

CALL
01325 332207 TO
ARRANGE A VISIT


THE WATERSIDE
SPACIOUS, SECURE, SUSTAINABLE LIVING


APPROVED
OPERATOR

HIGH QUALITY, ENERGY EFFICIENT, BUNGALOWS DESIGNED
FOR RETIREMENT LIVING



PROPERTIES IN THE WATERSIDE START FROM £300,000

LEASEHOLD, SERVICE CHARGE AND EVENT FEES APPLY (SEE KEY FACTS FOR DETAILS)

Ground floor accommodation

Entrance hall Living/dining room Modern fitted kitchen Master Bedroom with en-suite
Guest bedroom/study Guest shower room

The Dormer has one or two bedrooms with an open plan area Plant Room
Some properties include a dormer shower room, with many also having a garage

To register your interest contact Caroline Soullier, Client Service Advisor,
Tel: 01325 332207 or Email: carolinesoullier@mhrv.co.uk

The Waterside Bungalows

The Waterside is an award-winning development featuring highly insulated homes in a landscaped setting. The properties have 28 dedicated photo voltaic panels generating both free electricity and a feed-in tariff income. Other energy efficient features include double cavity wall insulation, triple glazing to all windows, a mechanical ventilation and heat recovery system and a highly efficient modern electric radiator heating system or underfloor heating using an air source heat pump. The properties are fully carpeted and tastefully decorated in neutral tones.

Features common to all properties include:

THE GROUND FLOOR

Entrance Hallway

A welcoming entrance hallway featuring a large under stairs cupboard providing useful storage.

Living/Dining Room

There is a bright open outlook from the living room facing south or west enjoying the best of the sunshine. A log burning stove provides supplementary heat in the sitting area and French doors out to the patio area with space for a variety of garden furniture as well as planters and pots.

Kitchen

The good sized kitchens are fitted with a comprehensive range of wall, floor and drawer units. Integrated appliances including a double oven and hob with extractor hood, fridge/freezer, a washer/dryer and most have a dishwasher.

Master Bedroom with En-suite Shower Room

A large double bedroom many with fitted wardrobes. The en-suite is fitted with a modern suite comprising of a bath, shower, a wash hand basin, low level WC and towel radiator.

Guest Bedroom/Study

This bedroom could also be used as a study or multipurpose room. It has a large window to the north or east of the property.

Guest Shower Room

Most properties are fitted with a modern shower, wash hand basin, low level WC and towel radiator, some have opted to remove the shower and instal a washer/dryer

Garage

Where available the garage can be accessed from inside the property. Large enough to store wheelie bins and logs for the wood burning stove as well as park your car and all have a rear door that allows access to the back of the property.

Externally

A south or west facing patio which is ideal for enjoying the summer sunshine.

THE FIRST FLOOR

A staircase leads to the dormer rooms. All have triple glazed UPVC dormer or Velux windows to both the front and rear elevation.

Dormer Rooms

The fittings in the dormer area vary between properties. The smaller properties have an additional bedroom and large open plan area with the larger properties having two bedrooms. Many have an additional shower room.

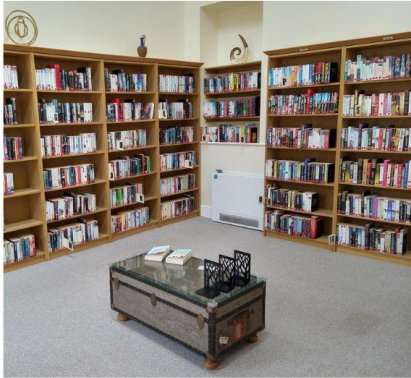
Plant Room

The plant room houses the internal heating systems and provides additional storage.

All fixed landscaping around the property is maintained by Middleton Hall.

ADDITIONAL FEATURES

2 smoke detectors and 1 carbon monoxide detector, external lighting, CCTV and an emergency call system to Middleton Hall.



