MIDDLETON HALL
RETIREMENT VILLAGE

# MIDDLETON WOODS – GENERIC INFORMATION

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

## PROPERTY PURCHASE PRICE *(ESTIMATE BASED ON MOST RECENT SALES)*

ONE BED APARTMENT - £150,000 TO £195,000

TWO BED APARTMENT - £290,000 TO £350,000

## ADDITIONAL COSTS

- **Annual Service Charge**: £8,731 per year or £727.58 per month payable in advance for the year April 2026 to March 2027
- **Event Fees payable on Resale**: 1% Lease Reassignment Fee and 1% Contingency Fund Fee. Charged on resale price.
- **Estate Agency Fee**: Percentage applicable at the time of resale. Currently 2%+VAT.

See the **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
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Email:
carolinesoullier@mhrv.co.uk

# Middleton Woods – Key Facts

## 1. Property Details

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|---|---|
| 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,<br>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.<br>Built in 2007<br>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 1st January 2007 |
| Sub-letting | Under the terms of the lease only with the agreement of Middleton Hall. |
| Care arrangements | 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

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| Purchase price | One bed apartment – £150,000 to £195,000<br>Two bed apartment – £290,000 to £350,000<br>*Estimate 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 www.gov.uk/stamp-duty-land-tax<br>Please note that if you have not sold your current property the stamp duty on your purchase would be calculated at the rate of an additional property, 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

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| Service Charge | £8,731 per annum or £727.58 per month for April 2026 to March 2027.<br>This includes co-owner time for Middleton Woods and providing the communal facilities including:<br>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, an initial pendant is included, 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.<br>The Orangery, Restaurant menus and events are charged as advertised. |

## 4. Care Charges

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| 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

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|---|---|
| Utilities | Electricity charges (for power and heating) are paid directly to residents chosen supplier. |
| Council Tax | Band C, currently £2,247.68 for 2026/27<br>Band D, currently £2,528.65 for 2026/27<br>Band E, currently £3,090.57 for 2026/27<br>A 25% discount is available for single person occupancy |
| TV Licence | Resident arranges service through TV Licencing Services.<br>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

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| 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.<br>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.<br>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. Middleton Hall's charges would be individually agreed on sublet. |

## 7. Insurance

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| Arranged by Middleton Hall | 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.<br>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

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| Contingency Fund | On each re-assignment there is a contingency fund fee of 1% of the sale price to cover long term repairs. The current balance of the contingency fund at May 2026 is £68,543.95 and is held by Middleton Hall Ltd.<br><br>Each property has a liability for excess costs over the balance of the contingency fund for major capital expenditure. |

## 9. Constraints on Selling

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| 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. |

## 10. Other Key Lease Terms

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| Visitors | Short term visitors are permitted. |
| Pets | Pets may be kept only 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 | Any structural alterations to the property must be approved by Middleton Hall. Quotes can be obtained for approved work.<br>Floors should be covered with carpet and underfelt or an effective sound-deadening floor covering as approved by the management. |
| Village Regulations | Apart from obligations set out in the lease, additional village regulations are published in the information guide which is updated as applicable. |

## 11. Date

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|---|---|
| Last updated | 06.10.2026 |

**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.

MIDDLETON HALL
RETIREMENT VILLAGE

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## Middleton Woods Apartments

The elegant one- and two-bedroom retirement apartments in Middleton Woods are 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 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.

