



Calculate your Non-Resident Capital Gains Tax

Capital Gains Tax to pay for 2024 to 2025 tax year

£7,698.00

How we've worked this out

Gain over whole period of ownership method: based on the amount you've gained on the property since you became the owner

Your total gain

Value when you sold the property	£500,000
Minus the value of the property when you acquired it	£400,000
Minus all costs, including improvements	£55,500
Total gain	£44,500

Your deductions

Capital Gains Tax Annual Exempt Amount used	£3,000
Total deductions	£3,000

Your taxable gain

Total gain	£44,500
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Minus deductions	£3,000
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Taxable gain	£41,500
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Your tax rate

These tax rates are based on your Income Tax bands:

£37,700 taxable gain multiplied by 18% tax rate	£6,786
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£3,800 taxable gain multiplied by 24% tax rate	£912
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Tax to pay	£7,698
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Your remaining deductions

Annual Exempt Amount left for the 2024 to 2025 tax year	£0
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You've told us

When did you sign the contract that made someone else the owner?	29 July 2024
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Did you sell or give away the property?	I sold it
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Did you sell the property for less than it was worth to help the buyer?	No
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How much did you sell the property for?	£500,000.00
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How much did you pay in costs when you stopped owning the property?	£18,000.00
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What was the date you signed the contract that made you the owner?	29 July 2020
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How did you become the owner?	Bought it
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Did you buy the property for less than it was worth because the seller wanted to help you?	No
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How much did you pay for the property?	£400,000.00
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How much did you pay in costs when you became the property owner?	£37,500.00
Did you make any improvements to the property?	No
Have you ever lived in the property since you became the owner?	No
What was your total UK income in the tax year when you stopped owning the property?	£0.00
Did you sell or give away other UK residential properties in the tax year when you stopped owning the property?	No
Do you have losses you want to bring forward from previous tax years?	No
