



Understanding Stamp Duty

We have put together our simple guide to Stamp Duty Land Tax, so that you are aware of the upcoming changes and what it means for you as a buyer when buying a new home!

What is Stamp Duty?

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England.

You pay the tax when you:

- Buy a freehold property
- Buy a new or existing leasehold
- Buy a property through shared ownership scheme
- Are transferred land or property in exchange for payment, for example you take on a mortgage or buy a share in a house

Stamp Duty Increase

The reduction in Stamp Duty is due to end on 31st March 2025. The price at which you do not have to pay stamp duty on a home will lower from £250,000 to £125,000. If you are a first-time buyer, the price will lower from £425,000 to £300,000

SDLT Thresholds

Thresholds up to 31 March 2025:

SDLT starts to apply when you buy property that costs:

- £250,000 for residential properties
- £425,000 for first-time buyers buying a residential property worth £625,000 or less
- £150,000 for non-residential land and properties

Thresholds from 1 April 2025

SDLT starts to apply when you buy property that costs:

- £125,000 for residential properties
- £300,000 for first-time buyers buying a residential property worth £500,000 or less
- £150,000 for non-residential land and properties

★ Stamp Duty Saving! ★

The reduction in Stamp Duty is due to end of 31st March 2025. So you could save money if you were to buy before then!

We have starred individual properties at each of our developments to highlight how much money you could save!

First Time Buyers



You will not need to pay SDLT if you are a first time buyer purchasing a home worth less than £425,000.

However from March 31st this will lower to £300,000.

You will only pay 5% on any proportion between £300,000 - £500,000

However, if the price of the home is £500,000 or more - you will be required to pay normal Stamp Duty Rates.

How much will I have to pay?

We have taken the worry away and worked it all out for you!

Proportion of property value	Rate for main residence
Up to £125,000	0%
£125,001 to £250,000	2%
£250,001 to £925,000	5%
£925,001 to £1.5 million	10%
Over £1.5 million	12%

BONHAM'S FIELD

By Seaward Homes



THE ARUNDEL PLOT 8

Prices from £585,950

Four Bed Detached Home
Double Garage
Large Garden
Dressing Room



THE GRAFFHAM PLOTS 28 & 31

Prices from £449,950

Three Bed Detached Home
Single Garage
Private Garden
Detached Plots



THE BILSHAM PLOT 55

Priced at £360,000

2 Bedroom Bungalow
Mid Terrace
Private Garden
Turf Included

★ Stamp Duty Savings
Call to check your savings! ★




Seaward
a sure sign of quality

Bonham's Field - Seaward Homes

Yapton Road, Yapton BN18 ODX

Property Features

- Village Location
- Ensuite to Bedroom One
- Car parking
- Carpet included
- Luxury Finishes
- Window treatments
- Integrated Appliances

Development Overview

A stunning collection of luxury homes built by Seaward Homes. The development comprises of 2,3 & 4 bedroom homes in the village location of Yapton.

[View Development Here](#)


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DAFFODIL GARDENS

By Elivia Homes



THE SYCAMORE - PLOT 2

Priced At: £845,000

Four Bed Detached Home
Double Garage
Private Landscaped Garden
Show Home - Includes carpets,
lights & window dressings



THE ELM - PLOT 4

Priced At: £855,000

Five Bed Detached Home
Double Garage
Private Landscaped Garden
Separate Study



THE BEECHES - PLOT 5

Priced At: £870,000

Five Bed Detached Home
Double Garage
Air Source Heat Pump
Separate Study



THE PRIMROSE - PLOT 7

Priced at £915,000

Five Bed Detached Home
Double Garage & Parking
Private Landscaped Garden
1856 sqft Home

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Daffodil Gardens - Elivia Homes

Arundel Road, Fontwell BN18 0QP

Property Features

- Local Amenities Close By
- Ensuite to Bedroom 1 & 2
- Private Parking
- All plots with Double Garages
- Luxury Finishes
- Landscaped Gardens
- Integrated Appliances

Development Overview

A stunning new development of just eight luxurious family homes in the West Sussex village of Fontwell. Secluded, landscaped gardens and mature trees lend Daffodil Gardens a delightful, leafy aspect, whilst within these properties reveal themselves to be homes of exceptional character and exacting quality.

