished chrome showerhead and slide rail above bath
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome ladder style thermostatically controlled heated towel radiator
- Ceramic tiling to selected walls with matching skirting tile
- Feature pattern effect porcelain tile floor finish
- LED/energy efficient downlights
- Accessories to include toilet roll holder and robe hook

## CLOAKROOM

- Wall hung white basin with deck mounted chrome basin taps with fixed mirror above
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Ceramic tiling to selected walls
- Feature timber effect plank vinyl floor finish
- LED/energy efficient downlights
- Accessories to include toilet roll holder

## ELECTRICAL FITTINGS

- LED/energy efficient downlights to entrance hallway, kitchen, living/dining room, bedroom one, bathroom(s) and shower room(s)
- Energy efficient pendant lighting provided to living room
- Energy efficient pendant lighting provided to landings and bedrooms
- Lighting to stores and cupboards
- Television (terrestrial and satellite) points to living/dining room and bedroom one†
- Telephone and data points to living/dining room and bedroom one
- Hyperoptic and Openreach ready
- Dimmer/rocker lighting controls to selected rooms
- White electrical fittings at high and low levels
- Power and light to loft

## HEATING

- Energy efficient external air source heat pump providing heating and hot water
- Wet underfloor heating system provided throughout with zoned thermostatic controls
- Plumbing provision for a washer/dryer within store cupboard





## INTERIOR FINISHES

- Light grey painted internal doors
- Light grey painted architraves and skirting
- White painted internal walls
- Feature brushed and polished chrome door handles
- Staircase with light grey painted handrail and balustrades
- Built-in wardrobe to bedroom one, internal fittings include rail and shelf
- Feature timber effect plank vinyl floor finish to entrance hallway, store, cloakroom and kitchen/dining/living room
- Carpet to staircase, landings, first floor living rooms and bedrooms
- Tiled skirting to bathroom(s) and shower room(s)

## EXTERIOR FINISHES

- Coloured front entrance door
- Paved paths to front and rear garden
- Patio area to rear garden
- External power, lighting and water tap
- Provision for refuse storage
- Cycle storage included if there's no garage to the property
- External air source heat pump unit located within garden demise
- Water butt provided to rear garden

## SECURITY & PEACE OF MIND

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors and heat detectors
- UPVC, double glazed windows/doors
- Multi-point locking and spy hole to front entrance door
- Lockable windows
- Hardwired doorbell
- All houses benefit from a 10-year NHBC build warranty from completion
- All houses benefit from a 2-year Berkeley warranty

## CAR PARKING

- Allocated paved off-street parking to all houses with visitor parking allocations across the development
- Garage parking to selected houses
- Car port parking to selected houses
- Single electric charging point per property
- General use electric car charging points across the development

## MANAGEMENT COMPANY

A management company will be appointed to administer the effective operation and maintenance of the communal landscaping and estate facilities for which a service charge will be levied and apportioned to the benefit offered.

A number of options are available to personalise your home. Options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes if required. Showhome photography is indicative only. †Connection provisions provided within loft for future installation. ^Subject to layout.

# EXCEPTIONAL QUALITY SUSTAINABLE DESIGN



Photography of Hartland Village

*This is how we are ensuring sustainability at Hartland Village*

## CLIMATE ACTION, NATURE AND COMMUNITIES

Sustainability is fundamental to Berkeley. In simple terms, our approach is to develop the homes and places of the future without compromising the ability of younger generations to meet their needs. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Hartland Village.

