HM Revenue & Customs

Land Transaction Return

INCOMPLETE

For official use only

Your transaction return

How to fill in this return

The land transaction return guidance notes, SDLT6, available form the Orderline **0300 200 3511** will help in completion of this return.

- A unique reference number must be entered on the return, this is the number shown on the payslip in the 'Reference' box. Payslips, PS1/SDLT, are available from the Orderline.
- Show amounts in whole pounds only, rounded down to the nearest pound.
- Leave blank any boxes that do not apply.
- The completed return should be printed off and then signed.
- Staple the sheets in the top left-hand corner.
- Do not fold the return.

If you need help with any part of this return or with anything in the guidance notes, please phone the Stamp Taxes Enquiry line on **0300 200 3510**, open 8:30am to 5:00pm Monday to Friday, except Bank Holidays. Calls are charged at local rates.

Starting your return

ABOUT THE TRANSACTION

1 Type of property
Enter code from the guidance notes

03

If entering 02 or 03, make sure you complete form SDLT4 and box 72 of this form

2 Description of transaction
Enter code from the guidance notes

F

3 Interest transferred or created
Enter code from the guidance notes

FT

4 Effective date of transaction

5 Any restrictions, covenants or conditions affecting the value of the interest transferred or granted?
Put 'X' in one box

☐ Yes ☒ No

If Yes, please provide details

6 Date of contract or conclusion of missives

03 02 2024

7 Is any land exchanged or part-exchanged?
Put 'X' in one box

☐ Yes ☒ No

If Yes, please complete address of location
Postcode

House or building number

Rest of address, including building name

8 Is the transaction pursuant to a previous option agreement?
Put 'X' in one box

☐ Yes ☒ No

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ABOUT THE TAX CALCULATION

9 **Are you claiming relief?**
Put 'X' in one box

☐ Yes ☒ No

If Yes, show the reason

☐ Enter code from the guidance notes

Enter the charity's registered number, if available, or the company's CIS number

For relief claimed on part of the property only, enter the amount remaining chargeable

£ . 0 0

10 **What is the total consideration in money or money's worth, including any VAT actually payable for the transaction notified?**

£ 1,900,000 . 0 0

11 **If the total consideration for the transaction includes VAT, state the amount**

£ . 0 0

12 **What form does the consideration take?**
Enter the relevant code(s) from the guidance notes

30

13 **Is this transaction linked to any other(s)?**
Put 'X' in one box

☐ Yes ☒ No

Total consideration or value in money or money's worth, including VAT paid for all of the linked transactions

£ . 0 0

14 **Total amount of tax due for this transaction**

£ 84,500 . 0 0

15 **Total amount paid or enclosed with this notification**

£ . 0 0

Does the amount paid include payment of any penalties and any interest due? Put 'X' in one box

☐ Yes ☐ No

ABOUT NEW LEASES If this doesn't apply, go straight to box 26 on page 3.

16 **Type of lease**
Enter code from the guidance notes

17 **Start date as specified in lease**

18 **End date as specified in lease**

19 **Rent-free period**
Number of months

20 **Annual starting rent inclusive of VAT actually payable**

£ . 0 0

End date for starting rent

Later rent known? Put 'X' in one box

☐ Yes ☐ No

21 **What is the amount of VAT, if any?**

£ . 0 0

22 **Total premium payable**

£ . 0 0

23 **Net present value upon which tax is calculated**

£ . 0 0

24 **Total amount of tax due – premium**

£ . 0 0

25 **Total amount of tax due – NPV**

£ . 0 0

Check the guidance notes to see if you will need to complete supplementary return SDLT4 - *Additional details about the transaction, including leases*.

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ABOUT THE LAND including buildings

Where more than one piece of land is being sold or you cannot complete the address field in the space provided, please complete the supplementary return SDLT3 or SDLT4 (for leases or assignments)

26 **Number of properties included**

1

27 **Where more than one property is involved, do you want a certificate for each property?**
Put 'X' in one box

☐ Yes ☐ No

28 **Address or situation of land**
Postcode

SE25 4DQ

House or building number

53

Rest of address, including building name (continue on SDLT3)

Warminster Road

London

Is the address continued on SDLT3?
Put 'X' in one box

☐ Yes ☒ No

29 **Local authority number**

5240

30 **Title number, if any**

SGL642124

31 **NLPG UPRN**

32 **If agricultural or development land, what is the area (if known)?**
Put 'X' in one box

☐ Hectares ☐ Square metres

Area

33 **Is a plan attached?**
Put 'X' in one box
Note: the UTRN should be written on the plan

☐ Yes ☒ No

ABOUT THE VENDOR including transferor, lessor

34 **Number of vendors included**
Note: if more than one vendor is involved complete boxes 45 to 48, and for three or more vendors complete SDLT2 for each one

