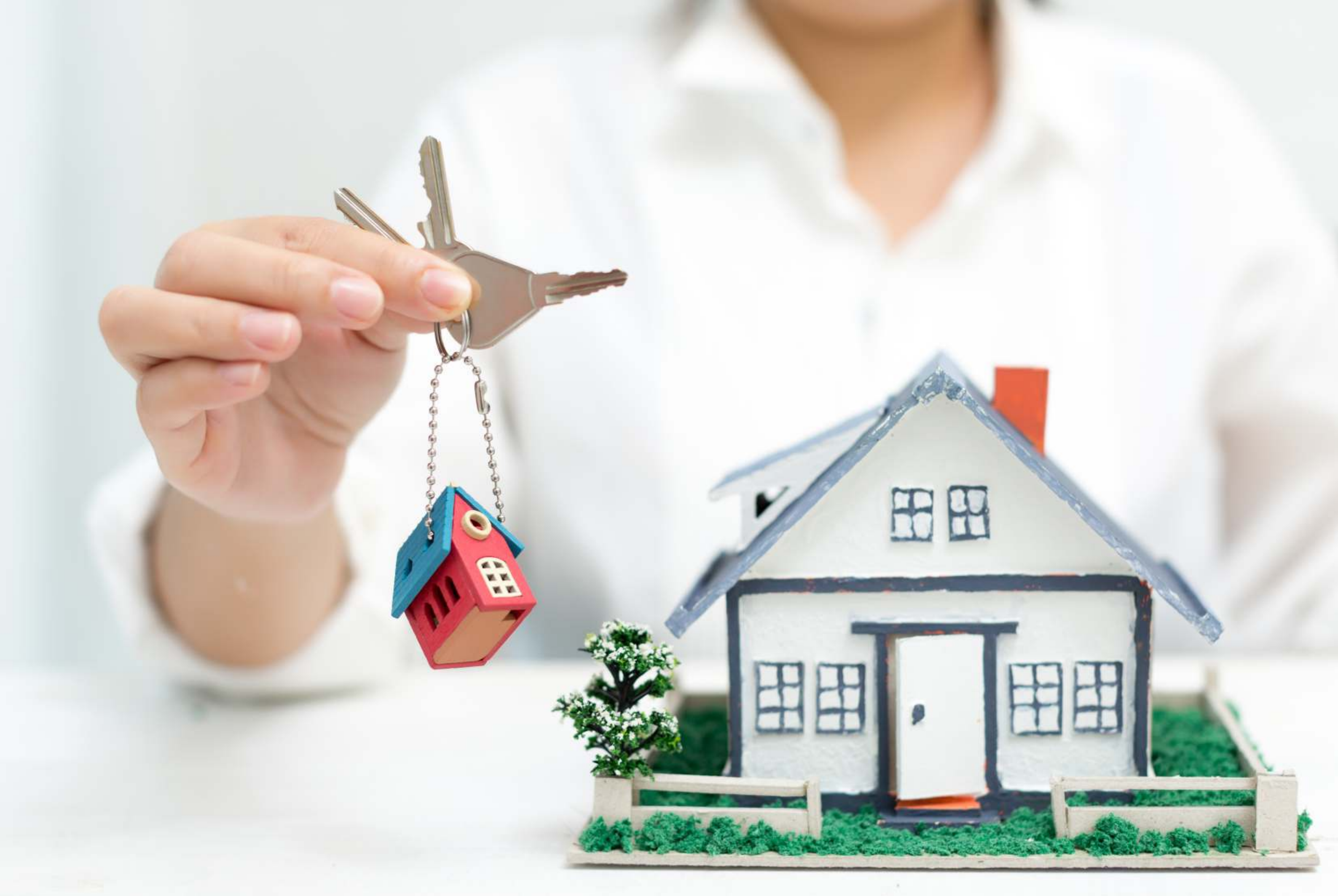

dns accountants

Property guide

Buying property through a limited company

Introduction

Land and Property can take many forms and sizes, as well as have a diversity of owners and uses.

HMRC assesses taxes annually on income from property, and on the increase in value at sale. Hence there are many opportunities to optimize your taxes just by planning and timing your actions.

Additionally, HMRC wishes to promote some types of action, so it may be to your advantage to take these opportunities, while available.

Here we have outlined some of the key opportunities available to you.

