

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	The Waterside development consists of 36, 2 bedroom properties with further rooms where a dormer has been added	
Accommodation Address	The Waterside, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HT	
Occupancy	No limit for the number of occupants	
Property Type & Tenure	Dormer Bungalows Leasehold: 125 years from 1 st January 2013	
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	£	• Individual sales leaflet
Deposit	Individually agreed with seller where applicable	• Individual sales leaflet
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 www.gov.uk/stamp-duty-land-tax	• www.gov.uk/stamp-duty-land-tax
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	

THE WATERSIDE - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Service Charge	£5,420 per annum for 2021/2022	<ul style="list-style-type: none"> • Annual letter between landlord and purchaser • Purchaser information
Ground Rent	Not applicable	
Buildings Insurance	Recharged for each individual property annually.	<ul style="list-style-type: none"> • Purchaser information • Information guide
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. £1,428.48 per annum for 2021/22 Alternatively, this can be paid on resale of the property.	<ul style="list-style-type: none"> • Lease • Purchaser information • Information guide
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"> • Set out in lease • Purchaser information
Additional Costs	Services set out in Price List (updated annually) and charged separately according to service purchased.	<ul style="list-style-type: none"> • See service price list for applicable charges

THE WATERSIDE - COSTS FOR WHICH YOU ARE RESPONSIBLE TO THIRD PARTIES

		Further information
Utility Bills	Water, Electricity, Telephone, Broadband chosen and paid for by residents.	<ul style="list-style-type: none"> • Information guide
Feed in Tariff (FiT)	Paid directly to residents by electric company.	<ul style="list-style-type: none"> • Information guide
Council Tax	Band E, currently £2,452.05 for 2021/22 Band F, currently £2,897.89 for 2021/22	<ul style="list-style-type: none"> • Darlington Borough Council
Telephone/Broadband services	Resident arranges service with chosen supplier direct.	<ul style="list-style-type: none"> •
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.	<ul style="list-style-type: none"> •
TV Licence	Resident arranges service through TV Licencing	<ul style="list-style-type: none"> • www.tvlicencing.co.uk

OTHER KEY LEASE TERMS

		Further information
Visitors	Short term visitors are permitted.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Lease

OTHER KEY LEASE TERMS

		Further information
Pets	Written permission must be obtained to keep any pets in the premises or on the Waterside or Estate	<ul style="list-style-type: none"> • Lease • Purchaser information
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"> • Lease • Purchaser information • Information guide
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"> • Information guide

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"> • 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.	<ul style="list-style-type: none"> • Brochure information • Information guide
Warranty	Each property is covered by a 10 year LABC warranty from the date of completion.	<ul style="list-style-type: none"> • Brochure information • Purchaser information • Information guide • Home-owner's manual

FURNISHING YOUR PROPERTY

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

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"> • Lease • Purchaser information
Sales Agency and Fee	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. Middleton Hall currently charges 2% of sales price (subject to VAT)	<ul style="list-style-type: none"> • Lease • Purchaser information

MOVING OUT OF THE PROPERTY – INCLUDING EVENT FEES

		Further information
Infrastructure Charge	This charge contributes to the costs of maintaining the Waterside. Option 1: Pay on resale as a percentage of the original purchase price, increasing by 0.5% per year, capped at 5%, plus 25% of any capital gain. Option 2: Pay each year, the amount due increasing annually by RPI. Annual charge 2021/22: £1,428.48. See Purchaser Information for examples.	<ul style="list-style-type: none"> • Lease • Purchaser information • Information guide
Energy Performance Certificate	Landlord can arrange this at vendor's cost as agreed within the sales agency agreement.	<ul style="list-style-type: none"> • 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 • Information guide
Ongoing Fees	Ongoing fees (service charge etc) remain payable until the property is re-sold.	<ul style="list-style-type: none"> • Lease • Purchaser information • 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

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