

Golden Dell

**Luxford
& Ward**

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

Cost

Purchase Price £425,000.

Council Tax Band D - 2025/26 £2,291.70

Stamp Duty Land Tax - variable depending on circumstances

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

Example: 1st time Personal Buyer £6,250 Non-first time personal buyer UK resident £11,250

Conveyancing/Solicitor fees - Currently the 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 3 £630- £1,500 Level 2 £400-£1000

Property Construction

Standard

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Restrictive Covenants & Easements

Welwyn Garden Estate Management Covenant provisions as to light, air & boundary structures. Easements-maintain & renew water/drainage pipes. 3rd Party rights for Mines & Minerals. The house like most of Welwyn Garden City is in an area covered by the Estate Management Scheme.

Building Safety

The vendor has made us aware that to the best of their knowledge there is no asbestos and no unsafe cladding present at the property and it is not at risk of collapse.

Utilities & Services

Mains Gas Central Heating. Mains drainage & Water. Mains electricity. Broadband Fibre Optic.

Radon Gas Potential

less than 1%

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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 local see <https://www.police.uk/pu/your-area/hertfordshire-constabulary/welwyn-hatfield-south/?yourlocalpolicingteam=about-us>

Local Planning

Ascots Green is being developed nearby with a central square, 47 Acres of open space and 340 traditionally-inspired homes. This new community will be managed by Gascoyne Estates.