



# MIDDLETON HALL

RETIREMENT VILLAGE

INDEPENDENT LIVING











# WELCOME TO MIDDLETON HALL RETIREMENT VILLAGE, MORE THAN JUST A PLACE TO RETIRE

Living in a retirement community is the key to a healthier and happier life according to a report published by the Kings Fund in late 2020\*. The award-winning Middleton Hall Retirement Village is set in forty-five acres of stunning grounds in the North East countryside and offers access to a wide range of exclusive facilities all designed to help our residents to live their lives to the full.

Our friendly community includes independent retirement housing and apartments as well as a separate range of well-regarded, personalised care services for those requiring more support.



'Evaluating the Care and Support Specialised Housing (CASSH) programme: results of a scoping exercise' Simon Bottery & Emily Cooper, The Kings Fund November 2020









# A UNIQUE PLACE TO THRIVE IN A SUPPORTIVE RETIREMENT COMMUNITY



Middleton Hall is an established multi-award-winning, employee-owned integrated retirement community located in Middleton St George, near Darlington. We offer a choice of independent retirement housing alongside a separate range of care services where people can choose to move if their needs change.

Our independent living accommodation offers many benefits - high-specification apartments and houses in beautiful surroundings within a friendly, sociable community providing convenience, comfort and security. Residents enjoy easy access to the wide range of village amenities and activities all designed to support the well-being of people living here.



We are proud of doing things differently at Middleton Hall and being owned by the people who work here is something that sets us apart – in 2019 we moved from private ownership to become employee owned. The Employee Ownership Trust not only recognises and rewards the valuable contribution our Co-owners make, it also ensures that we can maintain our ethos in the long term.

Middleton Hall is recognised as an Approved Operator by The Associated Retirement Community Operators (ARCO), the main body representing the Integrated Retirement Community (IRC) sector in the UK.



Visit our website to find out more  
about life at Middleton Hall









# SOCIALISE, PLAY, REST, DINE AND UNWIND - IT'S ALL ON YOUR DOORSTEP



Our fabulous facilities are designed to help people living here to stay as active and engaged as they choose to be.

Meet up with friends and family for coffee in The Orangery café and pop in to pick up some freshly baked bread, eggs laid by our chickens and other essentials in the shop. Join one of the themed cuisine evenings in the restaurant. Enjoy the on-site pool, gym, hairdressing and personal therapies and make use of the extensive outdoor sports facilities. Our Health & Wellbeing advisors are always on hand for advice and support.



Enjoy a stroll around our beautiful grounds or cultivate an allotment. Make pots in the Art Studio and fire them in the on-site kiln, join the bridge club, or choose from the varied schedule of monthly activities and trips, and borrow from our library. There is always something going on!



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# THE WATERSIDE & MIDDLETON WOODS

Our independent retirement properties are perfect for those looking to enjoy living independently as part of a friendly retirement village community.

Choose from the high specification, spacious energy efficient bungalows in The Waterside or the elegant Middleton Woods apartments set around an attractive landscaped courtyard.

We aim to offer complete peace of mind at Middleton Hall and residents enjoy a range of benefits:

## NO MAINTENANCE WORRIES

Concern about repairs should be a thing of the past as our friendly maintenance team are on hand to help keep your home beautiful and maintained to the highest standard.

## GARDENING FOR ENJOYMENT

The beautiful surroundings of the 45-acre Middleton Hall estate are looked after by our team of professional gardeners and you can maintain your own allotment if you wish to.

## SECURITY

Unobtrusive CCTV covers the site and staff are close by 365 days a year, 24 hours a day, should you need them, and we can check on your property when you are away.

## HOUSEKEEPING AND LAUNDRY

Regular cleaning of your property and a full laundry service are available at competitive rates.