## NATURE AND BIODIVERSITY

We believe a new development should enhance nature, not take away from it. Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that bring nature to people. Within and around Hartland Village, we have created natural habitats that encourage wildlife to flourish. We are working with the ecologists Aspect and Landscape Architects Fabrik to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste. For our business operations we've had a strong commitment to waste and reducing our impact for many years, and we strive to embed efficient waste management within our operations.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to be energy efficient. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with Air Source Heat Pumps (ASHPs). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## SUSTAINABLE TRANSPORT

Fleet, Farnborough Main and Farnborough North train stations are all local to the development. Trains from Fleet and Farnborough Main provide easy access to London and from Farnborough North there are direct links to Guildford and Reading. We offer a shuttle bus service in the mornings and evenings, transporting residents to and from the development and Farnborough Main station. The service is available Monday – Friday excluding Bank Holidays.* In addition to cycle paths across the development, and cycle storage for each home, communal electric vehicle charging points will be installed across Hartland Mews. This will encourage the use of more sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with RMG Estates and residents to ensure the development remains in pristine condition.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. For example, at Hartland Village all homes benefit from rainwater harvesting, whilst Sustainable Urban Drainage features, such as swales and ponds, will help manage surface water runoff and minimise risk of localised flooding.

*Terms and conditions apply. Please speak to a Sales Consultant for further information.

*100%*

of timber used will be sustainably sourced

*Active living*

Hartland Village will include sports, games and play areas, and a bike and scooter track

*100 acres of open space*

including a new 70 acre Country Park and over six miles of trails

A new build home will save on average

*£2,200**

in electricity and heating costs per year compared to an older home

*Greener homes*

energy efficient and highly insulated

*95%*

of our construction waste will be reused or recycled

*Source: Home Builders Federation Watt a Save Report 2024



# DESIGNED FOR LIFE

*At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are lightfilled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.*

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. Our homes are designed to be water and energy efficient, promote recycling and enable residents to choose sustainable transport options.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

# TRANSFORMING TOMORROW

**AT BERKELEY OUR PASSION AND PURPOSE IS TO BUILD QUALITY HOMES, STRENGTHEN COMMUNITIES AND MAKE A POSITIVE DIFFERENCE TO PEOPLE'S LIVES.**

## OUR VISION



Photography of Hartland Village and lifestyle photography are all indicative only.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

*Our Vision is our strategic plan, which sets out how we will achieve this.*



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.




### TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

Berkeley complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.

Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

WHAT IS
# MYHOME PLUS?

## MYHOME PLUS IS A NEW ONLINE SERVICE DESIGNED TO HELP YOU MANAGE BUYING YOUR NEW HOME AT ANY TIME IN ANY PLACE.

*The buying process*

This is a step-by-step guide to the Buying Process from reservation through to completion, moving in and warranty. At each milestone, the Buying Process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.




### 1. FILING CABINET
In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

### 2. MEET THE TEAM
This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can e-mail any member of the team directly via this section.

### 3. OPTIONS & CHOICES SELECTION
We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

### 4. CONSTRUCTION PROGRESS
Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

*Next steps*

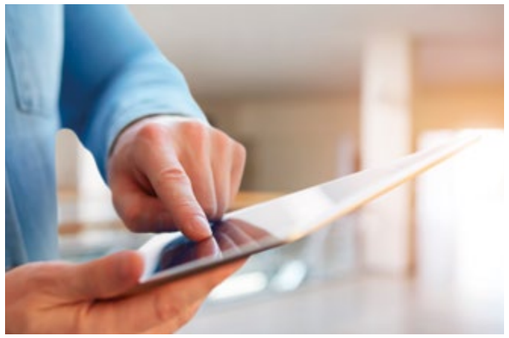
### 1. GETTING STARTED
Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access. Please note that for data protection reasons, the link is only valid for 24 hours. You are required to validate your account and change your password within 24 hours of receiving the e-mail, in order to access your personal property information and updates.

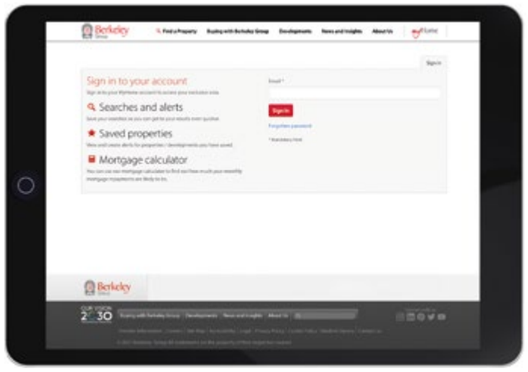
### 2. INTERIOR SELECTIONS
Customer Relations will then be in touch to invite you in to our Showhomes to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Relations will need to receive your choices selection by the deadline date, which will be given in advance.