If you want to know more about any of these or book a meeting with an independent financial advisor, then do contact dns accountants.

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Buying property via a limited company

This Guide is about buying property via a limited company. So firstly, what is a limited company?

A limited company is a type of business structure, which is incorporated into a legally distinct body. If an individual opts to run the property business as a limited company, the business will.

- be legally distinct from the persons responsible for running the business;
- maintain separate finances for both business and personal finances; and
- own its own assets including property.

To set up a limited company, requires registration with Companies House – the process of registration is called incorporation. An individual can register his / her limited company online or via post. dns accountants can assist with the registration process on behalf of the business.

When registering, the following details will be required:

- Complete name and registered address for the company.
- Name and address of company directors, and company secretary (if appointed).
- Shareholder details and share capital.

If you have a new business in mind and want to use a new UK company for this purpose, the very first step in doing so is to understand and decide these.

A limited company

You can choose your own name for your company, provided it is not too close to another on the register at Companies House. There are certain names that are restricted so do check it out first.

The last part of the name is compulsory, dependent on the type of company.

Limited Companies are of two main types:

- Public Limited Company (PLC)
- Private Limited Company (Ltd)

Public limited companies:

A Public Limited Company, also known as a Plc is a company that is able to offer its shares to the public, but it does not have to e.g. on the stock exchange. A Plc must have at least 2 directors, and a qualified company secretary. For a public limited company to start trading, it must have issued shares of value £50,000, amongst lots of extra rules.

Private limited companies:

A Private Limited Company, known as Ltd is quite similar to a public limited company but it can be run with just one member and it cannot offer its shares to the public, even if it wants to. It has also not got the extra rules.

Address:

The registered address is the legal location of the company. It must be in the jurisdiction of registration i.e. in England or Wages for a company registered in "England & Wales". It must also be a proper address – not just a PO box.

This address is used for service of any legal documents to the company and may also be used as a service address for Directors, in order that their private addresses are not on the open public register. We do not recommend the development address or rental property for this purpose.

Directors & company secretary:

Directors are the persons appointed to look after the company, and hence any property it owns. They are responsible for everything that it does, have special rules and regulations imposed upon them accordingly, and are expected to act in the best interests of the company, at all times.

In law a Director has 7 key duties:-

1. To act within their powers under the company's constitution.
2. To promote the success of the company.
3. To exercise their own independent judgment.
4. To exercise reasonable care, skill & the diligence expected.
5. To avoid conflicts of interest.
6. Not to accept bribes or excessive benefits from third parties.
7. To formally advise the company of any outside interests in business transactions.

A Company Secretary is assistant to the Directors, responsible for keeping the public records up to date; it is not compulsory for a private limited company to appoint a company secretary.

Shareholders:

Shareholders are the owners of the company. They are often the investors too. They own shares in the company and receive dividends as the reward for their investment. They appoint the Directors to run the company for them, so they need have no hands-on involvement.

A small private company may just have one person who is both Director and Shareholder.

Share capital:

Share capital is the value of shares the company has issued. A company must decide how many shares it wants to issue and for each type or class of share.

- the face value (called the Nominal Value),
- the accompanying voting rights,
- the right to receive dividends and
- the right to the proceeds on a company sale or closure.

These shares are then issued or sold to shareholders. Shareholders are due to pay the company at least the Nominal value for their shares. If they pay less, then the outstanding balance is "uncalled" and could be demanded later. If they pay more, the excess is called share premium.

The shareholders and their shares represent underlying ownership of the company and hence its assets.

The property business

A property purchased by a limited company is held for exploitation, to the benefit of shareholders.

The company keeps the property separate from those shareholders who will then receive the benefits by way of income or potentially gains on disposal.

Here are ways the company may exploit that property.

Holding of land

Some property, usually land, may be useful just to hold. It will probably go up in value over time but may not have any day to day income. Such property will probably need regular outside financing, even if just to keep the company active e.g. annual accounts.

The benefits may be non-monetary e.g. protecting a view, or long term e.g. awaiting planning permission. However, exploitation may still be available e.g. charging rent for access or receiving grants for woodland or set aside, or selling hunting or fishing rights etc.

On a regular basis, losses may be carried forward if not offset against profits in the current year and profits will be subject to corporation tax as income from land.

Disposal of the property will generate capital gains, subject to corporation tax, or capital losses, for offset against capital gains.

