

Fallowfield

**Luxford
& Ward**

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

Cost

Purchase Price £450,000.

Council Tax Band C - 2026/27 £2,138.03

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 £7,500 Non-first time personal buyer UK resident £12,500

Conveyancing/Solicitor fees - Currently the average conveyancing fees including VAT are around £2,400 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 - £2,287.00 per year.

Optional Property Survey - Approximately Level 3 £700- £1,500 Level 2 £400-£1000

Property Construction

Bricks & Pitched Felt Roof-non-standard.

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The logo for Luxford & Ward is a pink circle containing the text "Luxford & Ward" in a dark green, serif font. The text is arranged with "Luxford" on the top line and "& Ward" on the bottom line.

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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

Approx. 1-3%

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Soils & Clay

Soil Texture Clayey Loam

Flood Risk

Very Low Risk

Crime Statistics

Some Significant Crime reported local see <https://www.police.uk/put/your-area/hertfordshire-constabulary/welwyn-hatfield-north/?yourlocalpolicingteam=about-us>

Local Planning

The driveway of 18 Fallowfield does not form part of the registered title of the land. It is owned by Welwyn Hatfield Council.