



# KEY FACTS SHEET

## MIDDLETON WOODS

### PROPERTY DETAILS – 4 Middleton Woods

|                         |   |
|-------------------------|---|
| Retirement Community    | Middleton Hall Retirement Village – Middleton Woods   |
| Landlord                | Middleton Hall Limited  |
| Operator                | Middleton Hall Limited  |
| Middleton Woods         | The Middleton Woods development consist of 29, 1, 2 or 3 bedroom apartments built on two floors. All properties either have a balcony or patio.   |
| Property Type           | See individual sales information  |
| Property Address        | 4 Middleton Woods, Middleton Hall Retirement Village<br>Middleton St George, Darlington, Co Durham, DL2 1HQ   |
| Status of Property      | Pre-owned   |
| Tenure                  | Leasehold: 125 year lease from 1 January 2007   |
| Care                    | Middleton Hall does not currently provide domiciliary care. A list of providers is available on the CQC website.<br>Residential and Nursing care is provided at Middleton Hall (Registered with the CQC). |
| Nomination Arrangements | Not applicable  |

### COST OF MOVING INTO THE APARTMENT

|   |  |  |
|---|--|--|
| Purchase Price                                  | £265,000   | Further information<br>❖ Individual sales leaflet                                    |
| Deposit   | Individually agreed with seller.   | ❖ Individual sales particulars   |
| Removal Costs                                   | To be organised by purchaser directly with removal firm.   |  |
| Solicitors Fees                                 | Purchaser to appoint solicitors and agree fees and disbursements directly.   |  |
| Stamp Duty (SDLT)                               | £3,250 <ul style="list-style-type: none"> <li>• nothing on the first £125,000 of the property price</li> <li>• 2% on the next £125,000</li> <li>• 5% on the next £675,000</li> </ul> | ❖ <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> |
| Landlords charge for replies to legal enquiries | No fee payable   |  |



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|---|----------------|---------------------|
| Healthcare needs assessment cost        | No fee payable | Further information |
| Fee for engrossment of Deed of Covenant | No fee payable |                     |

## WHILE LIVING IN THE PROPERTY

### COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

|                     |   |  |
|---------------------|---|--|
| Service Charge      | £5,374 per annum for 2018/2019<br>Service charge accounts for previous 3 years available on request   | <p>Further information</p> <ul style="list-style-type: none"> <li>❖ Annual letter between landlord and purchaser</li> </ul>  |
| Buildings Insurance | Included in the service charge  | <ul style="list-style-type: none"> <li>❖ Purchaser information pack</li> <li>❖ Service charge demand</li> </ul>              |
| Water Charges       | Included in the service charge  | <ul style="list-style-type: none"> <li>❖ Purchaser information pack</li> <li>❖ Service charge demand</li> </ul>              |
| Additional Costs    | Services set out in Price List (updated annually) and charged separately according to service purchased.  | <ul style="list-style-type: none"> <li>❖ Service price list for applicable charges</li> </ul>                                |
| Amenities           | Middleton Spa including Pool, Gym and Studio, Library, Mini Bus, Garden Room, The Orangery, Restaurant, Gardens with Bird Hide, Bowls, Golf and Boules. | <ul style="list-style-type: none"> <li>❖ Set out in lease</li> <li>❖ Purchaser information pack</li> </ul>                   |
| Changes to Property | Any structural alterations to the property must be approved by Middleton Hall. Quotes will be obtained for approved work.                               | <ul style="list-style-type: none"> <li>❖ Lease</li> <li>❖ Purchaser information pack</li> <li>❖ Information guide</li> </ul> |

### COSTS FOR WHICH RESIDENT IS DIRECTLY RESPONSIBLE TO THIRD PARTIES

|               |   |  |
|---------------|---|--|
| Utility Bills | Electricity, Telephone, Broadband chosen and paid for by residents. | <p>Further information</p> <ul style="list-style-type: none"> <li>❖ Information guide</li> </ul>                       |
| Council Tax   | Band D, currently £1,770.37 for 2018/19                             | <ul style="list-style-type: none"> <li>❖ Darlington Borough Council</li> <li>❖ Individual sales particulars</li> </ul> |



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|                    |  |  |
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|                    |  | <b>Further information</b>   |
| Telephone          | Resident arranges service with supplier direct.  |  |
| Internet/Broadband | Resident arranges service with supplier direct.  |  |
| TV Licence         | Resident arranges service through TV Licencing<br>Free if you are aged 75 or over, otherwise £147 p.a.   | ❖ <a href="http://www.tvlicencing.co.uk">www.tvlicencing.co.uk</a> |
| TV/Satellite TV    | All properties are connected to a central TV and Satellite system. Resident arranges services with satellite company directly, but connected to communal aerial. |  |