Commercial property

Property used for business, whether your own or your tenants, is commercial property, and any income, or capital gain is subject to Corporation Tax, after expenses.

There is a new annual allowance for building commercial property after October 2018, whether for your own use or investment, available each year the property is in commercial use. This allowance lasts up to 34 years and may be handed on at sale. This allowance is just an advance as corporation tax may be increased at point of sale as a result of claiming this allowance.

Do discuss the potential benefits to you with dns accountants.

Property development

If buying property to develop then this is a trading activity, with the property cost being stock and profits being subject to corporation tax. As a trading activity then VAT may also become liable.

Buy to let

Residential property that you buy, or keep, for the purposes of renting out, e.g. houses or flats, is generally called buy to let. Following recent tax changes to the way interest is allowed for income tax, many investors are changing structure to ensure this income is not that of residential property income in the hands of an individual.

Rental income and capital gains are subject to Corporation Tax, after expenses, with full deduction available for interest (unlike other structures).

There are no capital gains tax reliefs.

Furnished Holiday Letting (FHL)

There are special rules available for furnished accommodation let short term for holidays etc. which then make this type of activity a trade.

Some overseas properties are forced to be operated via a Limited Company in order to fulfil local requirements, so do take local tax advise too.

Careful operation, with hands on involvement can earn other tax breaks as business property, if owned personally.

Do talk to dns accountants about your planned activities and how the tax can change based on your actions.

Historic home

A property that you will want to hand on generation after generation could benefit from the inheritance tax benefits of being in a family investment company but may trigger rent assessments.

Private use of company property

Care must be taken by Directors and staff not to create a taxable benefit in kind by using company property for personal purposes.

Do talk to dns accountants to see if your use is taxable or tax free.

Expenses you can claim

When you are running a business it's important to gain an understanding of business expenses, and the costs that can be claimed or the company may end up paying too much tax!

HMRC insists that you declare all income gross, but what you claim as expenses is up to you. You can claim any running costs incurred by you for the property, wholly and exclusively. What you claim must be justifiable as being for the property.

Some costs may be associated with obtaining title to the property, rather than being running costs. Such expenses are not deductible from income but may be deductible from the Capital Gain on sale e.g. Solicitors fees on purchase of the property or extending the head lease to a flat.

Remember that as a limited company you need to keep track of all costs and how they were paid. Do talk to dns about putting bookkeeping systems in place and preparing year end accounts.

Here are the main categories of expenses you may consider claiming: -

Rent

If you pay rent or ground rent for the property, then this is an allowable deduction from income received.

Business rates

You may pay the council tax or business rates, and if you do then this is an allowable deduction, also water rates.

Insurance

Property insurance is tax allowable, as are warranties or breakdown cover for boilers etc.

Landlords service charges

Cost that you as landlord are charged are also tax deductible from the income for that property, e.g.

- Agents commission
- Agents fees for finding tenants, taking inventory etc.
- Property management fees
- Charges by flat management company or resident's association

Utilities – gas, electricity, water, sewerage

It is usual for the tenant to arrange and pay for utilities, but if you do pay these bills for the property, e.g. between lets, then you can claim them as a deduction for tax purposes.

Gardening & cleaning

Property upkeep costs that you pay for are also tax allowable. This may be regular gardening or a one off clean between tenants.

Services

If you provide any other services to your tenants or property, then the costs of these are also tax allowable, e.g. telephone answering, canteen facilities, gym.

Staff costs

The company, being a separate entity, may pay you or staff to run the company, manage or maintain the properties or customer services. All staff costs, wages, benefits in kind, expenses, pension contributions and welfare, paid for the property business are allowable deductions for tax.

Travel

You may be able to claim some expenses for necessary visits to your property, so do keep records and discuss this with your dns accountant.

Property repairs and renovations

Works on the property, especially refurbishment works, will count as one of the following: -

- Repairs – repairing an existing something to bring it back up to original purchased quality e.g. painting & decorating, a replacement bathroom or fitted kitchen, new roof, replacing old windows for double glazed ones, mending the boiler. These are tax allowable by deduction from taxable income.
- Renewals – replacing a whole something that a residential property already had e.g. bed, freestanding cooker, curtains. These are tax allowable by deduction from taxable property income. Different rules apply for business and commercial property.
- New fixtures, fittings & furnishings – there is currently no tax relief available for the first-time purchase of furniture or equipment for a dwelling house. Different rules apply for business and commercial property.
- Improvements – adding to your original purchase e.g. new conservatory, loft extension, adding a bathroom, putting in a new luxury kitchen. This can include initial renovation costs if your purchase was not in a habitable state. These costs count as improvements to your original purchase so are tax deductible against the gain on sale of the property, not against rental income.

