

Property Development Finance

At Saffron for Intermediaries, we offer tailored funding solutions for a variety of property development schemes including heavy refurbishment, conversions and new-build schemes.



Funding Structure

- Lending Range - £500k - £3m. Strong proposals between £3m - £5m will be considered by exception
- Competitive deal bespoke pricing
- Max LTGDV 65%
- Max 65% LTV Day 1 Funding
- 12-24 month term facility offered
- 1% arrangement fee (1% introducer fee may also be charged)
- Lending available at the lower of 65% LTGDV or 80% of costs (including interest)
- Up to 1% exit fee applicable
- Consider projects in England and Wales

Required for Development Finance

- Developer experience required (less experience considered providing strong business plan in place)
- 1st charge security and other construction documents
- Personal guarantees for borrowing within Limited Companies
- Freehold or leasehold security
- Society appointed QS required for the monitoring of the development and to certify the release of the development funds.
- Realistic and demonstrable exit strategy

How we work

- ▶ We take the time to understand the detail of your business and provide ongoing advice, guidance and support throughout the development process, including visits to the site
- ▶ We are committed to developing a partnership with you to ensure the best possible outcome with respect to overall success and profitability of this project and any future projects we may work together on

Contact us

If you would like to discuss your project further, please contact:

Your BDM directly

Our IST team on **01799 582925** or **ist@saffronbs.co.uk**

Lee Williams, National Sales Manager on **07890 896712** or
lee.williams@saffronbs.co.uk

We'll be happy to go through your project details with you and provide an evaluation on your finance options.