

Stamp Duty – Reduce Your Costs

DEFINING THE NEEDS

Stamp Duty Land Tax (SDLT) is currently paid at the rate of 3% for UK Tax payers purchasing Land or Property in the UK for a purchase price of £250,000 - £499,999. At £500,000, and above, SDLT is paid at an even higher rate of 4% of the purchase price.

APPLYING THE SOLUTION

Working with our specialist SDLT team (see below) we can offer UK Residential and Commercial Purchasers the opportunity to reduce their SDLT costs to 2% + VAT for purchases over £500,000, 1½ + VAT for the 3% SDLT band. Through our various schemes we can offer substantial savings to all purchasers, although the planning works slightly differently depending on whether the Clients are Single, a Couple, Married or a Limited Company seeking to buy either Residential or Commercial Property.

HOW CAN WE DO THIS?

We have worked with several senior Barristers to research the SDLT market and as a result can offer robust, legal and (thus far), proven methods of planning.

KEY POINTS

- The scheme is offered on a 'no-win-no-fee' basis!
 - Unique.
- There are **no up-front fees** – all fees are paid on successful completion of the case and certification received from Stamp Office at HMRC.

- The Scheme will NOT hold up the sales process.
- No liaison with vendor's solicitors is necessary.
- SDLT schemes have been operated for over 4 years.
- To Date, No Case Has Been Successfully Challenged.
- Our portfolio of products, and variations on these, allow us to deal with ALL types of purchaser and tenure. Special planning is required for purchases involving VAT (usually only commercial premises).
- We have worked with two of the leading specialist Barristers to produce these products.
- Where our Tax Counsel has advised us to do so, HMRC have been notified of our tax planning and we have a notification reference number.
- Our Specialised Panel Solicitor is notified the same day as your Instruction.
- The property being purchased must have a value in excess of £250,000.
- SDLT5 certificate is received within 3 weeks max.

EXAMPLES

- Mr Dave Williams was purchasing a residential property for £350,000 and took out a mortgage in order to complete the transaction. With our help, Mr Williams' actual cost was only £5,250 + VAT (£918.75), making Mr Williams a saving of £4,331.25.
- Mr Jon Brown is purchasing a residential property for £750,000. Mr Brown's SDLT requirement on this at 4% would be £30,000. With our help Mr Brown's actual cost is only £15,000 + VAT (£2,625), making Mr Brown a saving of £12,375.

DID YOU KNOW?

- ✓ By using this scheme, there is NO deterioration in the Lenders' position.
- ✓ You can now receive, by special request, the SDLT5 completion certificate immediately online.

KNOW MORE

QJ What if my client is very cautious about using this type of scheme?

AJ The Purchaser has the option to hold over their rebate for 9 months to cover any 'enquiry period'.

Unique Accountants is a PROBIZ 'Centre of Excellence.'



UNIQUE ACCOUNTANTS
...inspiring growth

Unique Accountants
The Old Granary,
Dunton Road, Laindon,
Essex
SS15 4DB

T: 0845 230 2065
F: 0845 230 2075
growth@uniqueaccountants.co.uk
www.uniqueaccountants.co.uk

This data sheet provides an overview of the various schemes that Unique Accountants, working with PROBIZ Tax Division, and their specialist Tax teams can offer. Projected savings and examples shown are for purely illustrative purposes and although we believe they are attainable there is no guarantee of returns or savings quoted. We would always recommend taking detailed advice.