Location

Middleton Hall is an employee owned, multi-award-winning retirement village situated in Middleton St George. It provides a vibrant retirement community for the over 55s, where residents can live active and fulfilling lives.



Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities. These include a restaurant, the Orangery (bar, café and shop) library, art studio and Health and Wellbeing Centre - a leisure complex including a pool, spa, studio, gym, hairdressing salon and beauty treatment rooms. The grounds include a sports area with an all-weather bowling green, croquet, pitch and putt golf course, a putting green, a boules pitch and sports pavilion.

There is also an allotment area where residents can cultivate raised beds to produce their own vegetables and flowers.

Clarification

These sales particulars have been prepared as a general guide to the property and Middleton Hall Retirement Village and must be read in conjunction with the Key Facts document detailing the service charge and other costs. Room sizes are approximate, taken between internal wall surfaces. Every effort was made to ensure this information was accurate at time of going to print.

Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA
Tel: 01325 332207 Web: www.middletonhallretirementvillage.co.uk

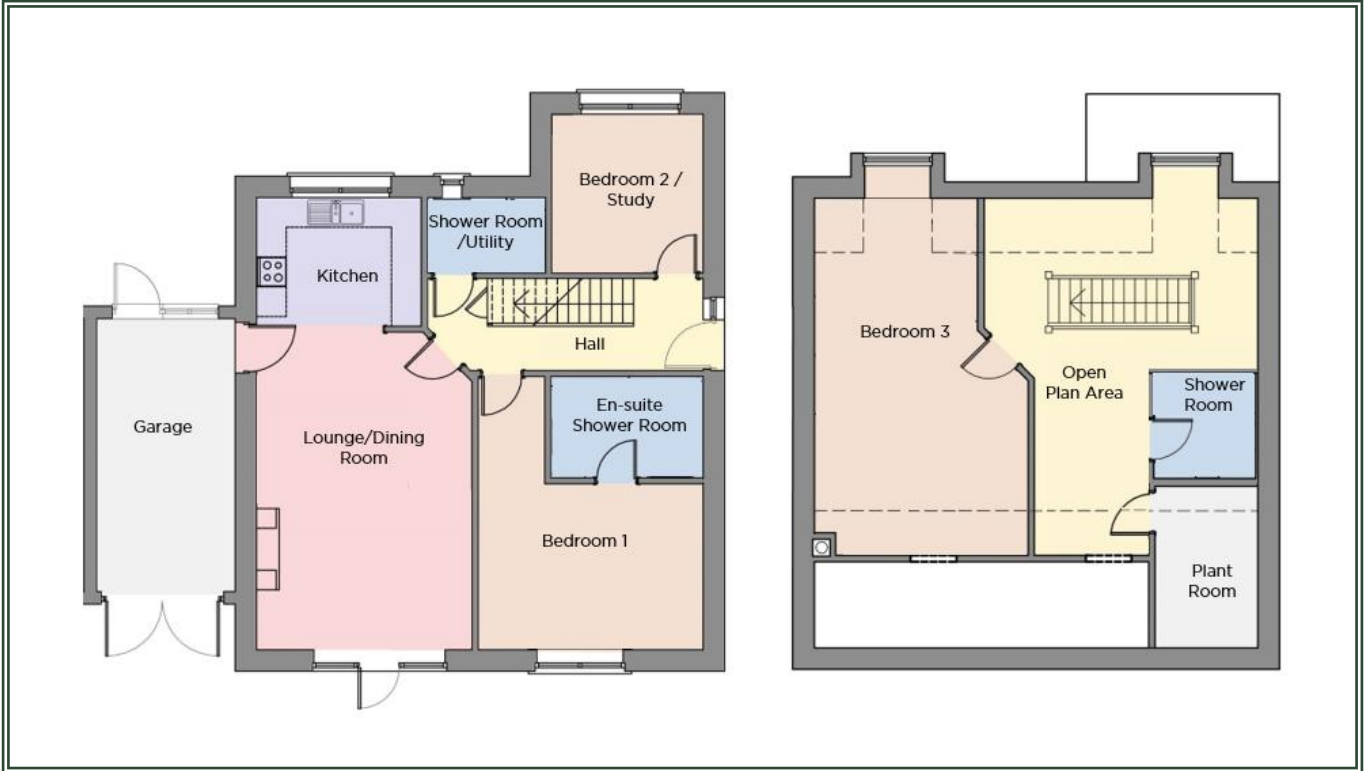
Middleton Hall Ltd Registered in England & Wales No. 65737
VAT Registration Number 915 8281 11

