

Lanercost Close

**Luxford
& Ward**

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

Purchase Price £1,500,000.

Council Tax Band G - 2026/27 £4,142.55

Stamp Duty Land Tax - variable depending on circumstances
see <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax#!/intro>
Example: Non-first time personal buyer UK resident, only home £93,750

Conveyancing/Solicitor fees - Conveyancing fees can vary according to the specific conveyancing solicitor you use. For a property in this price bracket they can be between £3,000-£7,000.

Utility Bills - Estimated Cost (gas, electricity & water, TV license) this can vary significantly depending on use - £4,908.00 per year.

Optional Property Survey - Approximately Level 3 £1,200- £2,000 Level 2 £600-
£1,200.

Lanercost Close

**Luxford
& Ward**

Property Construction

Standard

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

Maximum 1-3% in 1km square grid.

Lanercost Close

**Luxford
& Ward**

Soils & Clay

Grain Size - Argillic-Arenaceous, Soil Depth - intermediate-shallow, Soil Parent Material - Chalk, Soil Texture - Chalky Silty Loam

Flood Risk

Very Low Risk

Crime Statistics

Average crime reported locally see <https://www.police.uk/your-area/hertfordshire-constabulary/welwyn-hatfield-north/?yourlocalpolicingteam=about-us>

Local Planning

2 Lanercost Close has been granted planning permission for extending and improving their property. Application 6/2025/1722/HOUSE. The position of the house on the plot means limited impact.

Lanercost Close

Restrictive Covenants & Easements

Oaklands Estate Covenant provisions limit the property to a single private dwelling house, with some permitted professional use only and include additional controls on development such as building line setbacks, minimum dwelling standards and obligations to erect and maintain boundary fencing, together with a general prohibition on nuisance.

The property is subject to and benefit from rights of way and service easements (including water, drainage and sewers), with an obligation to contribute towards the maintenance of shared roads and estate infrastructure.

Oaklands Association Limited, a private resident association, currently has 200 resident members who donate £135 per year (2026) to the upkeep of the roads. They currently have a cash reserve of £15,000 to cover any unforeseen circumstances.