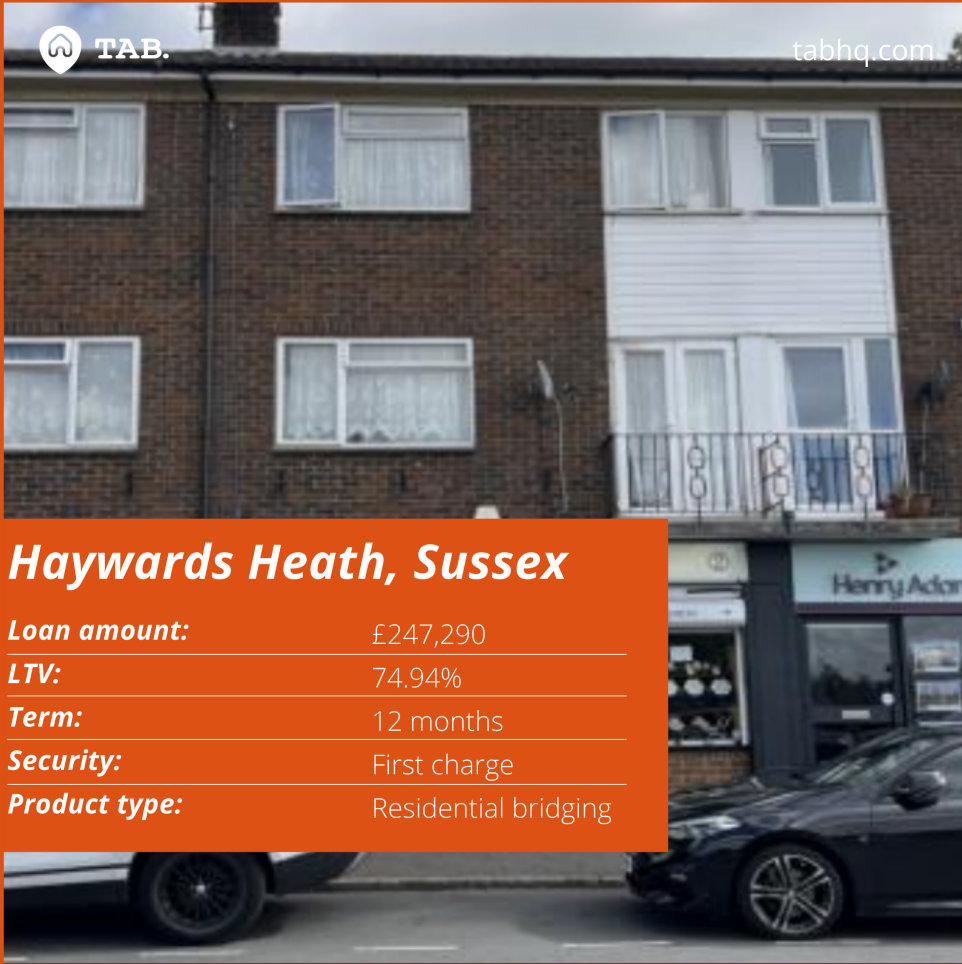



108251 - £247,290 residential bridging loan against a mid-terrace building in Sussex

Case studies

04.10.24



 **TAB.** tabhq.com

Haywards Heath, Sussex

Loan amount:	£247,290
LTV:	74.94%
Term:	12 months
Security:	First charge
Product type:	Residential bridging

TAB facilitated a £247,290 residential bridging loan for a term of 12 months at an LTV of 74.94%.

The property is a 1960s three-storey, mixed-use, mid-terrace building located in the town centre of Haywards Heath. The ground floor features a retail unit, currently operating as a jewellery shop, with a two-bedroom maisonette situated above.

TAB will be lending against the 180 day value of the property. The borrower used the funds to acquire the property at auction, with plans to exit the loan through refinancing into a 120-month term loan with another lender.

TAB moved quickly to help the client secure the property from auction and supported their plans for refinancing. By understanding the time-sensitive nature of the deal, TAB was able to provide a smooth and efficient process.

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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