

# Case Study: Sunnynook Holiday Home

Self-Catering & Furnished Holiday Let



**£2.2m**

purchase price

Sunnynook is an exceptionally well fitted, fully furnished beachside holiday let situated in South Devon. This wonderful home also has a large, outdoor heated swimming pool with a decked patio area and boasts incredible sea and beach views. Prior to purchase the property had been used for residential purposes before being converted into a Furnished Holiday Let business. The property was bought in 2010.

**£404k**

capital allowances uncovered

## Overview of the claim

The property was owned by a business partnership that had appointed a well-known and respected National accountancy firm, based in South Wales, to look after their financial interests. As the property included an outdoor solar-heated swimming pool and filtration system, in-depth knowledge of the complexities around qualifying criteria was needed, so the firm chose to speak with Zeal.










**£81k**

unlocked in total tax savings

## The result

We uncovered over £400k in capital allowances, including a portion for the cost of excavation, construction and filtration system of the swimming pool. This resulted in £80k of tax savings for the partnership. Our team were also able to amend the relevant tax returns and give the partnerships' accountants a schedule of remaining allowances to be used over the next few years.

## Qualifying items:

 Lighting and Electric Systems	 Carpets and Flooring	 TV and Phone Ports
 Heating and Ventilation Systems	 Security and Fire Alarms	 Ironmongery
 Water Systems and Drainage	 Kitchens and Bathrooms	 Swimming Pool



*"Our accountants recommended Zeal for a capital allowances assessment on our FHL. The team carried out a survey and assessment in a very professional and timely manner with minimal input required from ourselves. The process was a success with claims greater than expected. We would definitely recommend them."*



Mr Clarke,  
Owner of Sunnynook

**ZEAL**



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