Sign in by visiting
BerkeleyGroup.co.uk/my-home/sign-in
or scan the QR Code on your smartphone

myHome PLUS



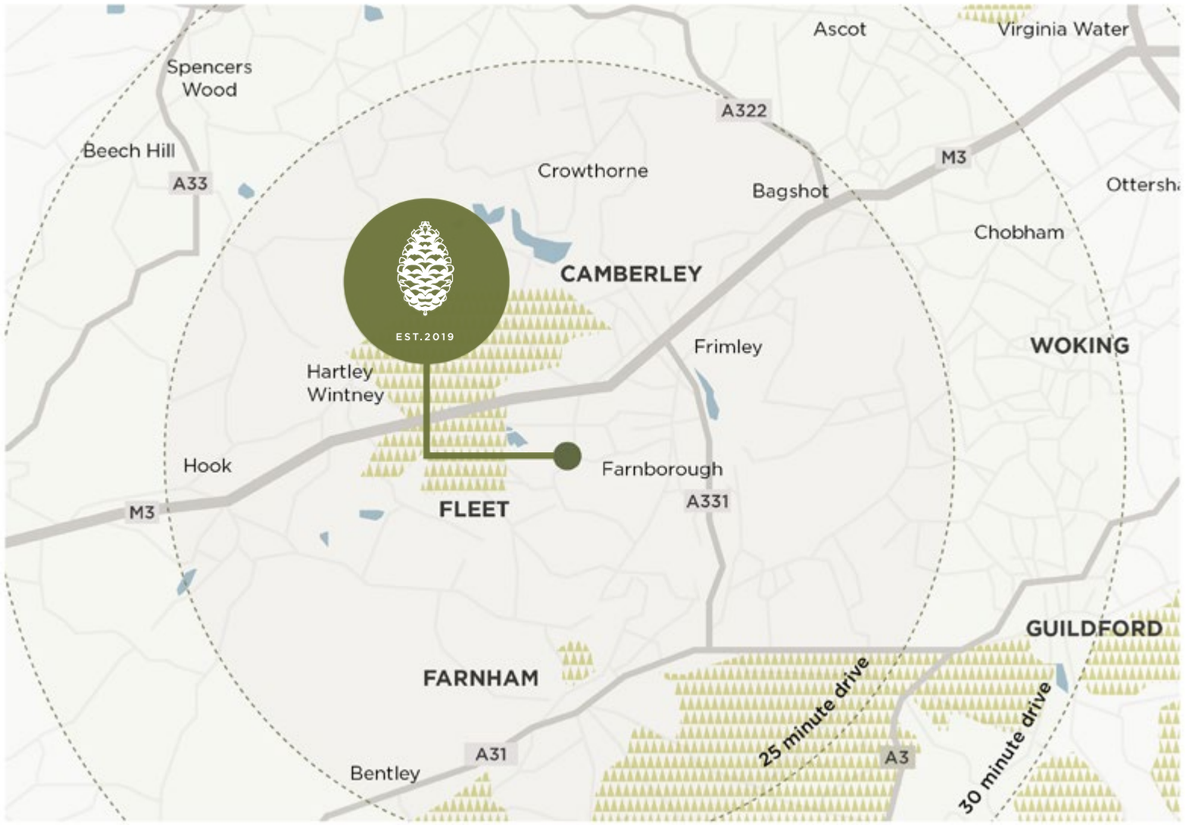




CONTACT US

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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 our policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. We reserve the right to make these changes as required. 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. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Hartland Village and Pinewood Green are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact our Sales Team to ascertain the availability of any particular property.

St Edward Homes Ltd, Registered in England & Wales with Company Registration Number 5857216. Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey KT11 1JG. M116/02CA/0826

Berkeley Group
Proud member of the Berkeley Group

The Institute of Customer Service
MEMBER

Berkeley
Designed for life

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

M&G INVESTMENTS
Berkeley Group



*discover a village for life*

50 YEARS

Berkeley
Designed for life