

# Development Finance

Housebuilders and Property Developers are often looking to turn their ideas into commercial reality. Our experienced team can help to structure a development loan for you.

## Product benefits

- ✓ **We focus on LTGDV** rather than LTC so we can be more flexible in our offered term. We factor the level of any pre-sales into our assessment.
- ✓ **Higher Day 1 cash advances.** To support your cash flow at the start of your development
- ✓ **24 hour credit backed offers.**
- ✓ **Multiple projects.** Unlike many other lenders we can support more than one project. So, if your current lender won't consider your scheme - come and talk to us!
- ✓ **UK wide lending.**
- ✓ **Expert support** - from your local Relationship Director. They live in your area and will be beside you, every step of the way. From crafting your application to managing day to day site visits.



## Indicative terms (Correct as of October 2024)

Commitment term	Up to 3 years
Amortisation profile	Bullet repayment/ from sales proceeds
Maximum LTGDV	70% LTGDV (inc interest)
Preferred Lending	£1m - £10m
Borrower rate per annum (rate dependent on risk and loan size)	Starting from 9.35%.

Each facility will be structured and priced on its own merits. We will consider terms outside the maximum loan guidelines where the circumstances of the loan warrant it.

October 2024