“Where else would we have made so many new friends - best move I ever made.” *Waterside resident*

“After visiting and realising what was available from a socialisation and recreational point of view, it seemed to be the ideal place to spend the rest of our years.” *Waterside resident*

“We love the community spirit here and you can enjoy as little or as much of people’s company as you like as well as the use of all the facilities.” *Middleton Woods resident*

“The greatest compliment that I can pay to you ... is to say that I would have liked to work at Middleton Hall.” *Middleton Woods resident*



# THE WATERSIDE



Our Waterside retirement properties offer spacious, secure and sustainable retirement living. The award-winning development of 36 energy efficient homes is set in landscaped gardens within the grounds of Middleton Hall Retirement Village and is on the doorstep of the village's exclusive amenities.

The properties have been built with flexible room layouts with the option of two bedrooms on the ground floor or one bedroom and a further living area. The first-floor dormer rooms allow for a further bedroom and a sitting room or study. All properties have an ensuite and a guest shower room. All are light and spacious and have a patio area and either a garage or parking alongside.

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# MIDDLETON WOODS



Our Middleton Woods retirement apartments are situated at the heart of the Middleton Hall Retirement Village estate, around an attractive courtyard and pond and are within easy proximity of all the village facilities. The one- and two-bedroom apartments are substantially larger than typical retirement properties and each apartment has a patio or balcony for residents to enjoy their own outdoor space.



Each apartment features a large sitting room with dining area and a high specification kitchen. The two-bedroom apartments all offer the flexibility of using the second bedroom as a study or separate dining room. The master bedroom includes an ensuite bathroom with both a bath and separate shower. The hallway has storage cupboards and a cloakroom with a further shower and WC. All apartments have an allocated parking space.



# THE WATERSIDE

The energy-efficient Waterside include:

- Private drive and either a garage or a designated parking space adjacent to the property
- Well-lit area with CCTV
- Emergency call system
- Smoke detectors, linked to emergency call system
- Carbon Monoxide detector
- External lights at entry points to property
- Motion sensor linked to emergency call system
- Emergency lights in hallway
- Patio area with flagstones
- Area for rotary clothesline
- Outside water tap & weatherproof electrical point\*
- Store for refuse, recycling and wood\*
- Energy efficient features including - mechanical ventilation heat recovery system, double width cavity walls, fully filled with insulation, triple glazed windows with anti-condensation glass\*\*, photovoltaic panels situated near The Waterside and hot water switching for PV
- Additional features (properties 1-24 and 33-36) include a wood burning stove, linked to hot water and one radiator and electric panel radiators
- Additional features (properties 25-32) include an air source heat pump with underfloor heating on the ground floor and radiators in the dormer and a wood burning stove

All resale properties will have been fully refurbished. The properties are leasehold and have a service charge and event fees that apply.

\* For properties with no garage

\*\* In the majority of properties









# MIDDLETON WOODS

The one and two-bedroom Middleton Woods apartments are centrally situated and within easy walking distance of all facilities. The apartments feature:

- Heating and hot water is provided by an electric boiler usually using an off-peak rate
- Traditional thermostatically controlled, low surface temperature radiators
- UPVC double-glazed sealed units to all windows, adjustable ventilators to all windows
- Good levels of insulation
- Central lift to first floor
- CCTV
- 24 hour emergency call system
- 2 smoke detectors (one standard domestic smoke alarm and one connected to the fire alarm system)
- External lights where applicable
- Designated car parking space

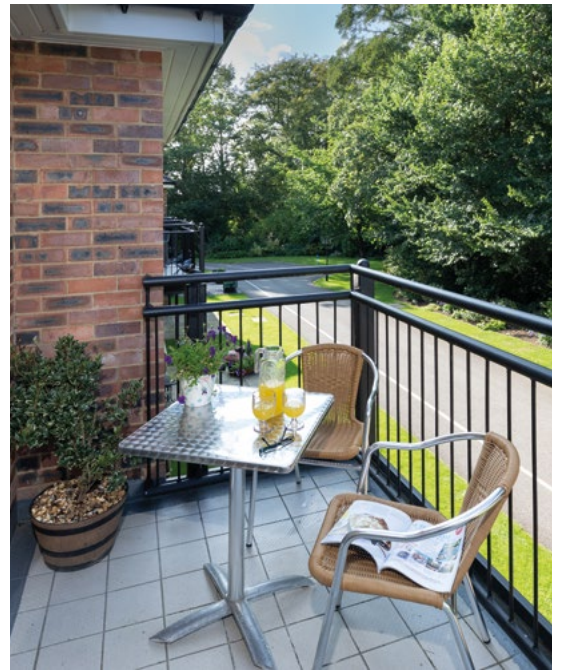
All resale properties will have been fully refurbished. The properties are leasehold and have a service charge and event fees that apply.