[View Development Here](#)

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FONTWELL MEADOWS

By Dandara



THE OSBOURNE

Plots 168

Prices from £510,000

4 Bed Detached Home

Garage & Parking

1252 sqft Home



 dandara

Fontwell Meadows by Dandara Homes

Fontwell Avenue, Fontwell, BN18 0SY

Property Features

- Village Location
- Family Home
- Private Garden
- Ready to Move Into
- Upgrades to the plot

Development Overview

Enjoy peaceful and undisturbed surroundings, but with a bustling village, Barnham, just down the road. Here you'll find everything that makes country life special.

Fontwell is known for its racecourse, but if you're looking for a new spectacle, Fontwell Meadows is the new kid in town, turning heads and getting all the attention, and for all the right reasons.

[View Development Here](#)

★ Call to check your savings! ★


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HARBOUR PLACE

By Barratt Homes



★ ELLERTON - PLOT 1

Priced At: £385,000

Three Bedroom Home
Single Garage & Parking
South Facing Garden
825 sqft Home



★ THE MORESBY - PLOT 2

Priced At: £415,000

Three Bed Semi Detached Home
Single Garage & Parking
Private Garden
Upgrades worth over £17,500



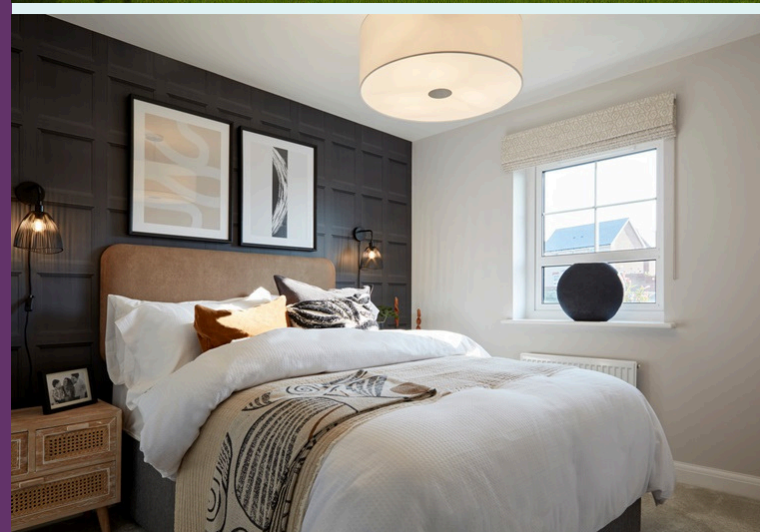
★ THE KINGSVILLE - PLOT 47 & 105

Priced At: £415,000

Three Bed Semi Detached Home
Single Garage & Parking
Private Garden
Upgrades worth over £17,500



SHOW HOMES FOR SALE!



BARRATT
HOMES

Harbour Place - Barratt Homes

Havant Road, Bedhampton PO9 3LW

Property Features

- Local Schools Nearby
- Show Homes For Sale
- Ensuite to Bedroom 1
- Private Gardens
- Parking
- Upgrades to selected plots

Development Overview

A brand new collection of 2 & 3 bedroom homes in Havant brought to you by Barratt Homes. Harbour Place is a short drive from the town centre, with a variety of shops, cafés and restaurants.

[View Development Here](#)

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★ Stamp Duty Savings
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HARBOUR PLACE

By David Wilson Homes

SHOW HOMES FOR SALE!



DAVID WILSON HOMES

WHERE QUALITY LIVES

Harbour Place - David Wilson Homes

Havant Road, Bedhampton PO9 3LW

Property Features

- Local Schools Nearby
- Show Homes For Sale
- Ensuite to Bedroom 1
- Private Gardens
- Single Garages & Parking
- Upgrades to selected plots

Development Overview

Harbour Place by David Wilson Homes is a brand new collection of 2, 3 and 4 bedroom homes located between Bedhampton and Drayton. On the coastline, with Langstone Harbour on your doorstep, there are great links between the cities of Chichester and Portsmouth.