1

35 **Title** Enter MR, MRS, MISS, MS or other title
Note: only complete for an individual

36 **Vendor (1) surname or company name**

Brymore No1 Ltd

37 **Vendor (1) first name(s)**
Note: only complete for an individual

38 **Vendor (1) address**
Postcode

W1B 4BT

House or building number

6

Rest of address, including building name

Heddon Street

London

39 **Agent's name**

Addleshaw Goddard LLP

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ABOUT THE VENDOR CONTINUED

40 **Agent's address**

Postcode

EC1Y 4AG

Building number

Rest of address, including building name

Milton Gate

60 Chiswell Street

London

41 **Agent's DX number and exchange**

42 **Agent's email address**

megan.nawrot@addleshawgoddard.com

43 **Agent's reference**

53 Warminster

44 **Agent's telephone number**

02076068855

ADDITIONAL VENDOR

Details of other people involved (including transferor, lessor), other than vendor (1). If more than one additional vendor complete supplementary return SDLT2 *Land Transaction Return - Additional vendor/purchaser details*.

45 **Title**

Enter MR, MRS, MISS, MS or other title

Note: only complete for an individual

46 **Vendor (2) surname or company name**

47 **Vendor (2) first name(s)**

Note: only complete for an individual

48 **Vendor (2) address**

Put 'X' if the same as box 38. If not, give address below

Postcode

House or building number

Rest of address, including building name

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ABOUT THE PURCHASER including transferee, lessee

49 **National Insurance number (purchaser 1)**
If there is no National Insurance number you must complete boxes 50 or 51 of this form

Date of birth of purchaser (1)

50 **If purchaser (1) is VAT registered, give their VAT Registration Number**

51 **If purchaser (1) is a UK company you must provide a UK company or partnership UTR number**

1119223180

If purchaser (1) has no UK reference, give a tax reference from the country in which purchaser (1) is based

Enter the name of the country (see guidance notes)

52 **Number of purchasers included**
Note: if more than one purchaser is involved, complete boxes 67 to 71, and for three or more purchasers complete an SDLT2 for each one

1

53 **Title**
Enter MR, MRS, MISS, MS or other title
Note: only complete for an individual

54 **Purchaser (1) surname or company name**

Londonist International Management LTD

55 **Purchaser (1) first name(s)**
Note: only complete for an individual

56 **Purchaser (1) address**
Put 'X' if the same as box 28. If not give address below

Postcode

WC1N 3DB

House or building number

5

Rest of address, including building name

Great James Street
Holborn
London

57 **Is the purchaser acting as a trustee?**
Put 'X' in one box

☐ Yes ☒ No

58 **Please give a daytime phone number**
This will help us if we need to contact you about your return

01293525665

59 **Are the purchaser and vendor connected?**
Put 'X' in one box

☐ Yes ☒ No

60 **To which address shall we send the certificate?**
Put 'X' in one box

☒ Property (box 28) ☐ Purchaser's (box 56)

☐ Agent's (box 63)

61 **I authorise my agent to handle correspondence on my behalf**
Put 'X' in one box

☒ Yes ☐ No

62 **Agent's name**

Regency Solicitors

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ABOUT THE PURCHASER CONTINUED

63 **Agent's address**

Postcode

EN9 1BS

Building number

46

Rest of address, including building name

Highbridge Street

Waltham Abbey

Essex

64 **Agent's DX number and exchange**

65 **Agent's reference**

BMG/06398

66 **Agent's phone number**

01992 718880

ADDITIONAL PURCHASER

Details of other people involved (including transferee, lessee), other than purchaser (1). If more than one additional purchaser, please complete supplementary return 'Land Transaction Return – Additional vendor/purchaser details', SDLT2.

67 **Title**

Enter MR, MRS, MISS, MS or other title
Note: only complete for an individual

68 **Purchaser (2) surname or company name**

69 **Purchaser (2) first name(s)**
Note: only complete for an individual

70 **Purchaser (2) address**

☐ Put 'X' if the same as box 56. If not, give address below

Postcode

House or building number

Rest of address, including house name, building name or flat number

71 **Is purchaser (2) acting as a trustee?**
Put 'X' in one box

☐ Yes ☐ No

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ADDITIONAL SUPPLEMENTARY RETURNS

72 **How many supplementary returns have you enclosed with this return?**
Answer in respect of the SDLT2, SDLT3 and SDLT4 returns you have enclosed. If none, please put '0'.

0 SDLT2 - *Additional vendor/purchaser details*

0 SDLT3 - *Additional details about the land*

1 SDLT4 - *Additional details about purchaser (1) and the transaction, including leases*

DECLARATION

73 **The purchaser(s) must sign this return**. Read the guidance notes in booklet SDLT6, in particular the section headed *'Who should complete the Land Transaction Return?'*.

