

# Case Study: The Old Mill & Hall Farmhouse

Self-Catering & Furnished Holiday Let



**£250k**

capital allowances  
uncovered

The Old Mill is a Grade II Windmill that has been renovated into a beautiful 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. Located in Norfolk, the holiday homes were purchased for a total of £972,000.

**£100k**

unlocked in  
total tax savings

## Overview of the claim

After hearing about Zeal through the Professional Association of Self-Caterers (PASC), the owners of The Old Mill and Hall Farmhouse contacted our team. 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.

**£8k**

reclaimed as a cash  
rebate for overpaid  
tax (after fee)

## The result

As detailed records of the refurbishment were not fully available, a specialist surveyor from Zeal visited the site to assess the cost of the works and all qualifying expenditure. This identified £250,000 in unclaimed allowances which 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:

 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



*"Zeal were incredibly easy to deal with, polite, friendly and extremely efficient. The process 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."*



Mr & Mrs Coyne, Owners of  
The Old Mill & Hall Farmhouse

**ZEAL**



hello@gozeal.co.uk | www.gozeal.co.uk