

# KEY FACTS SHEET

## PROPERTY DETAILS

		Further Information
Retirement Community & Operator	Middleton Hall Retirement Village operated by Middleton Hall Ltd	
Landlord	Middleton Hall Ltd	
The Waterside	Middleton Woods development consists of 29, 1 or 2 bedroom apartments built on two floors. All properties either have a balcony or patio.	
Accommodation Address	Middleton Woods, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HQ	
Property Type & Tenure	Apartment – see sales details for more information Leasehold: 125 years from 1 <sup>st</sup> January 2007	
Occupancy	No limit for the number of occupants	
Property Status	Pre-owned	
Care & CQC	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).	

## COST OF MOVING INTO THE PROPERTY

		Further information
Purchase price	£	<ul style="list-style-type: none"> <li>Individual sales leaflet</li> </ul>
Deposit	Individually agreed with seller where applicable	<ul style="list-style-type: none"> <li>Individual sales leaflet</li> </ul>
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)	Payable according to property value this can be calculated at <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>	<ul style="list-style-type: none"> <li><a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a></li> </ul>
Landlords charge for replies to legal enquiries	No fee payable	
Healthcare needs assessment costs	No fee payable	
Fee for engrossment of Deed of Covenant	No fee payable	

## MIDDLETON WOODS - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Service Charge	£6,153 per annum for 2021/2022	<ul style="list-style-type: none"> <li>• Annual letter between landlord and purchaser</li> <li>• Charges explained</li> </ul>
Ground Rent	Not applicable	
Buildings Insurance	Included in the service charge	<ul style="list-style-type: none"> <li>• Purchaser information pack</li> <li>• Information guide</li> </ul>
Water Charges	Included in the service charge	<ul style="list-style-type: none"> <li>• Purchaser information pack</li> <li>• Information guide</li> </ul>
Amenities	Middleton Spa including Pool, Gym and Studio, Library, Minibus, 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>
Additional Costs	Services set out in Price List (updated annually) and charged separately according to service purchased.	<ul style="list-style-type: none"> <li>• See service price list for applicable charges</li> </ul>

## MIDDLETON WOODS - COSTS FOR WHICH YOU ARE RESPONSIBLE TO THIRD PARTIES

		Further information
Utility Bills	Electricity, Telephone, Broadband chosen and paid for by residents.	<ul style="list-style-type: none"> <li>• Information guide</li> </ul>
Council Tax	Band C, currently £1,783.32 for 2021/22 Band D, currently £2,006.23 for 2021/22 Band E, currently £2,452.05 for 2021/22	<ul style="list-style-type: none"> <li>• Darlington Borough Council</li> <li>• Individual sales particulars</li> </ul>
Telephone/Broadband services	Resident arranges service with chosen supplier direct.	
TV/Satellite TV	All properties are connected to a central TV and Satellite system. Resident arranges services with satellite company directly but are connected to communal aerial.	
TV Licence	Resident arranges service through TV Licencing.	<ul style="list-style-type: none"> <li>• <a href="http://www.tvlicencing.co.uk">www.tvlicencing.co.uk</a></li> </ul>

## OTHER KEY LEASE TERMS

		Further information
Visitors	Short term visitors are permitted.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Information guide</li> </ul>
Sub-letting	Under the terms of the lease only with the agreement of Middleton Hall. Costs would be individually agreed on sublet.	<ul style="list-style-type: none"> <li>• Lease</li> </ul>
Village Regulations	Apart from obligations set out in the lease, additional village regulations are published in the information guide which is updated as applicable.	<ul style="list-style-type: none"> <li>• Information guide</li> </ul>
Changes to the property	Any structural alterations to the property must be approved by Middleton Hall. Quotes can be obtained for approved work.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchaser information pack</li> <li>• Information guide</li> </ul>

## OTHER KEY LEASE TERMS

		Further information
Pets	Pets may only be kept in the ground floor apartments. Written permission must be obtained to keep any pets in the premises or on the Estate.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchaser information pack</li> </ul>
Other costs	Each property has a liability for excess costs over the balance of the contingency fund for major capital expenditure.	<ul style="list-style-type: none"> <li>• Purchaser information pack</li> <li>• Information Guide</li> </ul>

## INSURANCE

		Further information
Landlords/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.	<ul style="list-style-type: none"> <li>• Insurance policy and policy schedule</li> </ul>
Contents Insurance	The resident is responsible for insuring their contents to include 'white goods' in the kitchen and other moveable assets.	<ul style="list-style-type: none"> <li>• Brochure information</li> <li>• Information guide</li> </ul>
Warranty	No warranty applies to the apartments.	<ul style="list-style-type: none"> <li>• Brochure information</li> <li>• Purchaser information pack</li> </ul>

## FURNISHING YOUR PROPERTY

		Further information
Furnishings	No furniture is provided unless specified in the sales particulars	<ul style="list-style-type: none"> <li>• Individual sale particulars</li> </ul>

## MOVING OUT OF THE PROPERTY – INCLUDING EVENT FEES

		Further information
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 and Fee	Middleton Hall can sell the property for you we currently charge a 2% sales fee subject to VAT. Alternatively, you have the right to appoint an outside agent.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchaser information pack</li> </ul>
Lease Reassignment Fee	On each re-assignment there is a fee of 1% of the sale price for the re-assignment of the lease.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchaser information pack</li> <li>• Charges explained</li> </ul>
Contingency Fund	On each re-assignment there is a contingency fund fee of 1% of the sale price to cover long term repairs. The current balance in July 2021 is £40,573.95 and is held by Middleton Hall Ltd.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchaser information pack</li> <li>• Charges explained</li> </ul>

## MOVING OUT OF THE PROPERTY – INCLUDING EVENT FEES

		Further information
Energy Performance Certificate	Landlord can arrange this at vendor's cost as agreed within the sales agency agreement.	<ul style="list-style-type: none"> <li>• <a href="http://www.gov.uk/buy-sell-your-home/energy-performance-certificates">www.gov.uk/buy-sell-your-home/energy-performance-certificates</a></li> </ul>
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>
Ongoing Fees	Ongoing fees (service charge etc) remain payable until the property is re-sold.	<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)

Middleton Hall Ltd Registered in England & Wales No. 65737  
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