

# 1977 - Heathfield, East Sussex

## Case studies

12.11.21



**Name of case study:** 1977- Heathfield, East Sussex

**Gross rate:** 10.20%

**Investor return:** 7.56%pa

**Term:** 12 months

**LTV:** 47.98%

**Loan amount:** £344,000

**Exit strategy:** Sale

**Reason for loan:** Refinance

**Type of property:** Residential

**Security:** 2nd charge

TAB is advancing a second charge loan on a Grade II listed five bedroom property located near Horsham, East Sussex, and the High Weald Area of Natural Beauty.

The property which has origins from the pre-Tudor period is set on four acres of land and comprises 4,291 sq ft of accommodation in the main house, and a further 2,610 sq ft in the barn and cottage annexed to the house. The borrower intends to modernise parts of the house after which he will sell the property and repay the TAB loan.

The second charge bridging loan has a combined loan to value of below 50%, a rate of 10.20%pa and the loan term is 12 months.

Read the full investment details [here](#).





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**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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