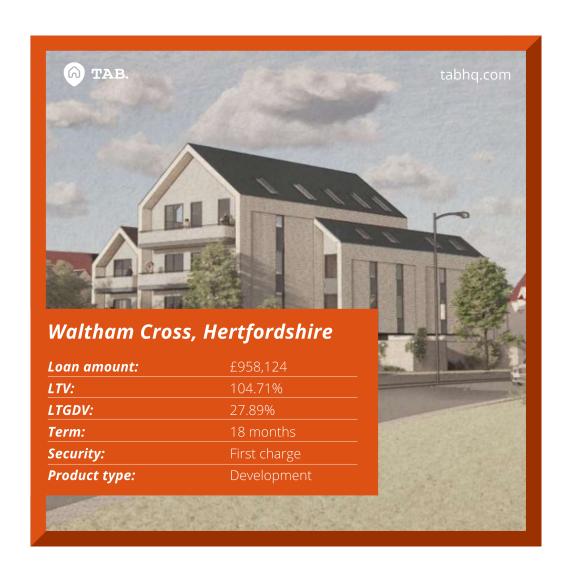


104437 - £958,124 residential development loan secured against land in Hertfordshire

Case studies

01.11.24





TAB provided a £958,124 development loan secured with a first charge for a term of 18 months at an LTGDV of 64.75%.

The land is formerly a vacant car park, with approved planning to construct a four-storey building consisting of ten new homes, three one-bed flats and seven two-bed flats. The development will also include car and cycle parking, as well as landscaping.

TAB's facility gives the borrower 13 months to complete the construction and five months to exit. With insurance policies in place, TAB successfully facilitated the loan to ensure the project could progress smoothly.

The loan will be used to complete the development of the site. The borrower's exit strategy is the sale of all ten residential units upon completion.

Our loan facility gave the borrower the flexibility to progress their development with confidence, ensuring a smooth path from construction to sale.

Justice Marima - Underwriter

Justice Marima and Charlie Fallon visited the site to see the latest progress on the development. The project is taking shape, and it was a great opportunity to check in on construction updates and discuss the next stages. Take a look at the photos below to see how things are coming along!



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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