

7 THE WATERSIDE

LUXURY, SOUTH FACING LINK-DETACHED PROPERTY
WITH A FITTED DORMER AND GARAGE, ENERGY EFFICIENT,
DESIGNED FOR RETIREMENT LIVING AT MIDDLETON HALL
RETIREMENT VILLAGE



OFFERS OVER £450,000

ADDITIONAL COSTS

- **Annual Service Charge:** £7,370 for 2025/26 payable monthly in advance
- **Event Fee payable on Resale:** Infrastructure charge £1,902.48 subject to RPI annually **or** payable on resale as a percentage of the purchase price, plus 25% of capital gains.
- **Estate Agency Fee:** Percentage applicable at the time of resale.
(see key facts and purchase process and resale information for full details)

ACCOMMODATION:

Entrance Hall, Living/Dining Room, Modern Fitted Kitchen,
Master Bedroom with en-suite Bathroom,
Second Bedroom/Study, Shower Room

Dormer with Double Bedroom, Open Plan area and
Plant Room, Garage and Front Patio

For more details contact
Caroline Soullier,
Client Service Advisor,
Tel: 01325 332207 or
Email:
carolinesoullier@mhrv.co.uk



7 The Waterside

155 m² – 1,662 sq. ft

The Waterside is an award-winning development featuring highly insulated homes in a landscaped setting. The property has 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, and a mechanical ventilation and heat recovery system. The property is fully carpeted and tastefully decorated in neutral tones.

THE GROUND FLOOR

Entrance Hallway

Enter the side of the property into a welcoming central hallway, access to all the ground floor accommodation and stair to the upper level. Under stair cupboard for storage. The stair is provided with a dedicated power supply should a stairlift ever be required.

Living Room / Dining Room 6.46m x 4.32m max (21'2" x 14'2")

The beautifully presented living room has a bright open outlook toward the lake, with ample room for both a sitting room and dining area. There is a log burning stove to provide supplementary heat in the sitting area. The French door leads to the south facing patio area with space for a variety of garden furniture as well as planters and pots.

Kitchen

3.30m x 2.65m (10'9" x 8'8")

A fitted high specification kitchen opens off the living room it includes dark laminate worktops, stainless steel sink, built-in double oven, four ring induction hob with extractor hood over. Additionally, there is a fridge/freezer, full sized dishwasher and a free-standing washing machine and plenty of cream coloured fitted storage units.

Bedroom One

3.20m x 4.57m (10'6" x 15'0")

A large south facing double bedroom with two double wardrobes and an en-suite bathroom.

En-suite Bathroom

The en-suite is fitted with a modern suite comprising of a bath, low level shower cubicle with shower, a wash hand basin, low level WC and towel radiator.

Bedroom Two

3.24m x 3.11m (10'8" x 10'2")

A versatile room which could be used as either a bedroom, study or dining room.

Guest Shower Room

The guest shower room is fitted a modern suite comprising of a shower, wash hand basin, low level WC and towel radiator.

Garage

5.51m x 2.81m (18'1" x 9'2")

Direct access to the garage can be gained from the living room. The garage has an up and over door and a rear door outside. The dryer is currently in the garage.

A rotary dryer is fitted to the rear of the property.

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



THE FIRST FLOOR

Bedroom Three

A generous double bedroom with a dormer window and two Velux windows with fitted blinds.

Open Plan Area

At the top of the stairs there is an area, with a dormer window to the front and a Velux window to the rear. Ample space for a large bookcase and a comfy chair to sit and read quietly.

Plant Room

The plant room houses the internal heating and ventilation systems.

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 Middleton Spa - 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.



