

Our Platinum and PLATINUM PLUS Stay & Let Schemes now offer a guaranteed return, net of all costs, of a minimum 6% p.a. for the next two years.

STAY & LET - PLATINUM PLUS

We are delighted to announce our new "Stay & Let" Platinum Plus scheme.

Platinum Plus is exactly the same as our usual Platinum scheme, apart from one very important exception, under Platinum Plus, we do not need to charge VAT on the price of your home. This means:-

- No need for you to fund the VAT element of the price when you buy.
- No need to make a VAT repayment claim after you have purchased.
- Stamp Duty will not be payable on the VAT element of the price.
- The cost of 11.5% unrecoverable VAT for private use is also avoided.

You will find detailed guidance of this "VAT free" option and other taxation aspects of your purchase in our Taxation FAQs and VAT Free guidance notes, but to help you decide if Platinum Plus suits your investment and lifestyle requirements, the essential elements of our Platinum Plus Scheme can be summarised as follows:-

For the first 10 years of your ownership:-

- You can reserve up to 6 weeks per year for your own use,
- You can use your home at any other time that it is not rented out,
- But your total private use must not exceed 20% (10 weeks) per year.
- Make your Home available as a furnished holiday let at all other times.

There are no personal use restrictions, or obligations to let out your home after this first 10 year period.

To enable us to not charge VAT on the price of the Home, you will need to:-

- Register for VAT prior to purchase or payment of the deposit.
- "Opt to tax" your Home prior to purchase or payment of deposit ("opting to tax" means you have elected to bring your home within the scope of VAT).
- Make your Woodland Home available as a furnished holiday let for not less than 80% (42 weeks) per year for the first 10 years.

You should be aware that if these conditions are not complied with, VAT may become chargeable.

Sounds complicated ? We can make it very easy, by arranging for you to have a free introductory session with local experts, Chartered Accountants Bishop Fleming, who can, if you wish, handle the VAT registration and deal with all the documentation and correspondence with HMRC, for a very modest fee !