

# CAPITAL GAINS TAX VALUATIONS FOR YOUR TAX RETURN

Non resident owners who previously lived in the property they are selling are liable to pay Capital Gains tax



**SAWYER FIELDING**  
Compulsory Purchase Surveyors



Our reports are RICS compliant and aid submissions to HMRC to determine tax payable.



The property needs to be valued as of the date it ceased to be your principle private residence. The later the report is carried out, the less reliable it is so act quickly.



Once your property has been demolished, a retrospective valuation will be more expensive and less reliable. It's difficult to value what is no longer there.

Instructing Sawyer Fielding to undertake your Capital Gains tax valuation now could help your arguments for how much (or little) tax you should pay in the future. If you haven't yet sold your property, you can pay us when you do. If you wait and ask another Surveyor who hasn't inspected your property to do a report once you no longer have access (maybe even demolished), the report may prove more expensive and less reliable.



As we inspected your property whilst you have access to it, our valuation reports are more reliable and more cost effective for you than asking another Surveyor at a later date.



If your sale is to a Council who have, or could make, a Compulsory Purchase Order, you are entitled to roll over some or all of your tax into a new property. You would still have to pay tax once the new property is sold.



**CHARTERED  
SURVEYORS**

FOR MORE  
INFORMATION:

**0203 011 5300**  
**sawyerfielding.co.uk**

9 Galley House, Moon Lane, Barnet, EN5 5YL

# Capital Gains Tax Valuation Instruction Form

## THIS FORM APPLIES TO LANDLORDS WISHING TO INSTRUCT US TO CARRY OUT A RETROSPECTIVE CAPITAL GAINS TAX VALUATION

If you are a landlord, capital gains tax will be due on the profit made when you sell the property. Profit is assessed from the date the property ceased to be your principal private residence. Allowances apply. It is important that the valuation figure provided to HMRC is accurate so the correct amount of tax is calculated that is either due or to be 'rolled over' into a new property and paid later.

You may consider instructing Sawyer Fielding to provide you with this Valuation report as we have already inspected the property. Our Valuations are RICS Red Book compliant, so suitable to provide to accountants and to HMRC.

VENDOR NAME/S

PROPERTY TO BE VALUED

APPROXIMATE DATE CEASED BEING  
PRINCIPAL PRIVATE RESIDENCE

MONTH

YEAR

I/we instruct Sawyer Fielding to undertake a valuation for Capital Gains tax purposes and authorise my/our solicitor to pay them a fee of £499 including VAT using completion funds from the sale of my/our property once it completes.

OR, IF THE PROPERTY HAS ALREADY SOLD

I/we instruct Sawyer Fielding to undertake a valuation for Capital Gains tax purposes at a cost to me/us of £499 including VAT and understand that the report will not be provided until payment has been made. In this instance, an invoice will be provided prior to the report being prepared.

SIGN

DATE