

Land Transaction Return

INCOMPLETE

For official use only

Your transaction return

How to fill in this return

The land transaction return guidance notes, SDLT6, available from the Orderline **0300 200 3511** will help in completion of this return.

- A unique reference number must be entered on the return, this is the number shown on the payslip in the 'Reference' box. Payslips, PS1/SDLT, are available from the Orderline.
- Show amounts in whole pounds only, rounded down to the nearest pound.

- Leave blank any boxes that do not apply.
- The completed return should be printed off and then signed.
- Staple the sheets in the top left-hand corner.
- Do not fold the return.

If you need help with any part of this return or with anything in the guidance notes, please phone the Stamp Taxes Enquiry line on **0300 200 3510**, open 8:30am to 5:00pm Monday to Friday, except Bank Holidays. Calls are charged at local rates.

Starting your return

ABOUT THE TRANSACTION

1 Type of property

Enter code from the guidance notes

If entering 02 or 03, make sure you complete form SDLT4 and box 72 of this form

2 Description of transaction

Enter code from the guidance notes

3 Interest transferred or created

Enter code from the guidance notes

4 Effective date of transaction**5 Any restrictions, covenants or conditions affecting the value of the interest transferred or granted?**

Put 'X' in one box

☐

Yes

☒

No

If Yes, please provide details

6 Date of contract or conclusion of missives**7 Is any land exchanged or part-exchanged?**

Put 'X' in one box

☐

Yes

☒

No

If Yes, please complete address of location

Postcode

House or building number

Rest of address, including building name

8 Is the transaction pursuant to a previous option agreement?

Put 'X' in one box

☐

Yes

☒

No

UTRN

ABOUT THE TAX CALCULATION

9 Are you claiming relief?
Put 'X' in one box

☐ Yes ☒ No

If Yes, show the reason

Enter code from the guidance notes

Enter the charity's registered number, if available, or the company's CIS number

For relief claimed on part of the property only, enter the amount remaining chargeable

£ . 0 0

10 What is the total consideration in money or money's worth, including any VAT actually payable for the transaction notified?

£ 322,500 . 0 0

11 If the total consideration for the transaction includes VAT, state the amount

£ 322,500 . 0 0

12 What form does the consideration take?
Enter the relevant code(s) from the guidance notes

30

13 Is this transaction linked to any other(s)?
Put 'X' in one box

☐ Yes ☒ No

Total consideration or value in money or money's worth, including VAT paid for all of the linked transactions

£ . 0 0

14 Total amount of tax due for this transaction

£ . 0 0

15 Total amount paid or enclosed with this notification

£ . 0 0

Does the amount paid include payment of any penalties and any interest due? Put 'X' in one box

☐ Yes ☐ No

ABOUT NEW LEASES If this doesn't apply, go straight to box 26 on page 3.

16 Type of lease
Enter code from the guidance notes

17 Start date as specified in lease

18 End date as specified in lease

19 Rent-free period
Number of months

20 Annual starting rent inclusive of VAT actually payable

£ . 0 0

End date for starting rent

Later rent known? Put 'X' in one box

☐ Yes ☐ No

21 What is the amount of VAT, if any?

£ . 0 0

22 Total premium payable

£ . 0 0

23 Net present value upon which tax is calculated

£ . 0 0

24 Total amount of tax due – premium

£ . 0 0

25 Total amount of tax due – NPV

£ . 0 0

Check the guidance notes to see if you will need to complete supplementary return SDLT4 - *Additional details about the transaction, including leases.*

UTRN

ABOUT THE LAND including buildings

Where more than one piece of land is being sold or you cannot complete the address field in the space provided, please complete the supplementary return SDLT3 or SDLT4 (for leases or assignments)

26 Number of properties included

1

27 Where more than one property is involved, do you want a certificate for each property?

Put 'X' in one box

☐

Yes

☐

No

28 Address or situation of land

Postcode

CO4

5FG

House or building number

48

Rest of address, including building name
(continue on SDLT3)

Jade Gardens

Colchester

Is the address continued on SDLT3?