If you give false information, you may face financial penalties and prosecution.
The information I have given on this return is correct and complete to the best of my knowledge and belief.

Signature of purchaser 1

Signature of purchaser 2

Please keep a copy of this return and a note of the unique reference.

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HM Revenue & Customs

Land Transaction Return

Additional details about the transaction, including leases

When to fill in this return

You must fill in this return where additional information about the transaction and/or lease can be provided.
The guidance notes will help you answer the questions.

If you need help with any part of this return or with anything in the guidance notes, please phone the Stamp Taxes Enquiry line on **0845 603 0135**, open 8:30am to 5:00pm Monday to Friday, except Bank Holidays. Calls are charged at local rates. You can get further copies of this return from the Orderline on **0845 302 1472**.

REFERENCE

Insert the reference number from the payslip on page 7 of the Land Transaction Return, SDLT1, here

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ABOUT THE TRANSACTION

1 **If this transaction is part of the sale of business, please say if the sale includes**
Put 'X' in relevant boxes

- [ ] Stock
- [ ] Goodwill
- [ ] Others
- [ ] Chattels and moveables

What is the total amount of the consideration for the sale of the business apportioned to these items?

£ . 0 0

2 **If the property is for commercial use, what is it?**
Put 'X' in the appropriate box(es)

- [ ] Office
- [ ] Hotel
- [ ] Shop
- [ ] Warehouse
- [ ] Factory
- [x] Other
- [ ] Other industrial unit

3 **Have you applied for and received a post transaction ruling in accordance with Code of Practice 10, or asked us for advice on the application of the law to this transaction?**
Put 'X' in one box

- [ ] Yes
- [x] No

If Yes, have you followed it when completing this return?
Put 'X' in one box

- [ ] Yes
- [ ] No
- [ ] Ruling not received

4 **Is any part of the consideration contingent or dependent on uncertain future events?**

- [ ] Yes
- [x] No

5 **Have you agreed with the HMRC that you will pay on a deferred basis?**

- [ ] Yes
- [x] No

6 **If there are any minerals or mineral rights reserved enter the code below**

Enter code from the guidance notes

7 **Give a description of the purchaser**
Enter code(s) from the guidance notes

08

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ABOUT LEASES

Complete if the transaction notified on SDLT1 is for the grant of more than one lease

8 **Type of property**

Enter code from guidance notes

9 **Address or situation of land**

Put 'X' in this box if the same as box 28 on SDLT1.

If not, please give address below

Postcode

House or building number

Rest of address, including house name, building name, flat number or continuation from the SDLT1

10 **Local authority number**

11 **Title number, if any**

12 **NLPG UPRN**

13 **If the transaction is for land, what is the unit and area of measurement?**

Put 'X' in one box

Hectares Square metres

Area

14 **Is a plan attached?**

Put 'X' in one box

Note: the UTRN should be written on the plan

Yes No

15 **Interest transferred or created**

Enter code from guidance notes

16 **Type of lease**

Enter code from the guidance notes

17 **Start date as specified in lease**

18 **End date as specified in lease**

19 **Rent-free period**

Number of months

20 **Annual starting rent inclusive of VAT (actually) payable**

£ 0 . 0 0

End date for starting rent

Later rent known? Put 'X' in one box

Yes No

21 **What is the amount of VAT, if any?**

£ 0 . 0 0

22 **Total premium payable**

£ 0 . 0 0

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ABOUT THE LEASES CONTINUED

23 **Net present value upon which tax is calculated**

£ 0 . 0 0

24 **Total amount of tax due – premium**

£ 0 . 0 0

25 **Total amount of tax due – NPV**

£ 0 . 0 0

26 **Any terms surrendered**

27 **Break clause type**
Put 'X' in one box

☐ Landlord ☐ Tenant only

☐ Either

28 **What is the date of the break clause?**

29 **Which of the following relate to the lease?**
Put 'X' in relevant boxes. If none, leave blank

☐ Option to renew

☐ Market rent

☐ Turnover rent

☐ Unascertainable rent

☐ Contingent reserved rent

30 **Rent review frequency**

31 **Date of first review**

32 **Rent review clause (type)**
Put 'X' in one box

☐ Open market ☐ RPI

☐ Other

33 **If schedule 17A para 7FA 2003 has been used in calculating the NPV, what is the date of the rent change?**

34 **Service charge amount if known**

35 **Service charge frequency**
Put 'X' in one box

☐ Monthly ☐ Annually

☐ Quarterly ☐ Other

36 **Other considerations – tenant to landlord**
(for example, services, building works)
Enter the relevant code(s) from the guidance notes

37 **Other considerations – landlord to tenant**
(for example, services, building works)
Enter the relevant code(s) from the guidance notes

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