

# Case Study: Short Stay & Self-Catering

## The Old Mill & Hall Farmhouse

The Old Mill is a Grade II Windmill that has been renovated into a stunning holiday home. The historic character of the property has been preserved through the inclusion of many former workings including the original mill stone. Hall Farmhouse is an elegant period farmhouse set in a one-acre garden and surrounded with stunning views. Both holiday lets are located in Norfolk and were purchased for a combined total of £972,000.



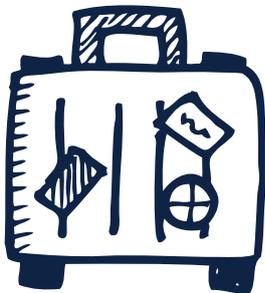
### ✧ How much was the claim worth?

**£250k**  
capital allowances  
uncovered

**£100k**  
unlocked in  
total tax savings

**£8k**  
reclaimed as a cash rebate  
for overpaid tax (after fee)

### ✧ About the claim



Having heard about Zeal through the Professional Association of Self-Caterers (PASC), the owners of The Old Mill and Hall Farmhouse contacted our team to explore if there were unclaimed capital allowances within their properties.

As the properties were previously used for residential purposes, we were able to quickly determine that both buildings qualified to claim tax relief for the costs relating to the purchase and extension of the holiday homes. Even though detailed records of the refurbishment costs were not fully available, a specialist surveyor from Team Zeal visited the site to assess the cost of the works and all qualifying expenditure.

This identified in excess of £250,000 and generated £100,000 in tax savings for the owners. In addition, Zeal was able to reduce the taxable holiday let profits by 95%, generating an immediate cash refund of £8,000 from HMRC.

### ✧ Qualifying items

-  Electrical and lighting systems
-  Fire and security alarms
-  Heating and ventilation systems
-  TV and Phone ports
-  Hot and cold water systems
-  Ironmongery
-  Kitchens and bathrooms
-  Swimming pool



### What our client said... Mr & Mrs Coyne, Owners of The Old Mill & Hall Farmhouse

*"We used Zeal to complete a review on both of our holiday properties with a little scepticism. We need not have worried. From the outset they were incredibly easy to deal with, polite friendly and extremely efficient. The process from start to finish was quick and smooth and we got a very handsome tax refund from HMRC and considerable tax credits for the coming years. We are amazed and extremely grateful. Literally cannot recommend them highly enough."*



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