Tools & equipment

Capital allowances may be available for plant and machinery, including

- furniture and fittings for a business or commercial property,
- ladders and tools etc. you may use on rental properties that are not part of the property being rented out e.g. Scaffold tower.

Capital allowances are not available for equipment etc. in residential property unless FHL.

Professional fees

Professional fees for the property or company may be tax deductible, but need to be attributed to either rentals or sale/purchase to be deducted from income or the capital gain on sale.

- Income deductions are costs incurred for maintenance issues, certifications, financial advice, bookkeeping, accounts production, leases and disputes or debt collecting etc.
- Capital Gains deductions are for buying, selling or establishing title.

Advertising & marketing

Advertising and marketing for tenants, staff or guests is tax deductible from income. Selling costs are deductible from the capital gain on sale.

Interest & finance charges

Tax reliefs are available for all costs of obtaining loans to purchase property or release equity, or to pay company expenses, e.g. interest, arrangement fees, bank charges, but not capital repayments. The purpose of the loan is key, and it should be transparent to track.

If finance has been obtained outside the company e.g. by personal loan, then the company can reimburse such costs, and hence claim the tax deduction.

If finance has been obtained by providing personal guarantees, then this should be declared in the company accounts.

Other direct costs

Any other costs you can directly attribute to the property or company may also be tax deductible e.g. stationery, phone calls, association membership.

Do discuss your costs with your dns accountant.

Taxes

Corporation tax

All property income, net of expenses, is subject to corporation tax, annually at 19%. Trading or rental losses may be carried forward if not offset against profits in the current year.

At some stage you may want to sell your investment. When you sell a property then you may receive more or less than you paid for it. The difference between selling price and purchase price is your basic capital gain. The exception is if the property is part of the trading activities such as property development, in which case the gain will be classed as trading income.

Costs of buying and selling are allowable deductions from this gain before it is taxable.

If you have improved or enhanced the property these costs may also be deductible e.g. new conservatory or extension to a flat lease.

There is no deduction against gains, for finance costs - loans or mortgages.

Capital gains by a company are subject to corporation tax at 19%, capital losses may only be offset against capital gains, not income.

After tax funds are still in the company and an extraction strategy may be required to release these funds. Different strategies may have additional taxes to pay.

Funds not extracted are available for reinvestment within the company, without extra taxes.

dns accountants can help with preparing company accounts, extraction strategies and provide advice.

Inheritance tax

Company shares are an asset for inheritance tax purposes so may pay 40% tax on death of a shareholder. Shares in a trading company are business assets and hence may be eligible for a reduced 0-20% rate of inheritance tax. Shares in a company that only owns investment property are investment property so not eligible for relief. In a mixed company, investment property may change the nature of a trading company for capital taxes purposes, such that higher taxes are due.

Transfer of properties to a company can also incur inheritance tax, at lifetime rates, if full consideration is not received or the company is owned by different parties.

Talk to your dns accountant about planning for succession.

Stamp Duty Land Tax (SDLT)

Stamp Duty Land Tax (SDLT) is a tax paid when properties change hands. It is paid by the purchaser, based on land or property value, location and nature (residential or commercial). It is due within 14 days with penalties and interest for late filing or payment.

3% surcharge is levied on additional dwellings and corporate purchases of residential property.

Companies, and partnerships that include companies, pay SDLT at 15% on properties over £500,000 - exemptions are available for certain property businesses e.g. rental, development, farmhouses and employee residences.

Discounts may also be available for bulk purchases, transfers on incorporation, and some special purpose transactions e.g. new build exchange.

Band: Market Price £	Normal Residential Rates	Company Rates
0 – 125,000	0%	3%
125,001 – 250,000	2%	5%
250,001 – 500,000	5%	8%
500,001 – 925,000	5%	15%
925,001 – 1,500,000	10%	15%
1,500,001 and over	12%	15%

There are different rates for commercial property.

