



MIDDLETON HALL  
RETIREMENT VILLAGE

MIDDLETON WOODS

ELEGANT ONE AND TWO BEDROOM APARTMENTS, ON TWO FLOORS ALL WITH A PATIO OR BALCONY



PROPERTIES START FROM £150,000 FOR A ONE BEDROOM APARTMENT AND £290,000 FOR TWO BEDROOM APARTMENTS

*(RECENT SALE PRICES)*

ADDITIONAL COSTS

- o Annual Service Charge: £8,415 for 2025/26 payable monthly in advance
- o Event Fees payable on Resale: 1% Lease Reassignment Fee and 1% Contingency Fund Fee
- o Estate Agency Fee: Percentage applicable at the time of resale.

(see key facts and purchase process and resale information for full details)

ACCOMMODATION - One bedroom apartment  
Entrance Hall, Living/dining room, Modern fitted kitchen,  
Master Bedroom, Bathroom, Patio or balcony

ACCOMMODATION - Two bedroom apartment  
Entrance Hall, Living/dining room, Modern fitted kitchen,  
Master Bedroom with en-suite, Guest bedroom/study,  
Guest shower room, Patio or balcony

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

## **Middleton Woods Apartments**

The elegant one- and two-bedroom retirement apartments in Middleton Woods are substantially larger than typical retirement properties. Situated at the heart of the village in attractive landscaped grounds, the apartments are close to all the community facilities and at the hub of village life.

Features common to all apartments include:

### **Entrance Hallway**

Enter to a welcoming central hallway with a large storage cupboard, the hot cupboard that houses the water cylinder and, for first floor apartments access to a loft space.

### **Living Room / Dining Room**

The living rooms are light and airy with a double-glazed, patio door leading onto the private patio or balcony with space for a table and chairs as well as a selection of pot plants. Other features include fully fitted carpets and coving to the ceiling. The living room is also designed to incorporate a dining area with the kitchen leading off.

### **Kitchen**

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

### **Master Bedroom**

Double bedroom is fully carpeted with two generous built in wardrobes. Other features include a double-glazed window, telephone connection point, TV point, double power points, radiator and 24 hour emergency call system.

### **En-suite Bathroom or Separate Bathroom**

The bathrooms have a modern suite comprising of a bath, shower, a wash hand basin, low level WC and radiator.

### **For two bedroom apartments:**

#### **Guest Bedroom or Study**

A versatile room which could be used as either a bedroom, study or hobby room and is fully carpeted.

#### **Guest Shower Room**

The shower room is fitted with a shower, wash hand basin, low level WC and radiator.

## **ADDITIONAL FEATURES**

- Heating by electric boiler with traditional thermostatically controlled low surface temperature radiators
- Off peak hot water heating with daytime top up when required
- UPVC double-glazed sealed units to all windows
- Adjustable ventilators to all windows
- Good levels of insulation
- CCTV
- 2 smoke detectors
- Allocated car parking space
- External lighting
- Key code access for security
- Emergency Call system to Middleton Hall
- Stairs and fully serviced lift to first floor apartments.



## 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 all enjoy the events in the busy schedule of activities arranged by our teams. We also welcome visitors from the wider community to many of our events to ensure a vibrant community feeling.

