

pem.



Property Development & Investment.

Commercial tax solutions

Located under one roof

Let PEM's property tax specialists guide you through your property ventures.

Property investment and development can have complicated tax implications. It can be difficult to know what commercial arrangement would best suit your needs, particularly where different parties have different tax requirements. Many firms lack the expertise to provide the complete tax advice necessary to identify the best structure for your circumstances.

Our in depth knowledge and understanding of the wide range of tax issues faced by both property owners and developers means you can rest assured that we are taking care of your best interests.

How we can help

Tax complexities can make property development a daunting prospect. There is no 'one size fits all' solution and adopting the wrong structure for your venture may create unnecessary tax liabilities.

Our highly experienced Property Tax Team will provide advice tailored to your circumstances. PEM seek to remove the stress and uncertainty that tax may present, leaving you free to focus on your development.

We will guide you through the various tax issues of your property transactions to help you arrive at the right structure for your venture and achieve a tax efficient extraction of cash. As part of our service, we maintain close contact with other professionals such as solicitors, banks and land agents to help guarantee that your personal and business objectives are met.

When recommending our solutions we consider those taxes that are appropriate to you, which may include some or all of the following:

- Income Tax
- Capital Gains Tax
- Corporation Tax
- VAT
- Stamp Duty Land Tax (SDLT)
- Annual Tax on Enveloped Dwelling (ATED)
- Capital Allowances
- Inheritance Tax
- Construction Industry Scheme

PEM is the largest firm of accountants based in Cambridge. We have extensive local knowledge and experience which we bring to bear for the benefit of our clients.

Case studies

Joint property development

PEM provided a solution that will shelter a £300,000 gain arising on the uplift in value on a property on obtaining planning from capital gains tax via use of the Principal Private Residence relief. Our recommended structure enables our client to extract post corporation tax profits free from income tax. We also made the client aware of a £150,000 SDLT liability that had not been included in cash-flow predictions, which allowed the business to obtain funding in advance to cover this cost.

Development of residential property on charity land

PEM provided a comprehensive report recommending the best structure for a development to ensure the charity was not exposed to unwanted tax liabilities. PEM also advised on the complex rules in respect of SDLT and Partnerships and identified the opportunity to change the timing of the property transfer to the trading vehicle to reduce the SDLT charge.

Buy to let restructuring

PEM have helped a husband and wife partnership transfer their residential property portfolio to a limited company free of capital gains and stamp duty land tax resulting in annual tax savings of more than £45,000. As a result of further structuring advice they are able to pass on future capital appreciation without an inheritance tax charge.



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