[View Development Here](#)

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PLOT 262 - THE ARCHFORD

Priced At: £400,000

Three Bed Semi Detached
Single Garage & Parking
South Facing Garden
Includes Upgrades up to £11,440
832 sqft Home

PLOT 263 - THE HADLEY

Priced At: £445,000

Three Bed Semi Detached
Single Garage & Parking
Family/ Dining Room
Separate Utility
1001 sqft Home

Stamp Duty Savings

 Call to check your savings! 

HAWKINS FIELD

By Elivia Homes

SHOW HOME FOR SALE!



GERTRUDE HOUSE

Priced At: £795,000

Three Bed Detached Chalet Home
Single Garage & Parking
Large Private Garden
Includes Flooring & Carpets
1535 sqft Home



MACKINTOSH HOUSE

Priced At: £875,000

Four Bed Detached Home
Single Garage & Parking
Large Private Garden
Includes Flooring & Carpets
1886 sqft Home



Hawkins Field - by Elivia Homes

Limbourne Lane, Fittleworth RH20 1JH

Property Features

- Village Location
- Ensuites to all bedrooms
- Single Garage & Parking
- Flooring Included
- Show Home For Sale
- Private Garden
- Luxury Finishes

Development Overview

Enjoying a tranquil outlook across landscaped grounds towards mature woodland, Hawkins Field by Elivia Homes is conveniently close to the centre of the historic West Sussex village of Fittleworth. A development of 14 luxurious 2, 3 and 4 bedroom homes with landscaped gardens.

[View Development Here](#)

★ Stamp Duty Savings ★
Call to check your savings!

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HARBOUR VIEWS

By Redrow Homes



LEAMINGTON LIFESTYLE

Plot 13 - Priced At: £565,000

Three Bed Detached Home
Single Garage & Parking
Includes Flooring Throughout
1412 sqft Home



OXFORD LIFESTYLE

Plots 21, 23 & 85
Prices From £535,000

Three Bed Detached Home
Single Garage & Parking
1318 sqft Home



THE MARLOW

Plot 17 Priced at: £515,000

Four Bed Detached Home
Single Garage & Parking
Includes Upgrades
1289 sqft Home

★ Stamp Duty Savings ★
Call to check your savings!



Harbour Views - By Redrow Homes

Bartons Road, Havant PO9 5FE

Property Features

- Eco Electric Homes
- Selected plots with garages
- Family Homes
- Upgrades to selected plots
- Private Gardens
- Luxury Finishes

Development Overview

Influenced by the Arts and Crafts movement of the 19th and early 20th centuries, these stylish new houses by Redrow Homes, reflect the exquisite attention to detail of their Heritage Collection. With an attractive location, superb transport links and a higher quality of home, Harbour Views is a development that truly does have it all.

[View Development Here](#)

INDIGO PARK

By Bellway Homes



★ THE CALLIGRAPHER

Plots: 2, 6 & 7

Plots: 81-83

Prices from 495,000

Four Bedroom Terraced Homes

Garages on selected plots

1378 sqft Home



★ THE HARPER

Plots 25, 26 & 27

Prices From £390,000

Three Bed Terraced Homes

Allocated Parking

1010 sqft Home



★ THE CHANDLER

Plot 24

Priced at £400,000

Three Bed Semi Detached Home

Allocated Parking

937 sqft Home



★ THE BOWYER

Plot 84

Priced at £550,000

Four Bedroom Detached Home

Single Garage & Parking

1338 sqft Home



★ THE WEAVER

Plot 74

Priced at £680,000

Four Bedroom Detached Home

Single Garage & Parking

1667 sqft Home

★ Call to check your savings! ★



Bellway

Indigo Park by Bellway Homes

Shopwyke Road, Chichester PO20 2GD

Property Features

- City Location
- Selected plots with garages
- Family Homes
- Upgrades to selected plots
- Private Gardens
- Local Amenities
- Show Home Available

Development Overview

Quality homes set amongst stunning scenery within easy reach of the city, Indigo Park by Bellway Homes is an exciting collection of 1, 2, 3 and 4 bedroom homes located just outside the historic city of Chichester, yet only minutes from beautiful rural spaces and stunning seascapes. Featuring a mixture of properties, Indigo Park caters for a wide variety of lifestyles.