#### 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](http://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

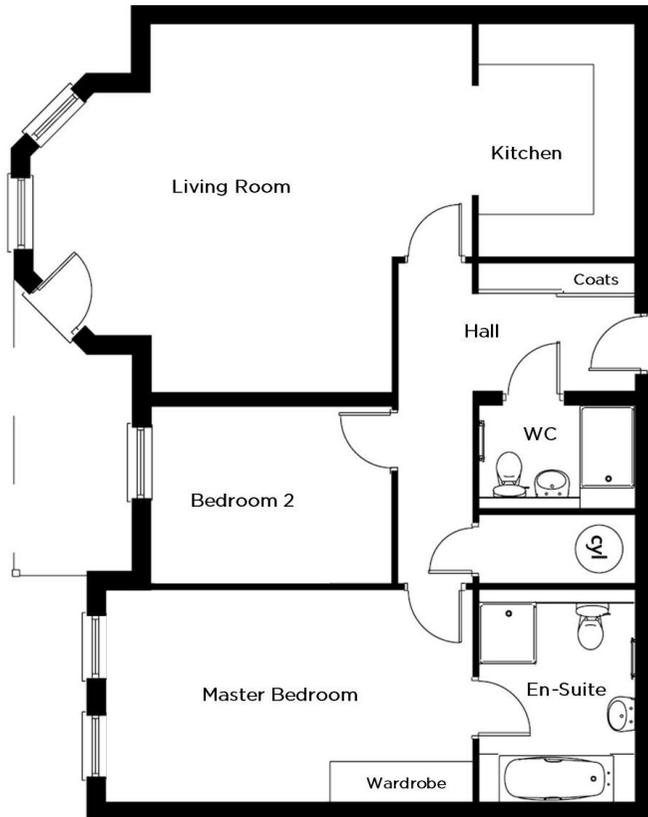


# MIDDLETON HALL

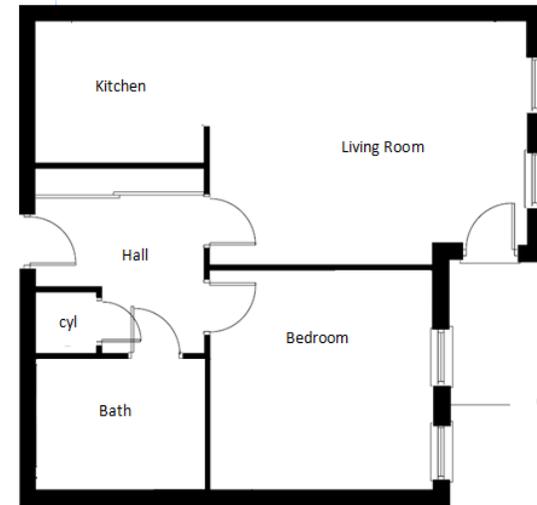
RETIREMENT VILLAGE

## EXAMPLES OF APARTMENT FLOOR PLANS IN MIDDLETON WOODS

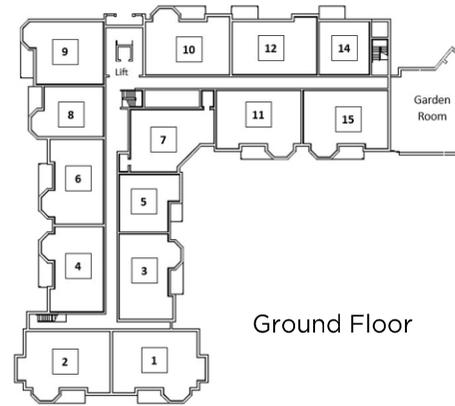
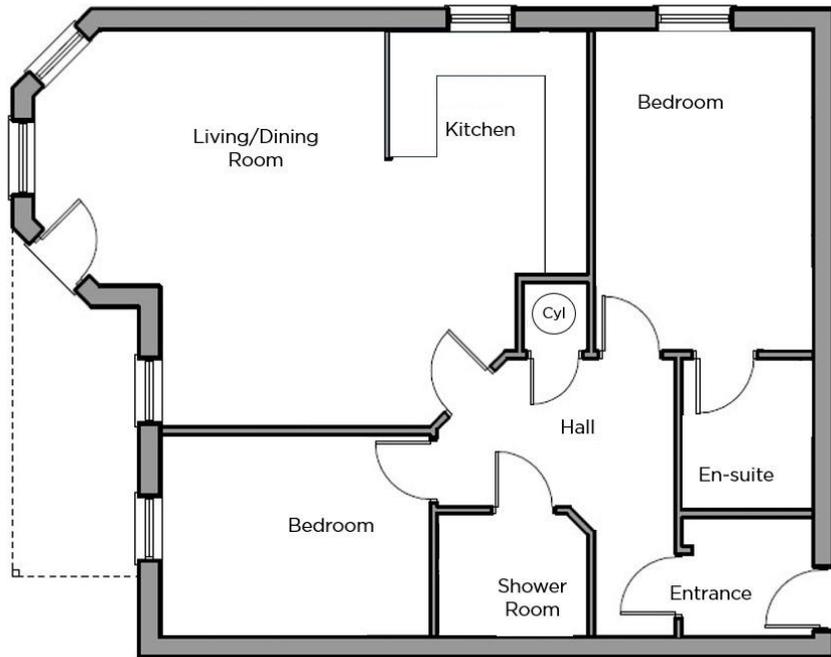
Example of a two bedroom apartment



Example of a one bedroom apartment



Example of a corner apartment, four different individual styled apartments are offered.



Ground Floor



First Floor



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# MIDDLETON WOODS – 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	Middleton Woods, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HQ
Property Type	Apartment in a development consisting of 29, 1 or 2 bedroom apartments built on two floors. All properties either have a balcony or patio – see sales details for more information. Built in 2007 No structural warranty applies.
Property Status	Pre-owned
Occupancy	Suitable for up to two people (1 bedroom apartment) or three people (two bedroom apartment).
Tenure	Leasehold: 125 years from 1 <sup>st</sup> January 2007
Sub-letting	Under the terms of the lease only with the agreement of Middleton Hall.
Care provider	Middleton Hall does not offer domiciliary care in Middleton Woods. A list of external providers is available on the Care Quality Commission website.

## 2. COST OF MOVING INTO THE PROPERTY

Purchase price	From £150,000 to £200,000 for a one bedroom apartment From £290,000 to £330,000 for a two bedroom apartment (Prices based on most recent sales)
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 <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a> 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	£8,415 per property per annum for 2025/26 This includes co-owner time for Middleton Woods 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	One peppercorn (if demanded).
Utilities	Water Charges are included in the service charge.
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. The Orangery, Restaurant menus and events are charged as advertised.

#### 4. CARE CHARGES

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

#### 5. ONGOING CHARGES PAYABLE TO THIRD PARTIES

Utilities	Electricity charges (for power and heating) are paid directly to residents chosen supplier.
Council Tax	Band C, currently £2,131.47 for 2025/26 Band D, currently £2,397.91 for 2025/26 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. <a href="http://www.tvlicencing.co.uk">www.tvlicencing.co.uk</a>
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

Contingency Fund Fee	On each re-assignment there is a contingency fund fee of 1% of the sale price to cover long term repairs.
Lease Reassignment Fee	On each re-assignment there is a fee of 1% of the sale price for the re-assignment of the lease.
Sales Agency and Fee	Middleton Hall offers a sales agency service, we currently charge commission of 2% plus VAT. If subsequently you appoint an additional agent the 2% plus VAT will still apply. Alternatively, you have the right to appoint an outside agent.
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	Middleton Woods building insurance is arranged by Middleton Hall, this cost is included in the service charge. 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

Contingency Fund	<p>On each re-assignment there is a contingency fund fee of 1% of the sale price to cover long term repairs. The current balance at August 2025 is £60,343.95 and is held by Middleton Hall Ltd.</p> <p>Each property has a liability for excess costs over the balance of the contingency fund for major capital expenditure.</p>
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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	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.
Changes to the property	<p>Any structural alterations to the property must be approved by Middleton Hall. Quotes can be obtained for approved work.</p> <p>Floors should be covered with carpet and underfelt or an effective sound-deadening floor covering as approved by the management.</p>
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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