Put 'X' in one box

☐

Yes

☒

No

29 Local authority number

1530

30 Title number, if any**31 NLPG UPRN****32 If agricultural or development land, what is the area (if known)?**

Put 'X' in one box

☐

Hectares

☐

Square metres

Area

33 Is a plan attached?

Put 'X' in one box

Note: the UTRN should be written on the plan

☐

Yes

☒

No

ABOUT THE VENDOR including transferor, lessor**34 Number of vendors included**

Note: if more than one vendor is involved complete boxes 45 to 48, and for three or more vendors complete SDLT2 for each one

2

35 Title Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

Mr

36 Vendor (1) surname or company name

Sweeney

37 Vendor (1) first name(s)

Note: only complete for an individual

Jason

Anthony

38 Vendor (1) address

Postcode

CO4

5FG

House or building number

48

Rest of address, including building name

Jade Gardens

Colchester

39 Agent's name

Hayward Moon

UTRN

ABOUT THE VENDOR CONTINUED**40 Agent's address**

Postcode

CO3 8AQ

Building number

4

Rest of address, including building name

Pappus House

Tollgate Business Park

Stanway

Essex

41 Agent's DX number and exchange**42 Agent's email address**

mturrell@haywardmoon.co.uk

43 Agent's reference**44 Agent's telephone number****ADDITIONAL VENDOR**

Details of other people involved (including transferor, lessor), other than vendor (1). If more than one additional vendor complete supplementary return SDLT2 *Land Transaction Return - Additional vendor/purchaser details*.

45 Title

Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

Mrs

46 Vendor (2) surname or company name

Sweeney

47 Vendor (2) first name(s)

Note: only complete for an individual

Hannah

Lisa

48 Vendor (2) address☐

Put 'X' if the same as box 38. If not, give address below

Postcode

CO4 5FG

House or building number

48

Rest of address, including building name

Jade Gardens

Colchester

UTRN

ABOUT THE PURCHASER including transferee, lessee**49 National Insurance number (purchaser 1)**

If there is no National Insurance number you must complete boxes 50 or 51 of this form

SZ 67 52 59 D

Date of birth of purchaser (1)

28 08 1982

50 If purchaser (1) is VAT registered, give their VAT Registration Number**51 If purchaser (1) is a UK company you must provide a UK company or partnership UTR number**

If purchaser (1) has no UK reference, give a tax reference from the country in which purchaser (1) is based

Enter the name of the country (see guidance notes)

52 Number of purchasers included

Note: if more than one purchaser is involved, complete boxes 67 to 71, and for three or more purchasers complete an SDLT2 for each one

2

53 Title

Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

Mr

54 Purchaser (1) surname or company name

Goel

55 Purchaser (1) first name(s)

Note: only complete for an individual

Vipul

56 Purchaser (1) address

Put 'X' if the same as box 28. If not give address below

Postcode

CO4 5FG

House or building number

48

Rest of address, including building name

Jade Gardens

Colchester

57 Is the purchaser acting as a trustee?

Put 'X' in one box

☐

Yes

☒

No

58 Please give a daytime phone number

This will help us if we need to contact you about your return

59 Are the purchaser and vendor connected?

Put 'X' in one box

☐

Yes

☒

No

60 To which address shall we send the certificate?

Put 'X' in one box

☒

Property (box 28)

☐

Purchaser's (box 56)

☐

Agent's (box 63)

61 I authorise my agent to handle correspondence on my behalf

Put 'X' in one box

☒

Yes

☐

No

62 Agent's name

Hayward Moon (Ipswich)

UTRN

ABOUT THE PURCHASER CONTINUED**63 Agent's address**

Postcode

IP1 1QJ

Building number

Rest of address, including building name

Connexions

159 Princes Street

Ipswich

Suffolk

64 Agent's DX number and exchange**65 Agent's reference****66 Agent's phone number**

01473 234730

ADDITIONAL PURCHASER

Details of other people involved (including transferee, lessee), other than purchaser (1). If more than one additional purchaser, please complete supplementary return 'Land Transaction Return - Additional vendor/purchaser details', SDLT2.

67 Title

Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

Mrs

68 Purchaser (2) surname or company name

Aggarwal

69 Purchaser (2) first name(s)

Note: only complete for an individual

Ankita

70 Purchaser (2) address

Put 'X' if the same as box 56. If not, give address below

Postcode

CO4 5FG

House or building number

48

Rest of address, including house name, building name or flat number

Jade Gardens

Colchester

71 Is purchaser (2) acting as a trustee?

Put 'X' in one box

☐

Yes

☒

No

UTRN

ADDITIONAL SUPPLEMENTARY RETURNS

72 **How many supplementary returns have you enclosed with this return?**

Answer in respect of the SDLT2, SDLT3 and SDLT4 returns you have enclosed. If none, please put '0'.

SDLT2 - *Additional vendor/purchaser details*

SDLT4 - *Additional details about purchaser (1) and the transaction, including leases*

SDLT3 - *Additional details about the land*

DECLARATION

73 **The purchaser(s) must sign this return.** Read the guidance notes in booklet SDLT6, in particular the section headed '*Who should complete the Land Transaction Return?*'.

If you give false information, you may face financial penalties and prosecution.

The information I have given on this return is correct and complete to the best of my knowledge and belief.

Signature of purchaser 1

Signature of purchaser 2

Please keep a copy of this return and a note of the unique reference.

UTRN