

Residential Bridging

Purpose: Secure a property purchase quickly, generate short-term business cash flow from an existing property, fund refurbishments and use as pre-construction finance.

Key features

MAX LOAN SIZE	£15,000,000
MIN LOAN SIZE	£75,000
LOAN TERM	Up to 12 months
ARRANGEMENT FEE	2%
INTEREST METHOD	Service or retained
EARLY REPAYMENT CHARGE	None
REGIONS	England, Wales and Scotland

Monthly interest rates¹

≤ 50% LTV	0.55-0.69%
≤ 60% LTV	0.65-0.79%
≤ 65% LTV	0.70-0.84%
≤ 70% LTV	0.75-0.89%
≤ 75% LTV ²	0.85-0.99%

¹ The banded rates indicate the lowest and highest rates we would normally expect to quote. The higher rates may apply to certain cases, for example, non-UK borrowers, planning applications, heavy refurbishment and minor development.

² For loans up to £500,000 and over 70% LTV, rates are available on request

Criteria

PROPERTY

Residential, HMOs and non-standard construction properties

CHARGE

1st charge only.

APPLICANT

UK and non-UK residents and companies.

TENURE

Freehold, or leasehold with 60+ years left on the lease.

CREDIT

For credit profile criteria see our [Product Guide](#).

REFURBISHMENT

Light or heavy refurbishment, and minor development: structural, conversion or extension work that constitutes permitted development or for which existing planning permission is in place.



NEW! DESKTOP VALUATION

Restricted to 65% max LTV and max loan size: £250,000. Speak to our sales team for details.