

# THE ACCOUNTANTS FOR PROPERTY OWNERS

## **THP Fast Track Capital Gains Tax Service**

### ***Report and pay CGT on property within 48 hours! \****

If you sell a property – and it's not your main home – you normally have to pay Capital Gains Tax on any gain you make.

These days the taxman only gives you 60 days from the sale date to calculate, report and pay CGT to the taxman. If you don't hit the deadline, you can get slapped with both penalties and interest!

Because HMRC wants you to pay quickly, it gives you precious little time to deal with the complex paperwork, let alone explore legitimate ways of reducing your tax bill.

But don't worry – THP can help. We've created a new, Fast Track services that can help you report and pay Capital Gains Tax on UK property within 48 hours.\*

Learn more and get an instant online quote **here**

Or call us today **020 8989 5147**

*\* We will calculate and submit your CGT return within 48 hours of receiving the information we need.*



## Why you need a Fast Track CGT Service

From the moment you sell your property, the countdown begins. You have only 60 days to make a series of complex calculations and work out how much CGT you owe – and whether you qualify for any exemptions or reliefs. Before you even start, you have to unravel a whole jumble of essential details, including:

- Whether the property was bought, a gift or inherited
- All the allowable costs when you bought and sold it
- The situation as regards joint ownership
- Your tax position
- Any periods when you and / or tenants lived in the property
- The costs of any allowable improvements you have made
- Any other tax-deductible expenses you have paid out
- Any exemptions that can be claimed

**If you are not a CGT expert, it's all too easy to get your calculations wrong. If you do, you could end up paying too much tax or too little. Pay too little and HMRC will claw it back – potentially with interest and penalties.**



## How our Fast Track CGT Service works

Rather than run the risk of getting your Capital Gains Tax calculations wrong, our CGT experts do all the hard work for you. They've completed hundreds of CGT returns, so they know how to make sure yours is error-free and that all available reliefs are claimed. They'll also turn your CGT return round in double quick time.

Once you engage us, we will send you a checklist that tells you what information we need to calculate your CGT return. This makes it simple for you to find relevant documents. If you require our tax planning services (see next page), we will meet with you to discuss your requirements and circumstances, before giving you a timeline of next steps.

### THP FAST TRACK

**We supply checklists to help you gather required information**



**We calculate the tax liability and the amounts due**



**We complete the CGT returns on your behalf**



**Identify future tax saving opportunities**



**Advice in relation to your CGT planning**



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# A quick introduction to our tax planning service

The best way to pay less tax is to plan ahead. And with the right tax planning services and advice from THP, you could keep more of your money to enjoy, invest, save or pass on.

Every person's assets and finances are different, meaning that one-size-fits all tax planning rarely works well. Instead, our tax planning experts will work with you to learn about your financial circumstances, find out what you want to achieve and make a series of tailored recommendations.

## Some of the areas in which we offer tax advice are:

- Capital Gains Tax (including CGT on property)
- Inheritance Tax
- Wills, trusts and legacy planning
- Wealth management (including investments and pensions)

When planning for your financial future, it's important to take the long view. With the government cracking down on tax loopholes, the opportunities for saving tax require a more careful and considered approach.

**Our Tax Planning Team makes sure you're not exposed to risk. Instead, what you get is sound tax advice that is based on your individual circumstances and is compliant with both the letter and the spirit of the law.**

To learn more, call us today **020 8989 5147**

***Still have questions about our Fast Track CGT Service? See our FAQs on the next page!***





## FAQs

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### What is the current Capital Gains Tax Rate on property sales?

It depends. Capital Gains Tax on property can range from 18% for basic rate taxpayers to 28% for higher rate taxpayers. There are also allowances that need to be factored in – we will do this for you and make sure you don't pay more than you need.

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### How long do I have to report CGT on property?

You have 60 days to report and pay CGT from your property sale, so please talk to us as quickly as possible. If you consult us before the sale, we may be able to find ways to help you to reduce your CGT bill.

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### Do I have to pay CGT on the sale of my main residence?

If you have never let it out and have always lived there, normally, no. Generally, you will only pay CGT on rental properties that you are selling. But if you think it is possible that your sale is not exempt from CGT for any reason, please get in touch and we will advise you.

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### What are your service standards?

THP provides a timely professional service to a high standard. We do what we promise on time, if not before. We also guarantee that your CGT return will be accurate, giving you peace of mind that you are not paying more tax than you need. All tax advice we provide is offered by experts in Capital Gains Tax which means that implementation risks are minimised and all possible reliefs are correctly claimed.

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### How much does your service cost?

We provide a good value, fixed price service. Once you have told us your requirements, we will give you a quotation for the work you have asked for. That is the price you will pay – there will be no further charges or hidden extras. Obtain an online instant quote today!

Learn more and get an instant online quote [here](#)

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# A TEAM NEAR YOU

THP is a long-established firm of accountants. With over 40 trained accountancy professionals, we bring you a much wider range of expertise than the average High Street firm.

Better still, with branches in Wanstead, Sutton, Chelmsford and Saffron Walden, we've got specialist team members working near you. Feel free to contact any of our branches to arrange a free initial consultation.

Want to learn more about THP?

You can find out more about us [here](#).

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