## 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

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
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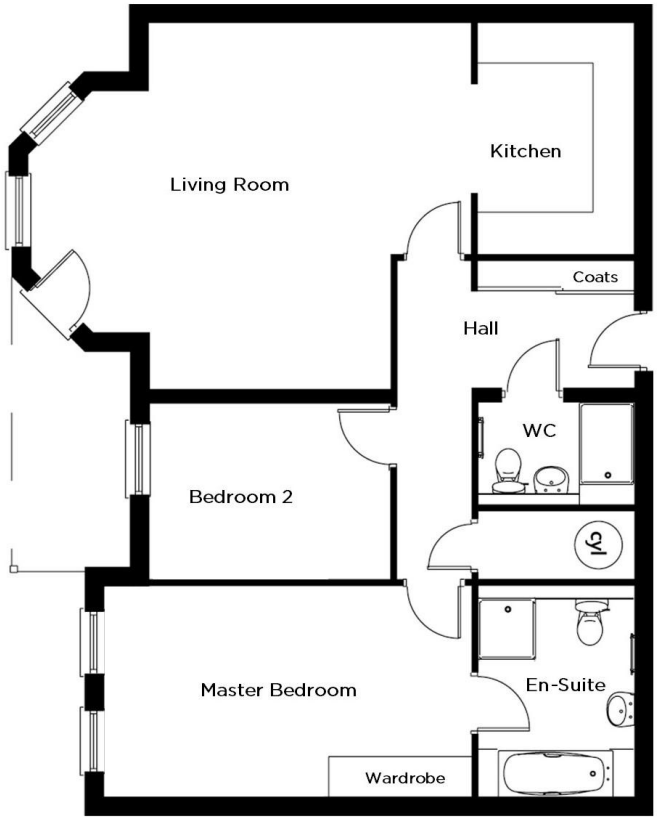
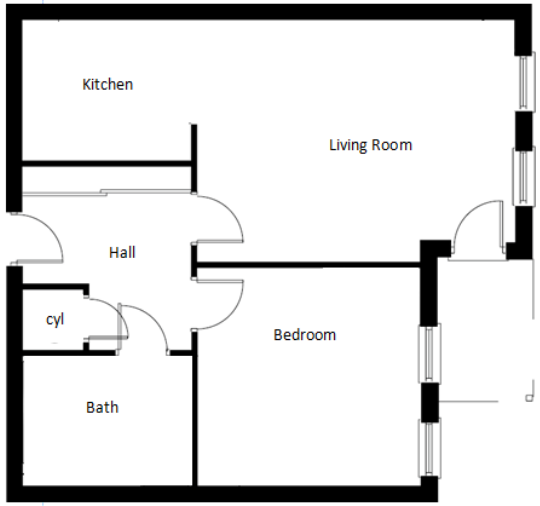
# EXAMPLES OF APARTMENT FLOOR PLANS IN MIDDLETON WOODS

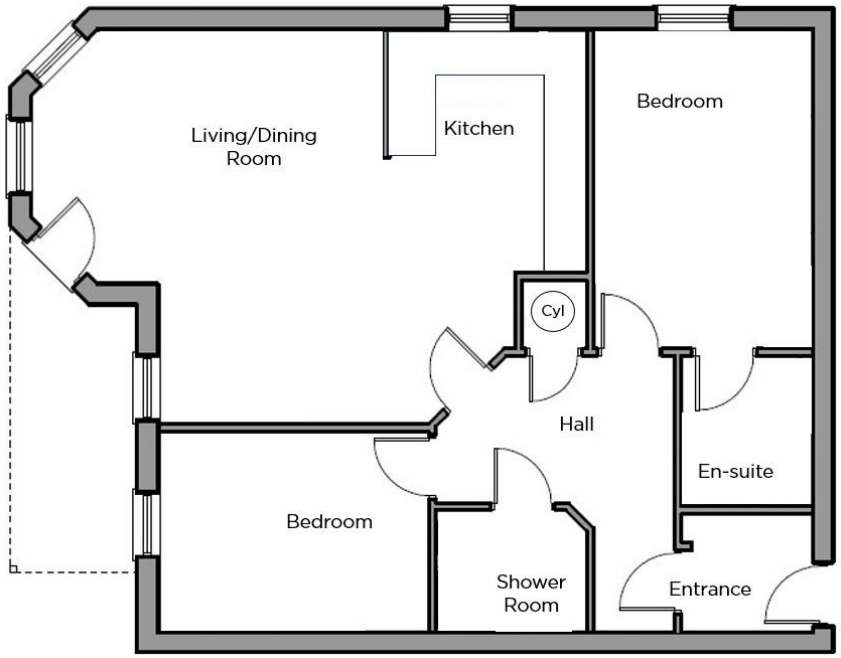
## Example of a two bedroom apartment

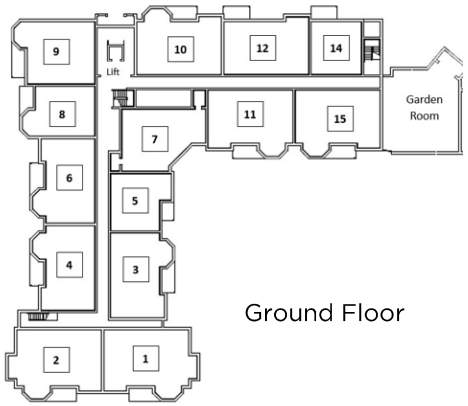



## Example of a one bedroom apartment



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



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