Band: Market Price £	Non-residential
0 – 150,000	0%
150,001 – 250,000	2%
Over 250,000	5%

Check your SDLT at https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

Income tax

Income tax is generally payable on rental income received by individuals or partnerships.

Non-resident landlords may have income tax deducted at source, including non-resident companies and trusts. However, you can request that your rental income is paid gross if you submit UK tax returns; this is especially useful when the tax due on that company income is corporation tax not income tax.

Annual Tax on Enveloped Dwellings (ATED)

A UK dwelling valued at over £500,000, owned wholly or partly by a company, is subject to Annual Tax on Enveloped Dwellings (ATED). Amounts due are a set amount per band, based on property value. The company is required to file a return annually, even if the exemptions apply.

Exemptions are available e.g. for property management or property development.

Valued Added Tax (VAT)

Rental income counts towards your VAT registration threshold. And if your company is already VAT registered then property income etc. may need to include VAT.

- Residential properties are exempt from VAT. So, you cannot charge any VAT on rent or sale of residential properties, and hence cannot claim any VAT on associated costs. The exception is the first sale by the builder which is zero rated, enabling the builder to recover VAT on materials.
- Commercial properties, you have the choice to "opt to tax" if you want to charge VAT on income and sale, otherwise that too is exempt. If you are renting out a commercial property and your tenant is in business, it can be beneficial for you to register for VAT and charge VAT as you can claim input VAT back from HMRC, on all costs, including purchase. Commercial tenants are mostly registered for VAT so it should not be a cost for them. However, VAT will then be due on the sale of the property too. Again, the exception is the first sale by the builder which is standard rated, regardless of option to tax, enabling the builder to recover VAT on materials.
- Certain conversion works may be subject to 5% VAT, which can be a big saving if you can meet the criteria of changing the number of dwellings etc. Do check with dns to see if your works qualify.
- Other property income that may be subject to VAT includes.
    - Furnished Holiday Letting
    - Bed & Breakfast
    - Chair rent (for Hairdressers etc.)
    - Self-storage
    - Parking
    - Sports rights or facilities
    - Timber felling
    - Pitches or mooring
    - Hotels

VAT is a very complicated area, the above is only a general guide and you need to check out the VAT status of exactly what you are supplying, do talk to dns for help.

Please also talk to dns accountants before you contemplate opting a building as it is not easy to reverse.

Frequently asked questions

What is Stamp Duty Land Tax (SDLT)?

Stamp Duty Land Tax (SDLT) is a tax paid when properties change hands. It is paid by the purchaser, based on land or property value, location and nature. It is due within 14 days with penalties and interest for late filing or payment.

From April 2021 there will additionally be a 2% surcharge if a residential property in England or Northern Ireland is purchased by a non-resident company.

SDLT is banded at rates between 2% and 12% on properties over £125,000

There is 3% surcharge if residential property is being purchased by a company.

SDLT for company purchases is 15% on residential properties valued at over £500,000, but there are some exceptions e.g. properties for development, rental, farmhouse, employees

Reliefs are available for special purchases including multiple dwellings, new build exchange, intercompany transfers etc.

What Stamp Duty Land Tax (SDLT) rates are payable by the company?

A Limited company will pay 3% additional stamp duty for residential properties over normal SDLT. The SDLT rates are:

Band: Market Price £	Normal Residential Rates	Company Rates
0 – 125,000	0%	3%
125,001 – 250,000	2%	5%
250,001 – 500,000	5%	8%
500,001 – 925,000	5%	15%
925,001 – 1,500,000	10%	15%
1,500,001 and over	12%	15%

For commercial properties, normal SDLT payable is as follows:

Band: Market Price £	Non-residential
0 – 150,000	0%
150,001 – 250,000	2%
Over 250,000	5%

Do banks lend to property companies?

Yes, banks will lend to companies, but may charge higher commercial rates and may want guarantees or additional security.

How easy is it to secure a mortgage for buying a property via a company?

A new limited company may well find it very difficult to get a mortgage or commercial loan finance in its name, hence the involvement of other types of investor and the use of Limited Liability Partnerships. However, these may be mitigated by personal guarantees, securing loans on the property and/or other assets of the company by way of a registered charge.

Getting a mortgage in a company is always tougher than a partnership or sole trader. However, there are lenders who understand the needs and requirements of buy to let investors and may be able to offer good deals for limited companies, similar to personal buy to let deals.

