

Case Study: Ynys Hywel Activity Centre (Positif Care Ltd)

Buyer / Seller Negotiation



£345,000

seller purchase price in 2011

£90,723

capital allowances uncovered

£22,680

corporation tax savings unlocked*

Overview of the claim

Our client, Positif Care, acquired Ynys Hywel Activity Centre in August 2023. During the purchase process, it was established that the Vendor had not claimed capital allowances on the property. Having already worked with Zeal to complete tax relief claims on their other property acquisitions, Positif Care were aware of the benefit of capital allowances and instructed our team to negotiate the transfer of any unclaimed capital allowances from the seller, upon purchase.

The Vendor had acquired the property for £345,000 in 2011, but had never claimed tax relief on the embedded fixtures found in and under the property. Our team were therefore able to complete a capital allowances claim on the original price paid by the Vendor.










Zeal produced a capital allowances valuation report identifying the qualifying expenditure and drafted a s198 capital allowances election to transfer the value to our client.

The result

In summary, Zeal were able to uncover over £90,000 in unclaimed capital allowances. This will generate corporation tax savings of up to £22,680* for Positif Care. There were also no adverse tax implications for the Vendor.

EXPERT TIP: When buying or selling a business property, it's important that the capital allowances position is dealt with correctly in the sale contract, or new owners risk significant tax savings being lost forever.

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	 Disposal Installations



"ZEAL had already completed claims on my other properties and saved me tax. All I did was give them the contact details of the Vendor and they did everything else. ZEAL negotiated the transfer of the unclaimed capital allowances, completed the paperwork and saved me a further £22k in tax. Another great result!"

Mark Perrett,
Positif Care Ltd

ZEAL

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