

Development Finance

Powered by knowledge our Directors have 35 years experience providing development and conversion finance for House Builder and Developers.

Our panel comprises of 51 lenders catering for almost every type of development scenario.

This is split into 3 areas, small sites loans from £50,000 to £1,000,000, mid-market developments from £1,000,000 to £10,000,000 and large schemes from £10,000,000 upwards.

On each project we use our specialist development model to review the strength of your project, the site value, overall costs, gross development and the overall profit post finance.



Development Finance
Up to 90% loan to total cost and 75% of gross development value .

Terms tailored to the project requirements.

Solutions for large schemes.

Peak debt facilities.

Multi phase loans with pre agreed proceed release.

Single units and small sites.

Mezzanine
Up to 95% of total costs and up to 75% of the loan to gross development value.

Joint ventures and equity (please see our JV section).

Land Loans
Land with or without planning up to 75% loan to value.

Planning gains.

Pre-approved development finance for sites with outline planning.

Developer Exit
Solutions with up to 80% loan to value on refinance.

Release equity for further projects.

Sales proceed release.



Refurbishment & Conversion

Our Directors are pioneers in the market for the refurbishment, conversion extension facilities for investors and developers.

With in house knowledge of lenders we model your requirements aligning them to solutions that fit the right lenders day one.

Our panel is specially selected and made up from of banks through to specialist lenders.



<p><u>Conversions</u> 80% loan to initial value, 100% of works funded up to 75% gross development value</p> <p>HMO conversions large and small</p> <p>Single units through to large multi unit schemes</p>	<p><u>Light Refurbishment</u> 85% loan to value on Purchase</p> <p>100% finance with additional properties through first and second charge</p> <p>Pre-agreed exit to BTL</p> <p>Quick completion and no exit penalties</p> <p>Funds can be provided in a few days when urgent</p>	<p><u>Heavy Works</u> 80% loan to initial value, 100% of works funded up to 75% of gross development value</p> <p>Lenders that cater for structural works, extensions and conversion</p>
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