What are the advantages of buying property through a company?

- The tax payable by the company is 19% compared to marginal rate (of up to 45%) for individuals. If the extraction of profits from the company is conducted in a tax efficient manner, the overall tax liability may be lower, and in the interim profits may be reinvested without paying higher taxes.
- Mortgage or finance cost restrictions will not apply. You can claim all mortgage interest as an expense again property income.
- Tax payable on the disposal of property within a limited company is at the corporation tax rate of 19%, where it may be reinvested with no further taxes to pay or extracted; whereas with a sole trader or partnership, Capital Gains Tax (CGT) on residential property has been set by the government at 18% or 28% depending on income.
- If you intend to buy further properties, you can use the funds already available in the company without the need to extract the funds from the company. This will give you an advantage as you will have more money left in the company after tax than you would if you owned the property as an individual.
- You can tailor the set-up of a limited company with flexibility in income, voting and capital distribution; whereas with a sole trader or partnership it is tough to achieve such flexibility.

Can I transfer existing properties to my new company?

This is a very complex area, but yes you can transfer properties you own to a limited company. The main issues are as follows:

- This will be treated as a disposal at market value, so there may be capital gains tax to pay as if you had sold the properties.
- There will be Stamp Duty Land Tax (SDLT) to pay on the market value of the properties changing hands, but there is a relief if this is done in one go.
- If the properties are mortgaged, then the Mortgage companies may have something to say about this e.g. needing new security or even recalling the mortgage.

How you structure the company and treat the transfer is another question you may wish to discuss with dns accountants.

What is incorporation relief?

One way of transferring a business to a company is as an exchange - the whole business for Company shares.

A business incorporation done in this way is entitled to incorporation relief whereby it is not treated by HMRC as a disposal for capital gains tax purposes, but just a change in the same asset held.

The business transferred in this way and hence eligible for this relief, may be a property business.

What are the inheritance tax (IHT) implications of transferring properties to the company?

Firstly, inheritance tax is not triggered on incorporation if the parties who owned the properties before transfer have not suffered any reduction in the value of their estate, i.e. they have been recompensed in full with cash, promises of cash or shares etc.

Inheritance tax charges maybe triggered if value has changes hands e.g. by the company having different owners or the properties being gifted or not eligible for incorporation relief. Tax is payable on the value reduction at a lifetime transfer charge of 20%. If death occurs between 3 and 7 years of transfer, then this charge may be offset against the inheritance tax due on death.

Such charges also apply to transfers of property to trusts or partnerships etc.

Is there any tax efficient structure for buy-to-let properties?

With the new rule changes then a portfolio of buy to let properties is probably most tax efficient to be run as a limited company. But every structure has its advantages and disadvantages and tax is just one, so a full review is best before making a decision.

Do talk to dns accountants about what is best for you.

Is it advisable to setup an off-shore company for buying properties?

Not anymore. You will end up paying additional stamp duty, and if not letting out on commercial terms then ATED. There is also Capital Gains tax to be paid for the value gained by the company after 06/04/2015. In addition, from April 2017, the government has brought these properties within IHT charges as well.

I have an existing company; can I buy properties through it? What are the disadvantages of doing this?

Yes, you can buy properties with an existing company but make sure it is a property company. From a tax point of view, owning Investment assets through a company could compromise the trading status of the company which can lead to disallowance of Entrepreneurs' Relief or Business Property Relief.

Moreover, if the company is on the Flat Rate VAT Accounting scheme, you will also need to pay VAT on the rent charged. You will be at a loss because residential properties are VAT exempt; meaning you cannot charge VAT on rent your tenants pay.

By buying a property in a trading company you are going to expose your assets to the risk of trade.

Imagine if you want to close your trade and you have a property in the business; it will be tough for you to dissolve the business without disposing of the property. Whereas if the property is not part of the trading company you can close it without worrying about the property.

Can my existing company provide loans to the new company for buying property? What are the implications like interest charges, writing off loans etc.?

Yes, your existing company can provide inter-company loans to the Property Company at market interest rates. There are no other tax implications. Your company should charge interest to the Property Company which will be treated as income in your existing company (which is most likely a trading company) and as an expense for the property company.

This avoids the need to extract the funds from the company in the form of employment income or dividend income leading to relevant income taxes.

What taxes do I pay when the property is bought through a company?

