



KEY FACTS SHEET

THE WATERSIDE



PROPERTY DETAILS – 14 The Waterside

Retirement Community	Middleton Hall Retirement Village – The Waterside
Landlord	Middleton Hall Limited
Operator	Middleton Hall Limited
The Waterside	The Waterside development consists of 36, 2 bedroom properties with further rooms where a dormer has been added
Property Type	Dormer Bungalow
Property Address	14 The Waterside, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HT
Status of Property	Pre-owned
Tenure	Leasehold: 125 year lease from 1 January 2013
Care	Middleton Hall does not currently provide domiciliary care. A list of providers is available on the CQC website. Residential and Nursing care is provided at Middleton Hall (Registered with the CQC).
Nomination Arrangements	Not applicable

COST OF MOVING INTO THE PROPERTY

Purchase Price	£399,000	Further information
Deposit	Individually agreed with seller	❖ Individual sales leaflet
Removal Costs	To be organised by purchaser directly with removal firm.	❖ Individual sales leaflet
Solicitors Fees	Purchaser to appoint solicitors and agree fees and disbursements directly.	
Stamp Duty (SDLT)	£9,950 <ul style="list-style-type: none"> • nothing on the first £125,000 of the property price • 2% on the next £125,000 • 5% on the next £675,000 	❖ www.gov.uk/stamp-duty-land-tax
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	£4,886 per annum for 2019/2020	Further information ❖ Annual letter between landlord and purchaser
Buildings Insurance	Recharged for each individual property annually.	❖ Purchaser information pack ❖ Information guide
Ground Rent	Not applicable	
Infrastructure Charge	To pay for the infrastructure of The Waterside and new facilities on site, all properties are liable for a charge for the cost of maintaining the infrastructure. £1,371.71 per annum for 2019/20 Alternatively this can be paid on resale of the property.	❖ Lease ❖ Purchaser information pack ❖ Information guide
Additional Costs	Services set out in Price List (updated annually) and charged separately according to service purchased.	❖ Service price list for applicable charges
Amenities	Middleton Spa including Pool, Gym and Studio, Library, Mini Bus, The Orangery, Restaurant, Gardens with Bird Hide, Bowls, Golf and Boules.	❖ Set out in lease ❖ Purchaser information pack
Changes to Property	Any structural alterations to the property must be approved by Middleton Hall. Quotes will be obtained for approved work.	❖ Lease ❖ Purchaser information pack ❖ Information guide

COSTS FOR WHICH RESIDENT IS DIRECTLY RESPONSIBLE TO THIRD PARTIES

Utility Bills	Water, Electricity, Telephone, Broadband chosen and paid for by residents.	Further information ❖ Information guide
Feed in Tariff	Paid directly to residents by electric company.	❖ Information guide
Council Tax	Band E, currently £2,249.14 for 2019/20	❖ Darlington Borough Council



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		Further information
Telephone	Resident arranges service with supplier direct.	❖ www.tvlicencing.co.uk
Internet/Broadband	Resident arranges service with supplier direct.	
TV Licence	Resident arranges service through TV Licencing Free if you are aged 75 or over, otherwise £147 p.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

		Further information
Visitors	Short term visitors are permitted.	❖ Lease ❖ 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

INSURANCE

		Further information
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 ❖ Information guide
Warranty	The property is covered by a 10 year LABC warranty from the 24 th April 2015.	❖ Purchaser information pack ❖ Information guide ❖ House owner's manual



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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"> ❖ The Waterside brochure ❖ Individual sales particulars ❖ Purchaser information pack
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MOVING OUT OF THE PROPERTY – including event fees

Sales Agency	Under the lease, the landlord has the right to act as agent exclusively for the first 6 months. There is a stand-alone sales agency agreement with vendor.	<p>Further information</p> <ul style="list-style-type: none"> ❖ Lease ❖ Purchaser information pack
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"> ❖ Lease ❖ Purchaser information pack
Sales Agency Fee	Currently 2% of sale price (subject to VAT).	
Infrastructure Charge	To pay for the infrastructure of The Waterside and new facilities on site, all properties are liable for a charge for the cost of maintaining the infrastructure. This can be paid either as a percentage of the purchase price plus a percentage of the capital gains, or as a fixed annual payment subject to RPI annually. Examples in the Purchaser Information Pack. £1,371.71 per annum for 2019/20	<ul style="list-style-type: none"> ❖ Lease ❖ Purchaser information pack ❖ Information guide
Energy Performance Certificate	Landlord can arrange this at vendor’s cost as agreed with sales agency agreement.	www.gov.uk/buy-sell-your-home/energy-performance-certificates
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"> ❖ Lease ❖ Purchaser information pack ❖ Information guide
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

Middleton Hall Ltd Registered in England & Wales No. 65737
Registered Office: Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA VAT Registration Number 915 8281 11