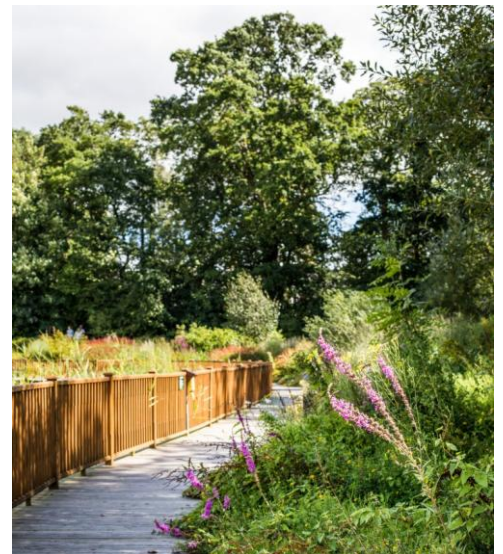
OUR MIDDLETON HALL COMMUNITY

The community at Middleton Hall Retirement Village

Our friendly retirement village community includes the award-winning independently owned retirement properties, The Waterside bungalows and Middleton Woods apartments, independent supported apartments in Middleton Grove and a range of luxury residential care services. Set in forty-five acres of stunning grounds in the North East countryside, our inclusive retirement village incorporates a wide range of facilities and amenities to support everyone who lives here to enjoy their lives to the full.

The village's supported apartments and care services are registered with the Care Quality Commission (CQC) and provide a range of support.

- Middleton Grove supported apartments are designed for anyone who enjoys their independence but would appreciate the benefit of living within a small friendly community with support, companionship and security.
- Middleton Gardens offers residential care designed to support those who need some support with mobility and personal care.
- In Middleton Court we provide residential accommodation for anyone needing higher levels of care support, for example due to a progressive neurological condition, recovering from a stroke or requiring hoists to help with mobility difficulties.
- Middleton Oaks offers small group living accommodation that allows people to live as independently as possible - often those who benefit are living with the onset of dementia.



As part of our vibrant community, retirement property owners and residents from the residential care services and supported apartments are all very welcome at the events in the busy schedule of activities arranged by our teams.

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

7 THE WATERSIDE – FLOOR PLAN



Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA
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7 THE WATERSIDE – KEY FACTS SHEET

1. PROPERTY DETAILS

Operator	Middleton Hall Retirement Village, an ARCO registered Integrated Retirement Community (IRC) under the ARCO Consumer Code.
Landlord	Middleton Hall Ltd
Community	The Waterside, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HT
Property Type	Dormer Bungalow in a development consisting of 36, 2 bedroom properties with further rooms where a dormer has been added. Built in 2014 No warranty applies to this property
Property Status	Pre-owned
Occupancy	Suitable for up to two people per bedroom
Tenure	Leasehold: 125 years from 1 st January 2013
Sub-letting	Under the terms of the lease only with the agreement of Middleton Hall.
Care provider	Middleton Hall does not offer domiciliary in The Waterside. A list of external providers is available on the Care Quality Commission website.

2. COST OF MOVING INTO THE PROPERTY

Purchase price	Offers over £450,000
Reservation Fee	Not applicable on these pre-owned properties
Deposit	Individually agreed with seller usually 10% on exchange of contracts
Removal costs	To be organised by purchaser directly with removal firm.
Legal fees	Purchaser to appoint solicitors and agree fees and disbursements directly. Middleton Hall does not charge for replying to legal enquiries or for engrossments (preparing) of the deed of Covenant.
Stamp duty (SDLT)	Payable according to property value this can be calculated at www.gov.uk/stamp-duty-land-tax Please note that a second home carries a higher stamp duty, this can be claimed back if you sell within three years.
Healthcare needs assessment costs	A medical assessment is required to be completed with all purchasers – No fee is payable for this.

3. ONGOING CHARGES PAYABLE TO MIDDLETON HALL

Service Charge	£7,370 per annum for 2025/26 This includes co-owner time for The Waterside and providing the communal facilities including: The Health and Wellbeing Centre including Pool, Gym and Studio, Library, Minibus, The Orangery, Restaurant, Gardens with Allotments, Bird Hide, Bowls, Golf and Boules.
Ground Rent	Not applicable to the Waterside.
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. Annual charge £1,902.48 for 2025/26 Alternatively, this can be paid on resale of the property, for further details see the Purchase Process and Resale Information.
Emergency response from Middleton Hall	Included in the service charge, additional pendants to be purchased by property owner.
Optional Services	Services set out in Price List (updated annually) and charged separately according to service purchased e.g. Housekeeping, Laundry etc.

4. CARE CHARGES

Domiciliary Care	Middleton Hall does not offer domiciliary care in The Waterside.
Nursing Care	Middleton Hall does not offer nursing care in The Waterside.

5. ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities	Charges for Water and Electricity (for power and heating) are paid directly to residents chosen supplier.
Feed in Tariff (FiT)	Paid directly to residents by electric company.
Council Tax	Band E, currently £2,930.78 for 2025/26 A 25% discount is available for single person occupancy
TV Licence	Resident arranges service through TV Licencing Services. www.tvlicencing.co.uk
Telephone	Resident arranges service with chosen supplier direct.
Internet services	Resident arranges service with chosen supplier direct. Guest Wi-Fi is available in communal areas of Middleton Hall.
TV/Satellite TV	All properties are connected to a central TV and Satellite system. Residents arrange services with the satellite company directly but are connected to communal aerial.

6. CHARGES WHEN LEAVING, SELLING OR SUBLETTING – EVENT FEES

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 £1,902.48 for 2025/26. See Purchaser Information for examples.
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).
Redecoration Costs	The lease requires that properties are kept in good decorative order. Prior to resale Middleton Hall will discuss with sellers any redecoration requirements and any unauthorised alterations that need to be made good. Quotes can be obtained and any work supervised by Middleton Hall if requested.
Ongoing Charges	Ongoing fees (service charge etc) remain payable until the property is re-sold.
Sub-letting	Under the terms of the lease only with the agreement of Middleton Hall. Costs would be individually agreed on sublet.

7. INSURANCE

Arranged by Middleton Hall	Buildings insurance for The Waterside properties is arranged by Middleton Hall and recharged annually to each property individually. The Landlord is required to insure Middleton Hall's buildings and structure, including Public Liability Insurance, Employers' Liability Insurance and other usual insurance cover for the whole village. All village residents contribute to this cost which is included in the service charge.
Arranged by resident	The resident is responsible for insuring their contents to include 'white goods' in the kitchen and other moveable assets.

8. FUNDING MAJOR REPAIRS

Infrastructure charge	This charge contributes to the costs of maintaining the Waterside Infrastructure. There is no additional liability for the cost of major capital expenditure
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9. CONSTRAINTS ON SELLING

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.
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10. OTHER KEY LEASE TERMS

Visitors	Short term visitors are permitted.
Pets	Written permission must be obtained to keep any pets in the premises or on the Waterside or Estate.
Changes to the property	Any structural alterations to the property must be approved by Middleton Hall. Quotes can be obtained for approved work.
Village Regulations	Apart from obligations set out in the lease, additional village regulations are published in the information guide which is updated as applicable.

This document should be read in conjunction with the Purchase Process and Resale information, Independent Living Brochure and Frequently Asked Questions.

Charges stated are correct at the date shown but may change annually or at other intervals over the period of residency.

We advise you to discuss your housing options with family and friends and to seek independent legal, financial/benefits and any other appropriate advice, support and representation, prior to a move to Middleton Hall Retirement Village.



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Energy performance certificate (EPC)

7 The Waterside
Middleton Hall Retirement Village
Middleton St. George
DARLINGTON
DL2 1HT

Energy rating

C

Valid until:

19 August 2035

Certificate
number:

0635-4828-5500-0351-3296

Property type

Detached house

Total floor area

151 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

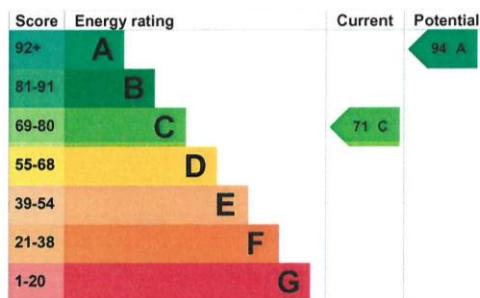
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Very good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully triple glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Good lighting efficiency	Good
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 91 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)
The assessment does not include any feed-in tariffs that may be applicable to this property.
-

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£2,788 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,384 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,620 kWh per year for heating
 - 2,787 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

An average household produces	6 tonnes of CO2
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This property produces	1.2 tonnes of CO2
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This property's potential production	0.3 tonnes of CO2
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Carbon emissions

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. ..	£5,000 - £30,000	£1,317
2. PV Diverter	£500 - £5,000	£238
3. PV Battery	£500 - £5,000	£108

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Elaine Currington
Telephone	07852 570659
Email	elainecurrington@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021138
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	19 August 2025
Date of certificate	20 August 2025
Type of assessment	RdSAP