



**Option to Tax National Unit
Central Compliance Operations**
Ground Floor
Cotton House
7 Cochrane Street
Glasgow
G1 1GY

Curzon Park Properties Limited
Stoney Banks
Molly Hurst Lane
Woolley
Wakefield
WF4 2JY
FAO: Martin Frank Gibbons

Tel 03000 530005
Monday - Thursday 09:00 to 17:00
Friday 09:00 to 16:30

Fax 03000 529807

www.hmrc.gov.uk

Date 17 April 2013
Our Ref OTT/N/12/10090/JR
Your Ref
VAT Number: 158 5501 01

Email optiontotaxnationalunit@hmrc.gov.uk

Dear Mr Gibbons

Acknowledgement of Option to Tax

I acknowledge your notification dated 21 March 2013, regarding your option to tax, under **paragraph 20, Schedule 10 of the VAT Act 1994**, on the following land/property:

Address of land/property

**58 Whitby Road
Ellesmere Port
Cheshire
CH65 8AE
Land Registry Title Number: CH160947**

Effective date of option

21 March 2013

This option to tax covers all principles outlined in VAT Notice 742A – Opting to tax land and buildings – paragraph 2.4. Please note an option to tax on a building includes the land on which the building stands (see VAT Notice 742A paragraph 2.1 for full details)
Please note the following points.

- If your interest is restricted to one floor then only this floor will be affected by it. However, should you later acquire an interest in another floor it too will be covered by this option.
- **Input tax:** if your option to tax is restricted or made ineffective, your entitlement to recover input tax could be severely affected.
- Your option to tax may not make taxable a grant of the land/property which is, or is expected to become, a capital item as per **Regulations 112 to 116 of the VAT Regulations 1995**.

Information is available in large print, audio and Braille formats.
Type Talk service prefix number – 18001



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- If either you, a person funding your acquisition of the land/property, or a person connected to either of you intends to or expects to occupy the land/property for anything other than mainly taxable business purposes, you should be aware of **paragraphs 12 to 16 and 34, Schedule 10 of the VAT Act 1994**, which may disapply your option to tax.
- Your option to tax will not have an effect on all land/property, for example, property intended for use as a dwelling or for relevant residential or charitable purposes. Please refer to VAT Notice 742A, Section 3 for further details.
- **Regulation 31(1) of the Value Added Tax Act Regulations 1995** stipulates that all VAT registered persons are required to keep pertinent business records for a period of 6 years. However, as options to tax are valid for at least 20 years, as per **paragraph 25, Schedule 10 of the VAT Act 1994**, we recommend that all records pertaining to an election should be retained for no less than 20 years from the effective date given.

If you subsequently de-register your business from VAT, your option to tax will not be automatically revoked. Should you wish to revoke your option to tax, a separate notification will have to be sent to our office within the relevant timescales. Please see section 8 of the aforementioned VAT Notice 742A for full guidance on revoking an option to tax.

If you have any general queries relating to option to tax please refer to VAT Notice 742A a copy of which can be viewed on our web site: www.hmrc.gov.uk or alternatively you can call the VAT Advice Line on Tel 0845 010 9000.

Yours sincerely



James Robertson
Assistant Officer of HM Revenue & Customs