[View Development Here](#)

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new homes

LAVANT VIEW

By Redrow Homes



★ THE SHAFTESBURY

Plots 57 & 59
Prices from £630,000

Four Bedroom Detached Homes
Garage & Parking
1427 sqft Home



★ THE BUXTON MID

PLOTS 45 & 46
Prices from £326,000

2 Bedroom Terraced Homes
Allocated Parking
1727 sqft Home



★ OXFORD LIFESTYLE

Plots 76, 93 & 97
Prices From £597,000

Three Bed Detached Home
Single Garage & Parking
1318 sqft Home

★ Call to check your savings! ★



Lavant View by Redrow Homes

Pinewood Way, Chichester PO19 6EJ

Property Features

- City Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Show Home Available
- Family Homes

Development Overview

Just two miles north of the city, Lavant View offers a choice of two, three and four-bedroom homes from the award-winning Heritage Collection, blending Arts and Crafts architecture with modern, family-friendly interiors. Surrounded by history and heritage, culture and countryside, Chichester is a fascinating place to call home, and Lavant View gives you easy access to all of it.

[View Development Here](#)

MANOR PLACE

By Redrow Homes



THE LETCHWORTH

Plot 14: Letchworth
Priced at £387,000

Three Bed Semi Detached Home
Allocated Parking
983 sqft Home



THE WINDSOR

Plot 72
Prices from £510,000

Four Bedroom Detached Home
Garage & Parking
1218 sqft Home

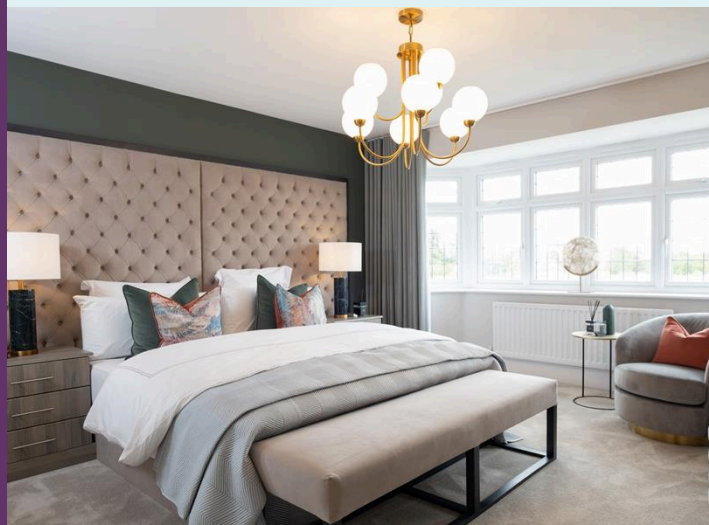


THE HENLEY

Plot 75
Prices from £765,000

Four Bedroom Detached Home
Double Garage & Parking
1769 sqft Home

★ Call to check your savings! ★



Manor Place by Redrow Homes

Littlehampton Road, Angmering BN16 1DY

Property Features

- City Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Show Home Available
- Family Homes

Development Overview

Discover a range of charming new homes in Angmering at Manor Place. Located in a historical and yet vibrant village in beautiful West Sussex, Manor Place is a development that offers a truly enviable quality of living. With plentiful options for shopping, eating out and entertainment, yet surrounded by countryside and open green space.

[View Development Here](#)

MANOR GARDENS

By Persimmon Homes



THE WHITELEAF

Plot 87

Priced at £480,000

Four Bed Semi Detached Home
Single Garage & Parking
1259 sqft Home



THE WHINFELL

Plots 111

Priced at £395,000

Four Bed Semi Detached Home
Single Garage & Parking
1188 sqft Home



THE DANBURY

Plots 144 & 145

Prices from £315,000

Two Bed Terraced Homes
Allocated Parking
816 sqft Home

★ Call to check your savings! ★



Manor Gardens by Persimmon Homes

Manor Road, Selsey PO20 0FR

Property Features

- Coastal Location
- Selected Plots with Garages
- Family Homes
- Upgrades to selected plots
- Private Gardens
- Flexi Move Scheme Available

Development Overview

Manor Gardens offers a range of beautiful new homes in Selsey. Living here you'll benefit from all the amenities in this charming seaside town, which is a hidden gem on the popular West Sussex Coast.

