



# 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 PLOTS 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! ★



## 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](#)





# DAFFODIL GARDENS

By Elivia Homes



## 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 ELLERTON - PLOTS 44 & 45

Prices from: £352,500

Three Bed Terraced Homes  
Allocated Parking  
Solar Panels  
Upgrades to Homes



## ★ THE KINGSVILLE - PLOT 47 & 105

Priced At: £415,000

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

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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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# 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  
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# HAWKINS FIELD

By Elivia Homes

SHOW HOME FOR SALE!



## GERTRUDE HOUSE

Priced At: £825,000

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



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## 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.

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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 £530,000

Three Bed Detached Home  
Single Garage & Parking  
1318 sqft Home



## 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](#)



★ Stamp Duty Savings ★  
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# 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

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# 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](#)

 **Henry Adams**  
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# LAVANT VIEW

By Redrow Homes



## ★ THE SHAFTESBURY

Plots 57 & 59  
Priced at £625,000

Four Bedroom Detached Homes  
Garage & Parking  
1427 sqft Home



## ★ THE LETCHWORTH

Plots 74  
Priced at £415,000

Three Bed Semi Detached Home  
Allocated Parking  
984 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 £395,000

Three Bed Semi Detached Home  
Allocated Parking  
983 sqft Home

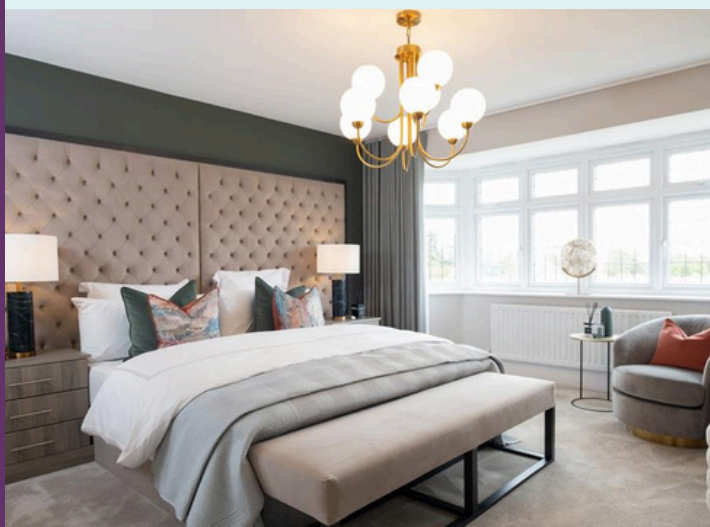


## THE WINDSOR

Plot 72 & 73  
Prices from £499,000

Four Bedroom Detached Home  
Garage & Parking  
1218 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

★ 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

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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.

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# THE PADDOCK

By Miller Homes



## THE FARNHAM

Plot 1 & 6

Prices from £509,995

4 Bed Detached Homes  
Single Garage & Parking  
1408 sqft Home



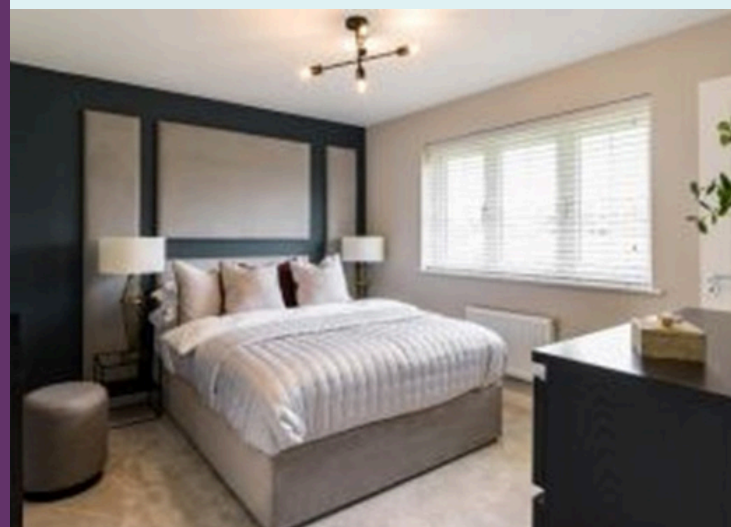
## THE HUDSON

Plots 17, 20 & 23

Prices from £375,000

Three Bed Semi or Detached Homes  
Allocated Parking  
1050 sqft Home

★ Call to check your savings! ★



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## 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'.

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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

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CALA

## 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.

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# SHOPWYKE LAKES

By CALA Homes

Welcome to 4 Osprey Drive, a stunning five-bedroom home spanning three spacious floors, offering total flexibility and room for the entire family to grow. Designed with modern living in mind, The Sidlesham house type combines practicality with elegance to suit every stage of life.

At the heart of the home is the open-plan kitchen and dining room, perfect for creating unforgettable memories whether it's hosting fabulous dinner parties or enjoying cosy family time. This space seamlessly flows into your private garden and patio area, making it ideal for indoor-outdoor living. For a more formal setting, retreat to the ground floor lounge, featuring a charming front-facing bay window. With thoughtfully designed storage solutions and a convenient WC, this floor offers both style and functionality.

As you move up to the upper floors, you'll find ample space to unwind. Whether you're relaxing in one of the five generously sized bedrooms or freshening up in the beautifully appointed bathrooms, every corner of this home has been designed to provide comfort and tranquility.

★ Call to check your savings! ★



## Shopwyke Lakes by CALA Homes

Sheerwater Way, Chichester, PO20 2JQ

### Property Features

- Garage & Parking
- 1864 sq ft
- Appliances, Flooring & Turf Included
- First Floor Study
- Ready to Move Into
- Three Storey Living



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# 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

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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.

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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**

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NEWHOMES@HENRYADAMS.CO.UK

NB PLOTS AND PRICES SHOWN ARE CORRECT AT TIME OF PRINTING

14.01.2025