

# Wisden Road

**Luxford  
& Ward**

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

## Cost

Purchase Price £390,000.

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: 1<sup>st</sup> time Personal Buyer £4,500 Non-first time personal buyer UK resident £9,500

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

Stevenage Development Corporation Covenant provisions as to light, air & boundary structures. Easements-maintain & renew water/drainage pipes.  
3<sup>rd</sup> Party rights for Mines & Minerals.

## Building Safety

The vendor has made us aware that there is possibly an old asbestos water tank in the loft.

## Utilities & Services

Mains Gas Central Heating. Mains drainage & Water. Mains electricity.  
Broadband not currently connected to the property but available in the street for connection.

## Radon Gas Potential

1 - 3 %

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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 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 due to take place 2025-2030.