[View Development Here](#)



MINERVA HEIGHTS

By Miller Homes



THE EATON

Plots 2073, 2096, 2094, 2098, 4009 & 4019
Prices from £450,000

Three Bed Detached Homes
Single Garage & Parking
1016 sqft Home



THE INKBERROW 2

Plots 2105 & 2106
Prices from £689,995

Four Bedroom Detached Homes
Garage & Parking
1613 sqft Home



THE PARKTON

Plot 2095
Priced at £460,000

Three Bedroom Detached Homes
Garage & Parking
1034 sqft Home



THE LAWTON

Plot 1102
Priced at £475,000

Three Bedroom Detached Homes
Garage & Parking
1102 sqft Home

★ Call to check your savings! ★



Miller Homes
the place to be

Minerva Heights by Miller Homes

Old Broyle Road, Chichester PO19 3PH

Property Features

- City Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Ready to Move Into
- Family Homes

Development Overview

Minerva Heights is a selection of 2, 3 & 4 bedroom homes now selling in Chichester. This stunning development will offer you the best of both worlds, with the nearby South Downs National Park, perfect for a weekend walk and the bustling city centre less than 2 miles away.

[View Development Here](#)

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THE PADDOCK

By Miller Homes



THE FARNHAM

Prices from £509,995

4 Bed Detached Homes
Single Garage & Parking
1408 sqft Home

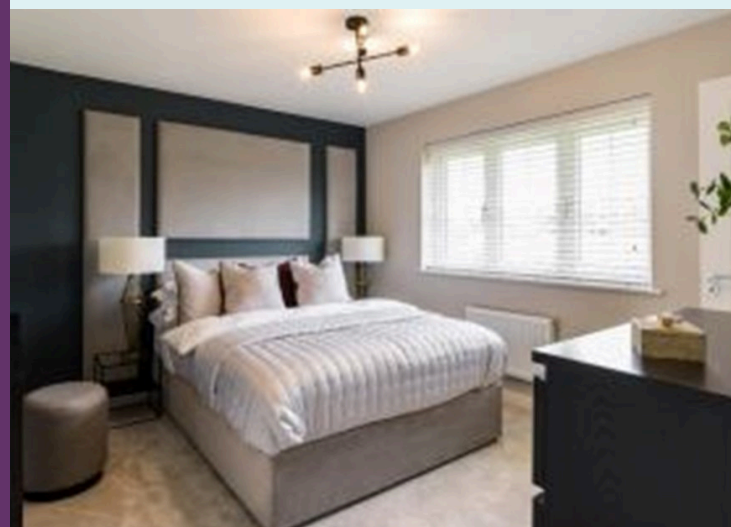


THE HUDSON

Prices from £375,000

Three Bed Semi or Detached Homes
Allocated Parking
1050 sqft Home

★ Call to check your savings! ★



Miller Homes
the place to be

The Paddock by Miller Homes

Fontwell Avenue, Eastergate PO20 3RX

Property Features

- Village Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Ready to Move Into
- Family Homes

Development Overview

Set between the vast South Downs National Park and the seaside attractions of the south coast, this new neighbourhood brings a selection of energy efficient 2, 3 and 4 bedroom homes into the small community of Eastergate. The Paddock is a selection of 2 - 4 bedroom homes, with a selection of homes 'ready to move into'.