Registered Office: Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA

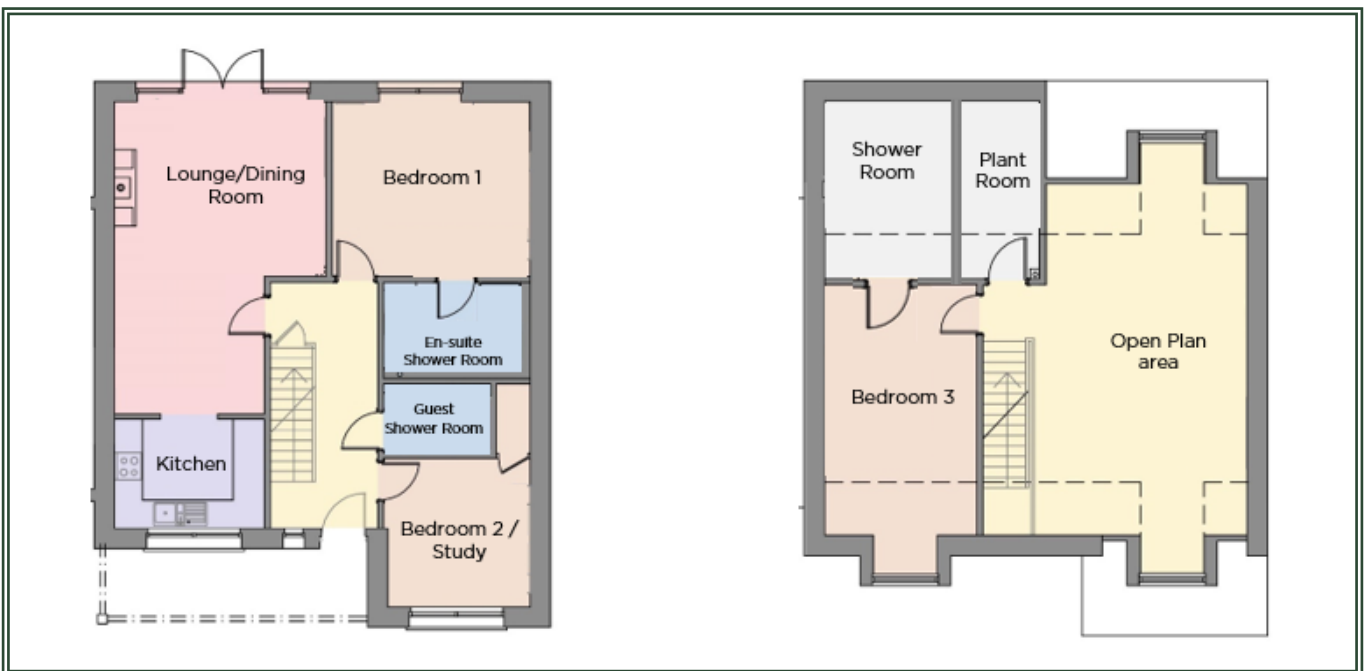


SAMPLE PROPERTY PLANS IN THE WATERSIDE

Property with side entrance

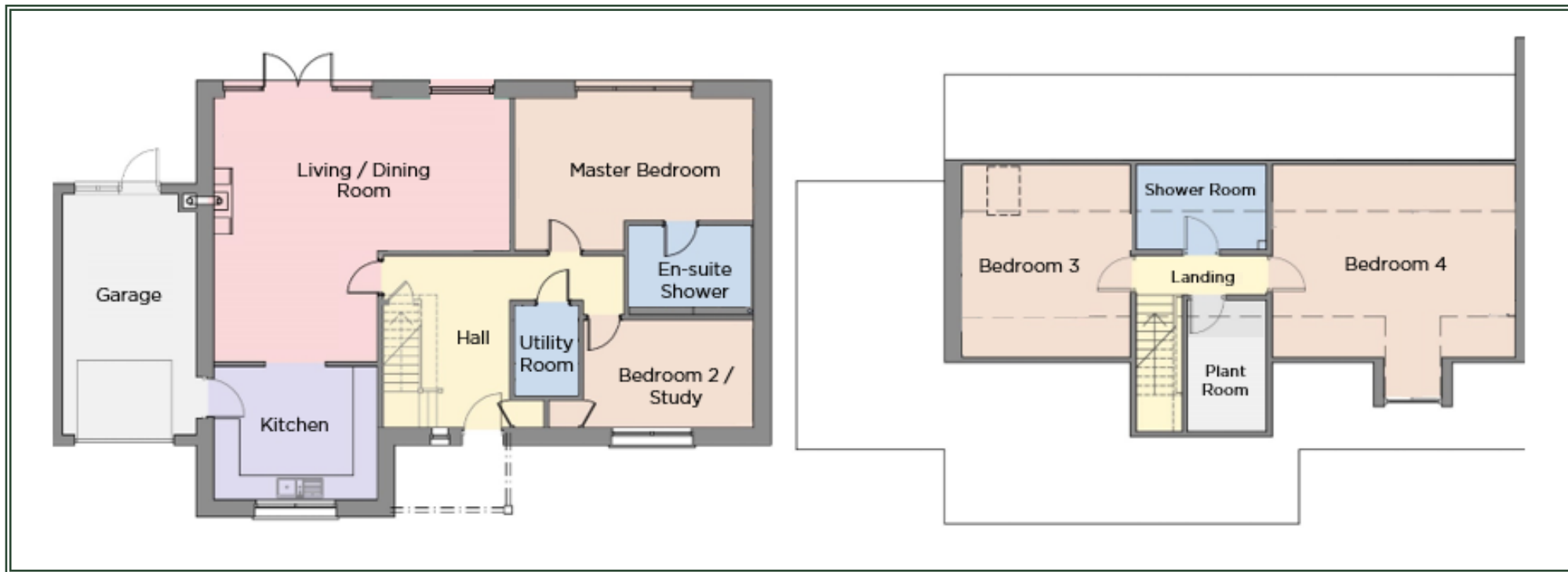


Property with front entrance



Both styles offered with or without a garage and most have dormer rooms fitted

The larger properties all feature a garage and fitted dormer



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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	
Integrated Retirement Community (IRC)	Middleton Hall Retirement Village is an ARCO registered Integrated Retirement Community (IRC) under the ARCO Consumer Code.	www.arcouk.co.uk
Care & CQC	Middleton Hall does not currently provide domiciliary care. A list of providers is available on the CQC website. Residential care is provided at Middleton Hall (Registered with the CQC).	

COST OF MOVING INTO THE PROPERTY

		Further information
Purchase price	£300,000 to £550,000 depending on the property available	<ul style="list-style-type: none"> Individual sales leaflet
Deposit	Individually agreed with seller where applicable	<ul style="list-style-type: none"> Individual sales leaflet
Removal costs	To be organised by purchaser directly with removal firm.	
Solicitor 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	<ul style="list-style-type: none"> 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	£6,502 per annum for 2023/24	<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. £1,767.24 per annum for 2023/24 Alternatively, this can be paid on resale of the property.	<ul style="list-style-type: none"> • Lease • Purchaser information • Information guide
Amenities	Health and Wellbeing Centre 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 £2,789.03 for 2024/25 Band F, currently £3,296.12 for 2024/25	<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 of construction.	<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"> • Purchaser information • Estate Agency contract • Frequently asked questions

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 2023/24: £1,767.24. 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
Solicitor 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.



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