The taxes payable by the company are Corporation Tax (CT).

Is the interest relief available at 100% for companies?

The mortgage interest relief or other loan interest (finance costs) will be allowable as an expense against the income. So, yes 100% relief will be available for the company.

Can my company claim wear and tear allowance?

Unfortunately wear and tear allowance was abolished in 2016. You may now claim the cost of replacement furnishings instead.

What is ATED? How does it affect my company?

Annual Tax on Enveloped Dwellings (ATED) is payable by any company who owns a UK residential property valued at over £500,000. The charge is based on the value of the property and is payable in advance for year ended 31st March due by 30th April. Some companies may be eligible for relief e.g. property development or property management companies; but will need to claim this annually on their return.

The ATED charge is dependent on the value of the property as follows:

Property Value	ATED Charge
£500,000 to £1m	£3,700
£1m to £2m	£7,500
£2m to £5m	£25,200
£5m to £10m	£58,850
£10m to £20m	£118,050
More than £20m	£236,250

What are the implications of property disposal in the company & Indexation allowance?

Investment property disposed of by a company is taxed at the Corporation Tax rate of 19%. Companies are not allowed an Annual Exemption. Properties owned before 1st January 2018 are still entitled to a deduction of Indexation Allowance, which is based on retail price index change between the date of acquisition and December 2017.

How do I extract funds through the company and what taxes do I have to pay?

You can withdraw money as following from a limited company:

- Tax free business expenses claim reimbursements.
- Corporation Tax deductible wages or employee benefits under employment taxes rules, i.e. income tax at 0%, 20%, 40% or 45%, employee's national insurance at 0%, 12% or 2% and employer's national insurance at 0% or 13.8%.
- Dividends as shareholders of the company, post corporation tax at 19% but subject to personal dividend tax at 0%, 7.5%, 32.5% or 38.1%.
- By the sale of shares subject to capital gains tax at 0%, 10% or 20%.

What are the tax implications on closing down the company?

If the company is to close, then all property needs to be sold and debts settled. Remaining cash may be extracted in the usual way, and share capital reimbursed, before a request is made to Companies House to close the empty company shell. Any property still in the company on closure is forfeit to the Crown.

There are two other options on company closure

- If the final monies total less than £25,000 then they may be paid to shareholders as a capital gain in their hands.
- If the company enters a formal liquidation procedure, then final moneys may be paid to shareholders as a capital gain in their hands.

Capital Gains pay 0%, 10% or 20% capital gains tax.

If the 2 year trading criteria etc. are met then capital gains may qualify for entrepreneurs relief, and hence not pay 20% capital gain tax but just 10%.

Can I add my spouse and kids to the company?

You can certainly add your spouse and children. There is a special property company which you can set up called a Family Investment Company where you can add spouse and Kids. You should speak to an expert from dns accountants who can help you achieve this.

Are companies subject to the new interest relief restrictions that came into force in 2017? Can they be subject to restrictions in the future?

No companies are not subject to these new interest restrictions. We can not predict new changes so HMRC could extend the rules to companies in the future.

What are the IHT implications for the shares in the company?

Company shares are a taxable asset for inheritance tax purposes. Share in a trading company are business assets and hence may be eligible for a reduced rate of inheritance tax. Shares in a company that only owns investment property are investment property not eligible for such relief. Additionally, investment property may change the nature of a trading company for capital taxes purposes, such that higher taxes are due.

About us

dns accountants

The award winning 21st Century accounting firm established in 2005. Through our passion, experience and using the latest technology we have consistently delivered to all our clients.

Our team

Is what makes us stand out from the crowd. We are passionate about all our clients no matter the size and income. This allows us to deliver true to each of our client's specific needs.

Our branches

Across the UK with more branches opening all the time. dns accountants service thousands of owner managed businesses, freelancers and contractors.

Conclusion

This guide is only a quick insight into a very big topic. Each property and circumstance is unique and HMRC is always changing the rules and guidance for implementation.

Please speak to dns accountants about what is currently available to you before taking any actions.

There is no limit to tax saving and planning, and there may be new opportunities available to you. We are passionate for our clients to pay the least amount of tax legally.

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Get in touch

DNS House, 382 Kenton Road,
Harrow, Middlesex, HA3 8DP

www.dnsaccountants.co.uk

info@dnsaccountants.co.uk

03300 88 66 86