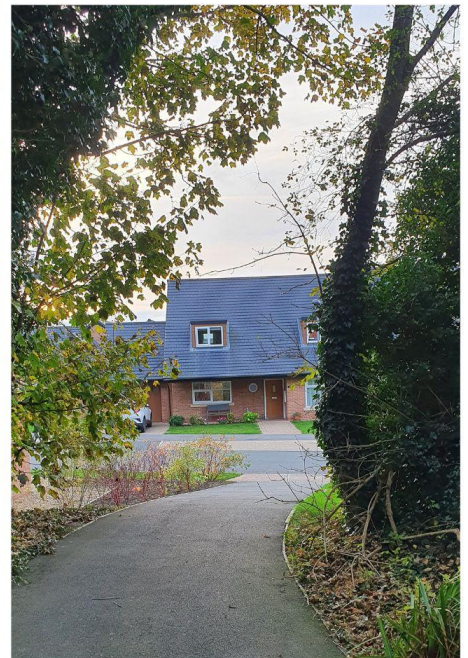


## THE WATERSIDE

HIGH QUALITY, ENERGY EFFICIENT, BUNGALOWS DESIGNED FOR  
RETIREMENT LIVING



**PROPERTIES START FROM £400,000 - (RECENT SALE PRICES)**

### 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, Second Bedroom/Study, Shower Room, Front Patio and many with a Garage.

Dormer with one or two Bedrooms, Open Plan area and Plant Room, some properties have a dormer Shower Room.

For more details contact  
Caroline Soullier,  
Client Service Advisor,  
Tel: 01325 332207 or  
Email:  
[carolinesoullier@mhrv.co.uk](mailto: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 shower, a wash hand basin, low level WC and towel radiator. Most also include a bath.

### Guest Bedroom/Study

This bedroom could also be used as a study, multipurpose or hobby 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 install a washer/dryer.

### Garage

Where available the garage can be accessed from inside of most of the properties. 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.

## ADDITIONAL FEATURES

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

The lease allows for car parking in the garage or one car on the front driveway. An EV charging point can be installed privately.

