



karsbrook green

**PAID STAMP DUTY
SCHEME**



blakesley
estates



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green

PAID STAMP DUTY SCHEME

Blakesley Estates are offering their *Paid Stamp Duty Scheme* on Karsbrook Green properties. This means that Blakesley Estates will pay up to 5% of Stamp Duty fees upon purchase of a Karsbrook Green property. This can give buyers a saving of up to £23,750.00 in the purchasing of their new home.

HOW MUCH DO I OWE IN STAMP DUTY NOW?

Please see the chart below, for the Stamp Duty percentages per property price bracket which is applicable only to one property; this would vary for property owners of a number of properties. It's a tiered system, meaning you don't pay the full rate on the entire property price, just the amount that dips into each tier. Here's a snapshot of the different brackets:

PORTION OF HOME PURCHASE PRICE	RATE OF STAMP DUTY
£0 - £250,000	0%
£250,001 - £925,000	5%
£925,001 - £1.5 million	10%
Above £1.5 million	12%



DO I NEED TO PAY STAMP DUTY?

If you're buying a property or a piece of land in the UK, in most cases you will have to pay stamp duty. For residential property or land, stamp duty is payable if the price is £250,000 or more.

However, there is relief for first-time buyers (see below).

FIRST-TIME BUYERS

If you're buying a home for the first time you'll get Stamp Duty relief. This means you won't pay any Stamp Duty on the first £425,000 provided the property price is £625,000 or less. Above the £425,000 threshold, stamp duty is charged at 5%.

So if you were to buy a home for £500,000 your Stamp Duty would be calculated at 5% of £74,999 – so you'd pay just under £3,750. If the property is over £625,000, follow the stamp duty rules for non-first time buyers (see above).

There are a number of exemptions which mean that buyers will not have to pay Stamp Duty on their home purchase. This would mean that Blakesley Estates would not offer the value of Stamp Duty on the property, if the buyers were not required to be paying Stamp Duty on their property.

BUY-TO-LET AND SECOND HOMES

If you're buying another property to let, or a second home, in other words, you are not selling your primary home, then your Stamp Duty will be 3% higher at each slice.

Blakesley Estates will only offer their *Paid Stamp Duty Scheme* for up to 5% Stamp Duty.

TERMS AND CONDITIONS

- Blakesley Estates' *Paid Stamp Duty Scheme* will only be offered on the first 5 houses sold from the commencement of the scheme's start date of Monday 25th March, 2024
- Blakesley Estates' *Paid Stamp Duty Scheme* is only available to Blakesley Estate house sales where Stamp Duty will be applied
- The *Paid Stamp Duty Scheme* is limited to a number of sales, meaning Blakesley Estates reserve the right to refuse the scheme on a Blakesley Estates sale if the maximum number of homes sold under the scheme has been reached



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FOR FURTHER INFORMATION
PLEASE CONTACT CHARLES HEAD OR COMPLETE ESTATE AGENTS:



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Charles Head and Complete Estate Agents act on behalf of Blakesley Estates for reservations and sales.

Blakesley Estates subscribes to the Consumer Code of Conduct for Home Builders.

Please note, external materials and internal specification may be subject to change. You will be notified of any supply issues relating to your home.



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