### OTHER KEY LEASE TERMS

|                     |  |   |
|---------------------|--|---|
|                     |  | <b>Further information</b>                          |
| Visitors            | Short term visitors are permitted.   | ❖ Lease<br>❖ Information guide                      |
| Sub-letting         | Under the terms of the lease only with the agreement of Middleton Hall. Costs would be individually agreed on sublet.                              | ❖ Lease   |
| Village Regulations | Apart from obligations set out in the lease, additional village regulations are published in the information guide which is updated as applicable. | ❖ Information guide                                 |
| Other costs         | Each property has a liability for excess costs over the balance of the contingency fund for major capital expenditure.                             | ❖ Purchaser information pack<br>❖ Information guide |

### INSURANCE

|                                |   |   |
|--------------------------------|---|---|
|                                |   | <b>Further information</b>                          |
| Landlord's/buildings insurance | The Landlord is required to insure the buildings and structure, under the terms of the lease, including Public Liability Insurance, Employers' Liability Insurance and other usual insurance cover. | ❖ Insurance policy and policy schedule              |
| Contents Insurance             | The resident is responsible for insuring their contents to include 'white goods' in the kitchen and other moveable assets.  | ❖ Purchaser information pack<br>❖ Information guide |
| Warranty                       | A 10 year NHBC structural warranty from the date of completion of the apartment   | ❖ Purchaser information pack<br>❖ Information guide |



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### FURNISHING YOUR PROPERTY

|             |  |   |
|-------------|--|---|
| Furnishings | No furniture is provided unless specified in the sales particulars | <p>Further information</p> <ul style="list-style-type: none"> <li>❖ Middleton Woods brochure</li> <li>❖ Individual sales particulars</li> <li>❖ Purchaser information pack</li> </ul> |
|-------------|--|---|

### MOVING OUT OF THE PROPERTY – including event fees

|                                |   |  |
|--------------------------------|---|--|
| Sales Agency                   | Middleton Hall would normally act as agent for a sale, the vendor has the right to use an outside agent.  | <p>Further information</p> <ul style="list-style-type: none"> <li>❖ Lease</li> <li>❖ Purchaser information pack</li> </ul>                       |
| Restrictions on resale         | All prospective purchasers have to be approved by Middleton Hall and meet appropriate criteria – age (55 years and over), health and financial assessment.  | <ul style="list-style-type: none"> <li>❖ Lease</li> <li>❖ Purchaser information pack</li> </ul>  |
| Sales Agency Fee               | Currently 2% of sale price (subject to VAT).  | <ul style="list-style-type: none"> <li>❖ Purchaser information pack</li> <li>❖ Information guide</li> </ul>                                      |
| Lease Re-assignment Fee        | On each re-assignment there is a fee of 1% for the re-assignment of the lease.  | <ul style="list-style-type: none"> <li>❖ Lease</li> <li>❖ Purchaser information pack</li> <li>❖ Information guide</li> </ul>                     |
| Contingency Fund               | On each re-assignment there is a contingency fund fee of 1% of the selling price to cover long term repairs. The current balance at June 2018 is £21,664.00 and is held by Middleton Hall Ltd.                                    | <ul style="list-style-type: none"> <li>❖ Lease</li> <li>❖ Purchaser information pack</li> <li>❖ Information guide</li> </ul>                     |
| Energy Performance Certificate | Landlord can arrange this at vendor's cost as agreed with sales agency agreement.   | <a href="http://www.gov.uk/buy-sell-your-home/energy-performance-certificates">www.gov.uk/buy-sell-your-home/energy-performance-certificates</a> |
| Refurbishment Costs            | The property can only be sold when put back in good condition at vendors own cost. Where unauthorised alterations have been made to the property the scope and cost for vendor to be agreed when agreeing sales agency agreement. | <ul style="list-style-type: none"> <li>❖ Lease</li> <li>❖ Purchaser information pack</li> <li>❖ Information guide</li> </ul>                     |
| Solicitors Fees                | Vendor to appoint solicitors and agree fees direct.   |  |

We advise customers to seek independent advice, support and representation as appropriate prior to a move to Middleton Hall Retirement Village.

Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA  
Tel: 01325 332207 Web: [www.middletonhallretirementvillage.co.uk](http://www.middletonhallretirementvillage.co.uk)

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