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





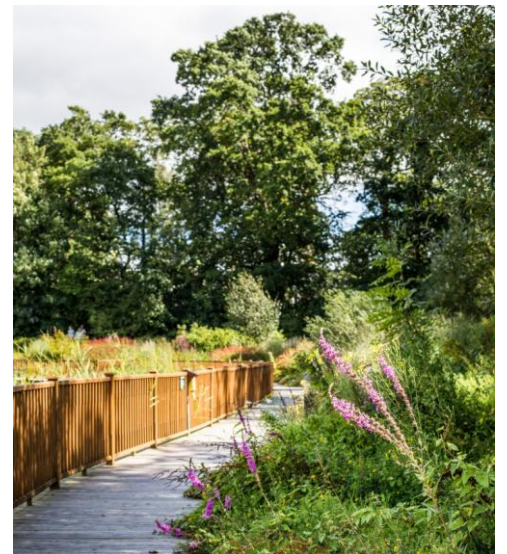
## OUR MIDDLETON HALL COMMUNITY

### 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

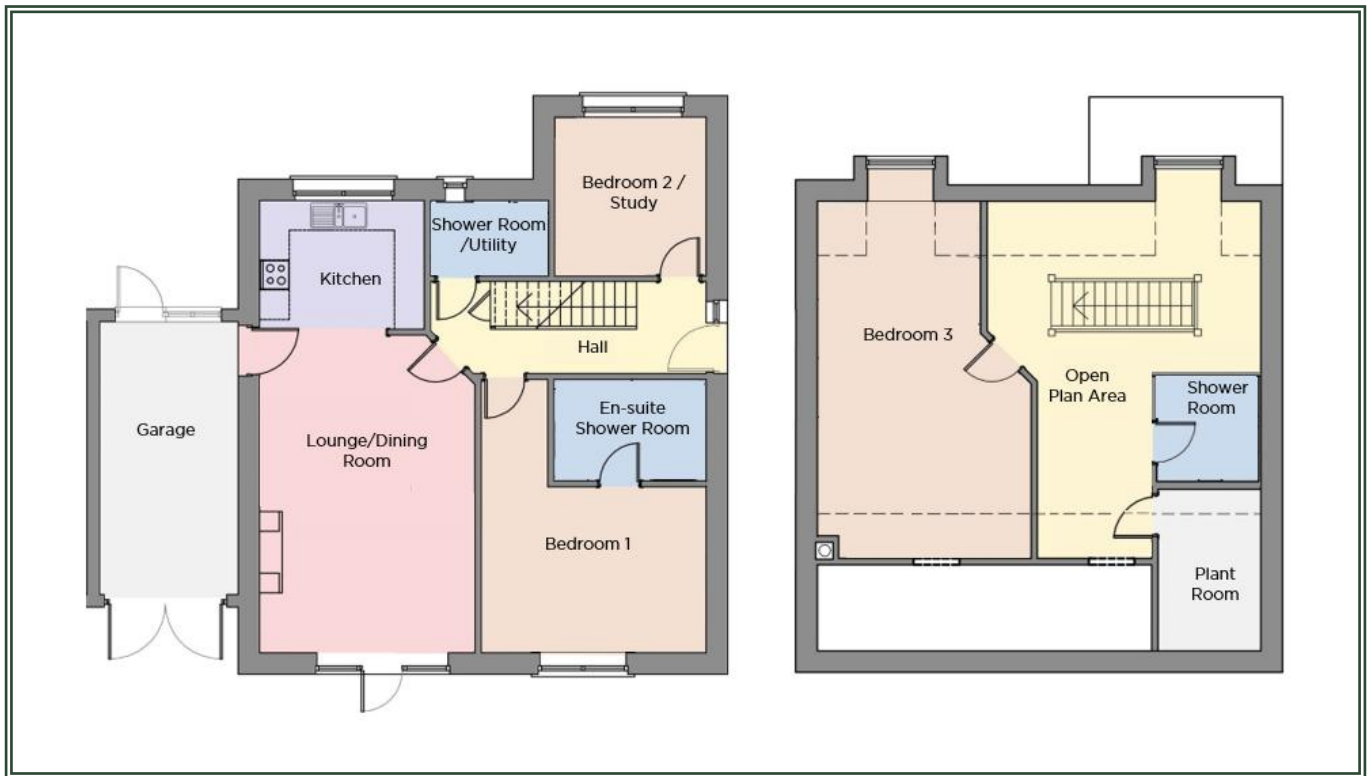
These sales particulars have been prepared as a general guide to the property and Middleton Hall Retirement Village and must be read in conjunction with the Key Facts document detailing the service charge and other costs. Room sizes are approximate, taken between internal wall surfaces. Every effort 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)

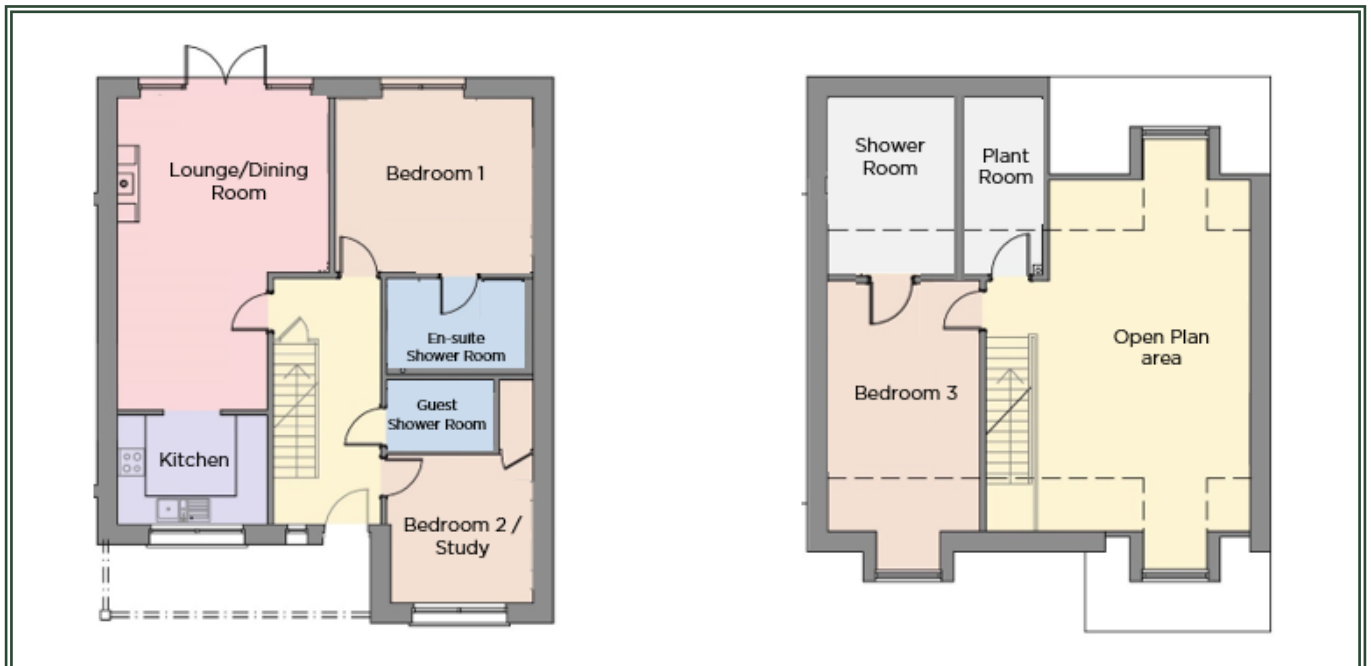
Middleton Hall Ltd Registered in England & Wales No. 65737  
VAT Registration Number 915 8281 11  
Registered Office: Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA

