GOV.UK

Stamp Duty Land Tax Calculator

Summary

Freehold or leasehold	Freehold
Residential or non-residential	Residential
Effective date of transaction	24 April 2025
Non-UK resident	Yes
Individual	Yes
Additional residential property	Yes
Replacing main residence	No
Purchase price	£474,240

Results of calculation based on SDLT rules for the effective date entered

The results are based on the answers you have provided and show that the higher rate on additional dwellings applies. If you dispose of your previous main residence within 3 years you may be eligible for a refund of £23,712.

You may also be eligible for a refund of the non-resident rate.

Result of SDLT calculation

Effective date	24 April 2025
Purchase price (£)	474,240
Total SDLT due (£)	46,908

Result if you become eligible for a repayment of the higher rate on additional dwellings

If you dispose of your previous main residence within 3 years you may be eligible for a refund. You must apply for any repayment within 12 months of disposing of your old main residence.

You may also be eligible for a refund of the non-resident rate.

Result of SDLT calculation

Effective date	24 April 2025
Purchase price (£)	474,240
Total SDLT due (£)	23,196