

Jessop Road

**Luxford
& Ward**

Information to Comply with the Digital Markets,
Competition and Consumers Act 2024 (DMCC Act)

Cost

Purchase Price £375,000.

Council Tax Band C - 2025/26 £2,027.81

Stamp Duty Land Tax - variable depending on circumstances

see <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax#!/intro>

Example: 1st time Buyer £3,750 Non-first time personal buyer UK resident £8,750

Conveyancing/Solicitor fees - Currently to average conveyancing fees including VAT are around £1,743 to purchase a freehold property however this can vary according to the specific conveyancing solicitor you use.

Utility Bills - Estimated Cost (gas, electricity & water, TV license) this can vary significantly depending on use - £3,157.00 per year.

Optional Property Survey - Approximately Level 2 £630- £1,500 Level 2 £400-£1000

Property Construction

Standard

Jessop Road

**Luxford
& Ward**

Restrictive Covenants & Easements

Stevenage Development Corporation Covenant provisions as to light, air & boundary structures. Easements-maintain & renew water/drainage pipes.

Building Safety

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property.

Utilities & Services

Mains Gas Central Heating and Electricity Underfloor Heating. Virgin Media Broadband. Mains drainage & Water. Mains electricity.

Radon Gas Potential

Less than 1 %

Jessop Road

**Luxford
& Ward**

Soils & Clay

Grain Size - Rudaceous, Soil Depth - Deep, Soil Parent Material - Colluvium, Soil Texture Clayey Loam

Flood Risk

Very Low Risk

Crime Statistics

Some Significant Crime reported locally see <https://www.police.uk/pu/your-area/hertfordshire-constabulary/stevenage-central/?tab=CrimeMap>

Local Planning

Comprehensive redevelopment of the land at The Oval, including 250 dwellings, retail and commercial spaces with improvements in the public realm including a new market square and parking-awaiting decision.