



KEY FACTS SHEET

MIDDLETON WOODS

PROPERTY DETAILS – 2 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 or 2 bedroom apartments built on two floors. All properties either have a balcony or patio.
Property Type	See individual sales information
Property Address	2 Middleton Woods, Middleton Hall Retirement Village 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. 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	£319,500	Further information ❖ 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)	£5,975 <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	£5,598 per annum for 2019/2020 Service charge accounts for previous 3 years available on request	<p>Further information</p> <ul style="list-style-type: none"> ❖ Annual letter between landlord and purchaser
Buildings Insurance	Included in the service charge	<ul style="list-style-type: none"> ❖ Purchaser information pack ❖ Service charge demand
Water Charges	Included in the service charge	<ul style="list-style-type: none"> ❖ Purchaser information pack ❖ Service charge demand
Additional Costs	Services set out in Price List (updated annually) and charged separately according to service purchased.	<ul style="list-style-type: none"> ❖ Service price list for applicable charges
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"> ❖ 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.	<ul style="list-style-type: none"> ❖ Lease ❖ Purchaser information pack ❖ Information guide

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"> ❖ Information guide
Council Tax	Band E, currently £2,249.14 for 2019/20	<ul style="list-style-type: none"> ❖ Darlington Borough Council ❖ Individual sales particulars



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		Further information
Telephone	Resident arranges service with supplier direct.	
Internet/Broadband	Resident arranges service with supplier direct.	
TV Licence	Resident arranges service through TV Licencing Free if you are aged 75 or over, until 01.06.20, otherwise £154.50 p.a.	❖ www.tvlicencing.co.uk
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
Other costs	Each property has a liability for excess costs over the balance of the contingency fund for major capital expenditure.	❖ Purchaser information pack ❖ 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. Public liability insurance is required for mobility scooters.	❖ Purchaser information pack ❖ Information guide
Warranty	No warranties apply to this property	❖ Purchaser information pack ❖ 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"> ❖ Middleton Woods brochure ❖ Individual sales particulars ❖ Purchaser information pack
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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"> ❖ 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).	<ul style="list-style-type: none"> ❖ Purchaser information pack ❖ Information guide
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"> ❖ Lease ❖ Purchaser information pack ❖ Information guide
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 August 2019 is £23,656.95 and is held by Middleton Hall Ltd.	<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
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