

102154 - £4.3m development finance loan - London

Case studies

13.12.22



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Total facility amount: £4,389,959

LTGDV: 60.22%
Term: 18 months

Security: 1st charge

TAB completed a £4,389,959 development finance loan against a detached house with planning permission to demolish the existing building and develop nine houses. £1.3m from the total loan was used to purchase the land, with the remaining to be used to develop the property.

The borrower is a developer that TAB has completed several development deals with in the past, and intends to exit the loan through sale once the development is completed.

They had been looking to borrow funds from another lender but due to the tight deadline of the purchase of the land they proceeded with TAB. We managed to complete the loan in eight days, as desired.

This was our second development facility for this borrower. We had just over one week from start to finish to make the first draw down on the loan otherwise the purchase was at risk. It took a massive joint effort between the professional team, the broker, the borrower, and TAB to work collaboratively to get this completed in time.

Nick Russell, Sales Director



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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