"I would certainly recommend anyone to consider this option and I have no regrets. My apartment has far-reaching views to the Cleveland Hills and I've enjoyed watching the wildlife, foxes and birds from my window. I have one of the allotments on the estate so I can continue to grow my vegetables and it has been another sociable place to chat."

*Middleton Woods resident*









# MIDDLETON HALL CARE SERVICES

Our well-regarded care services offer a choice of high-quality residential care services and accommodation. We are proud of the personalised service and care delivered by our team of highly trained and dedicated Co-owners. Our friendly teams help residents stay active and independent and to live their lives to the full as valued and respected members of our community.

Our care services include individualised residential care in Middleton Gardens, higher dependency residential care in Middleton Court and our innovative small group living service in Middleton Oaks. We do not offer care packages for Waterside or Middleton Woods residents in their homes, but a list of local home (or domiciliary) care agencies is available from our Reception or the Care Quality Commission website.



For further details about our care services visit our website or scan the QR code







## MIDDLETON GROVE APARTMENTS WITH CARE AND SUPPORT

Stylish apartments for those who value independence but would benefit from living in a small friendly community offering care, support, security and companionship.

The well-appointed apartments, including some in the Georgian wing, feature a sitting room, bedroom, accessible bathroom, and kitchen area equipped for independent living. Flexible service options include housekeeping, laundry, and transport are available, with optional care support if needed.



# OUR PEOPLE

Everyone who works to look after every aspect of Middleton Hall Retirement Village makes up our team. We are very proud of our dedicated, friendly and professional network of Co-owners.

Quality and customer service remain at the heart of our organisation and we are committed to retaining the unique spirit of the very special place that Middleton Hall is and continuing to deliver exceptional services to our community.

“I’m proud to say I work at Middleton Hall, it is like being part of a big family and it’s nice to come into work and see everyone with a smile on their face.” *Co-owner*