[View Development Here](#)

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ROSEBROOK

By CALA Homes



THE TULIP

Plot 42
Priced at £495,000
3 Bed Detached Home
Single Garage & Parking
1296 sqft Home



THE LAVENDER

Plot 19
Priced at £199,000
1 Bed ground Floor Apartment
Allocated Parking
510 sqft



THE PRIMROSE

Plot 56
Priced at £495,000
Two Bed Detached Bungalow
Garage & Parking
972 sqft Home



THE MARIGOLD

Plot 5
Priced at £525,000
Four Bedroom Detached Home
Garage & Parking
1343 sqft Home

★ Call to check your savings! ★



Rosebrook by CALA Homes

Tawny Owl Way, Hambrook PO18 8GL

Property Features

- Village Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Ready to Move Into
- Family Homes

Development Overview

Rosebrook offers an exclusive collection of 1 & 2 bedroom apartments, bungalows and 2, 3 & 4 bedroom houses, located within the beautiful village of Hambrook, Chichester. Bordered by mature trees and views to open greenspace, this sought after destination really is idyllic, a hidden gem. With excellent amenities, leisure facilities, transport links and schools nearby, it's the perfect place to call home.

[View Development Here](#)

SYLVAN MEADOWS

By David Wilson Homes



ALDER

Plots 3 & 118

Prices from £395,000

3 Bed Semi Detached Home

Allocated Parking

966 sqft Home



THE FOXGLOVE

Plots 91 & 127

Prices From £435,000

3 Bed Semi Detached Homes

Allocated Parking

116 sqft

★ Call to check your savings! ★



DAVID WILSON HOMES

WHERE QUALITY LIVES

Sylvan Meadows by David Wilson Homes

Tye Lane, Walberton, Arundel BN18 0PS

Property Features

- Village Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Ready to Move Into
- Family Homes

Development Overview

A collection of 3 & 4 bedroom homes located in the quaint village of Walberton, in West Sussex just South-West of Arundel and the southerly slopes of the South Downs National Park. Sylvan Meadows is within close proximity to local supermarkets, restaurants, sports facilities, schools and local inns. Just a short drive from Arundel, a historic market town with local and high street stores as well as boutique cafes and eateries.

[View Development Here](#)

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THE STEDDLES

By Pallant Homes



THE CHILGROVE

Plot 8

Priced at £439,000

3 Bed Detached Home

Car Barn & Parking

1098 sqft Home



THE DUNCTON

Plot 7

Priced at £435,000

3 Bed Detached Home

Car Barn & Parking

1016 sqft Home



THE HIGHLEIGH

Plot 9

Priced at £610,000

4 Bed Detached Home

Single Garage & Parking

1548 sqft Home

★ Call to check your savings! ★



The Steddles by Pallant Homes

North End Road, Yapton BN18 0DT

Property Features

- Village Location
- Selected Plots with Garages
- Upgrades to selected plots
- Private Gardens
- Ready to Move Into
- Family Homes

Development Overview

Located in the coastal village of Yapton, just south west of Arundel, The Steddles by Pallant Homes, is a collection of ONLY eleven PRIVATE, traditionally built 2, 3 and 4 bedroom homes in a small, private cul de sac.

[View Development Here](#)

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WILLOWMERE

By BRiCS Development

27 Pintail Drive is an outstanding four-bedroom detached family home, situated in the unique development of Willowmere in Chichester. This stunning property, built by the acclaimed BRiCS development team, offers a perfect blend of contemporary design and luxurious finishes, making it an ideal choice for those seeking modern living with high-quality craftsmanship.

Spanning 1,652.5 sq ft, this home provides an abundance of space for a growing family, with carefully considered layouts that enhance both functionality and comfort. The ground floor features an inviting, well-proportioned kitchen which includes a very high specification with integrated Bosch appliances.

Externally, the property boasts a detached single garage and off-road parking, while the enclosed garden provides a peaceful, private setting. With its superior specifications, attention to detail, and modern design, 27 Pintail Drive offers a truly exceptional living experience.

★ Call to check your savings! ★



Willowmere by BRiCS Developments

Shopwyke Strait, Chichester PO20 2LX

Property Features

- City Centre Location
- Large Private Garden
- Luxury Finishes
- Large Single Garage
- Ready to Move Into
- Upgrades to this home



[View Development Here](#)

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STAMP DUTY SAVINGS!

HENRY ADAMS NEW HOMES

Explore the savings you could make if you purchase your new home before the 31st March!

CONTACT US ON

01243 521833 OR EMAIL
NEWHOMES@HENRYADAMS.CO.UK

NB PLOTS AND PRICES SHOWN ARE CORRECT AT TIME OF PRINTING

21.01.2025