## SAMPLE PROPERTY PLANS IN THE WATERSIDE

Property with side entrance



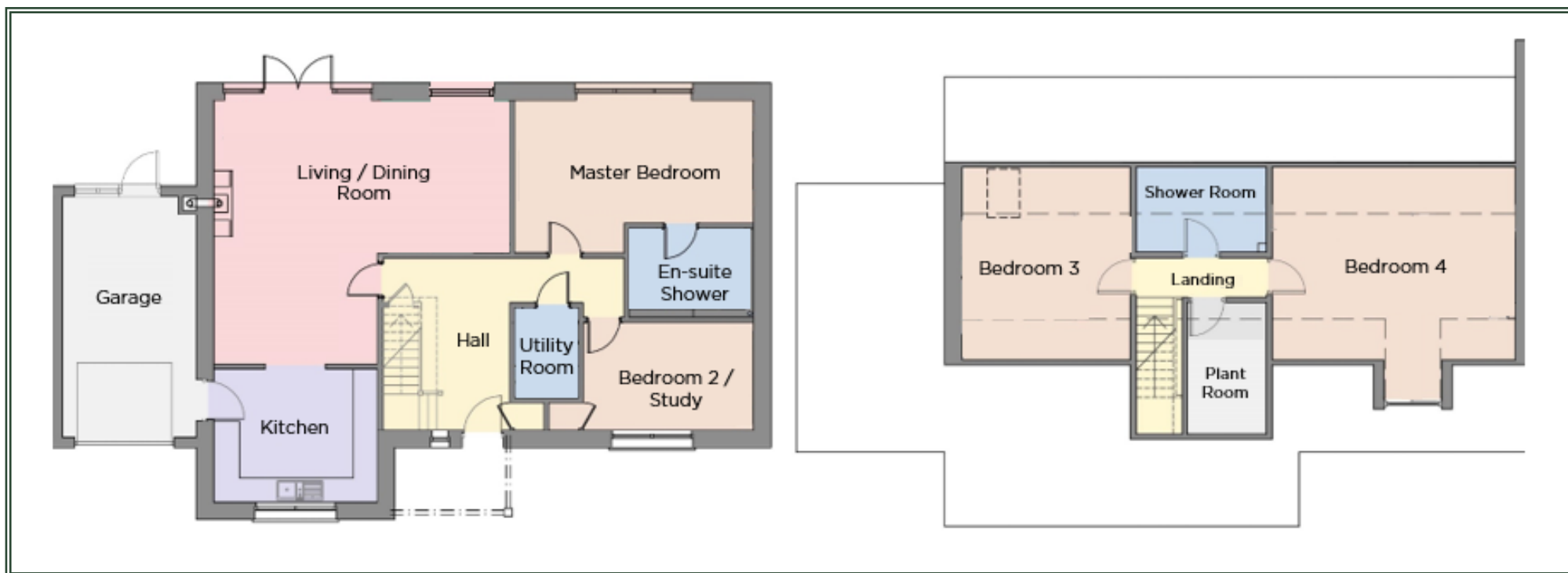
Property with front entrance



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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# 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 development consisting of 36, 2 bedroom properties with further rooms where a dormer has been added. Built between 2013 and 2017 Please see individual property details for structural warranty status.
Property Status	Pre-owned
Occupancy	Suitable for up to two people per bedroom
Tenure	Leasehold: 125 years from 1 <sup>st</sup> 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	£400,000 to £550,000 depending on the property available (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	£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. The Orangery, Restaurant menus and events are charged as advertised.

#### 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 Band F, currently £3,463.65 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

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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