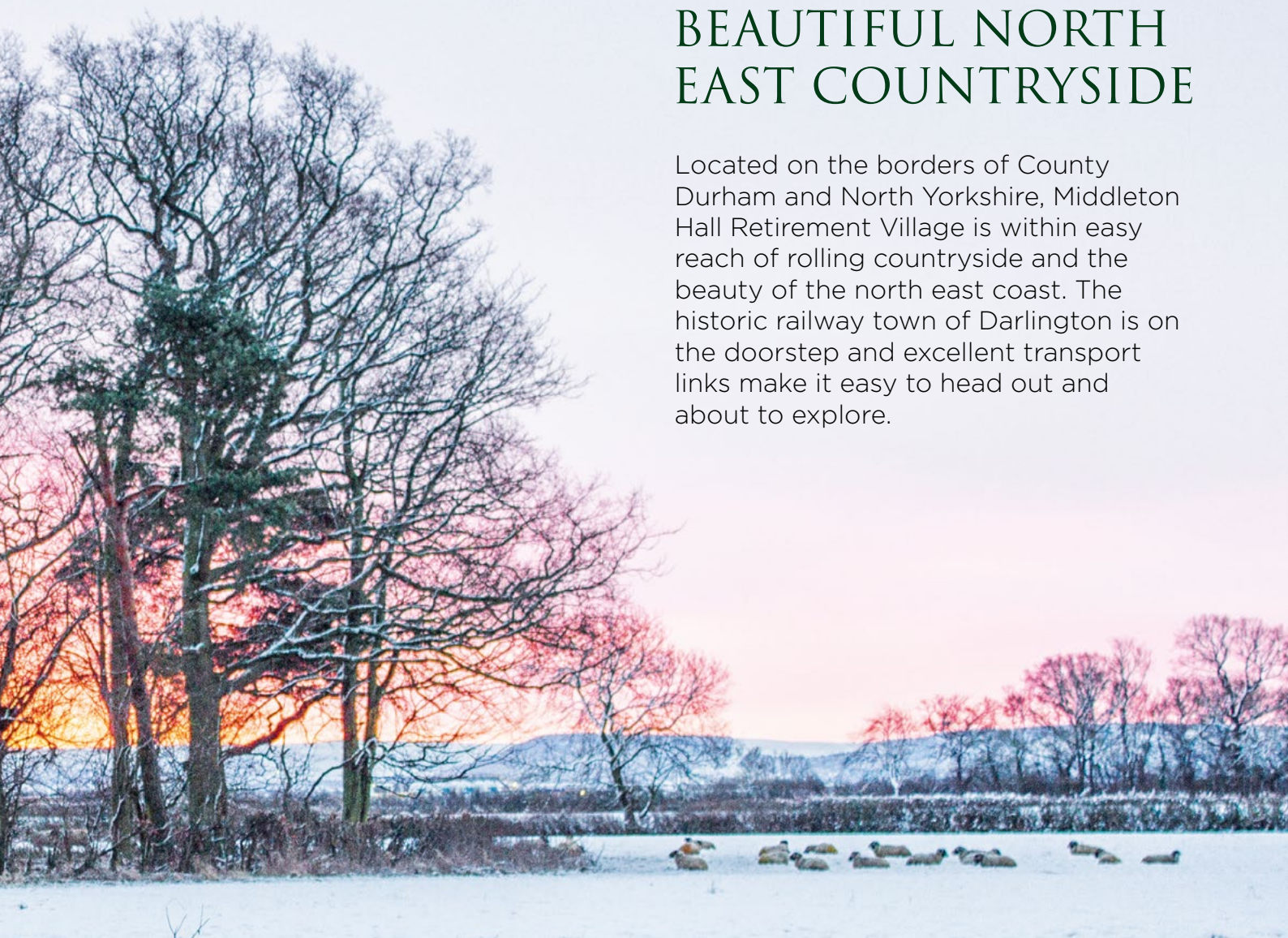






## SITUATED IN THE BEAUTIFUL NORTH EAST COUNTRYSIDE

Located on the borders of County Durham and North Yorkshire, Middleton Hall Retirement Village is within easy reach of rolling countryside and the beauty of the north east coast. The historic railway town of Darlington is on the doorstep and excellent transport links make it easy to head out and about to explore.







## TO FIND OUT MORE

Our friendly and experienced staff will happily explain the facilities and options we offer. You're always welcome to come and spend some time viewing the village, meeting residents and seeing our wonderful facilities.



Proudly  
employee  
owned.



## GET IN TOUCH

Telephone: 01325 332 207

Email: [info@mhrv.co.uk](mailto:info@mhrv.co.uk)

Middleton Hall Retirement Village

Middleton St George

Darlington

Co. Durham

DL2 1HA

[www.mhrv.co.uk](http://www.mhrv.co.uk)    

Middleton Hall Limited. Registered in England & Wales. No: 65737  
VAT No: 915 8281 11 – Registered office as above

Middleton Hall Retirement Village is an Integrated Retirement Community. You live in your own home linked to wide-ranging facilities with lifestyle and wellbeing opportunities, care if you need it and valued connections to the wider community close by.

We are a member of The Associated Retirement Community Operators (ARCO), the main body representing the Integrated Retirement Community sector in the UK. Find out more at [www.arcouk.org](http://www.arcouk.org)







AN AWARD-WINNING INTEGRATED  
RETIREMENT COMMUNITY LOCATED  
IN THE BEAUTIFUL SURROUNDINGS  
OF A 45-ACRE ESTATE.

