

109464 - £700,000 bridging loan for a lakeside residential property in Lichfield

Case studies

12.11.24



 **TAB.** tabhq.com

Lichfield, Staffordshire

<i>Loan amount:</i>	£700,000
<i>LTV:</i>	70.00%
<i>Term:</i>	12 months
<i>Security:</i>	First charge
<i>Product type:</i>	Residential bridging

TAB facilitated a £700,000 bridging loan, secured with a first charge, for a 12-month term with an LTV of 70.00%.

Located on the outskirts of Lichfield, this three-bedroom lakeside property has undergone a modern refurbishment. The property is 1,583 sq ft and set within approximately 34 acres of ground.

The borrower is well known to TAB and owns several other other investment properties. TAB was able to swiftly facilitate the loan at the specified LTV. The client's trust in us, combined with our clear understanding of the property, made the process seamless and efficient.

The loan is being used to finance the client's plans for acquiring additional business investments, with a clear exit strategy in place to refinance to a long-term lender upon completion.

This was a great opportunity to support an established client with clear plans for future growth. We were able to move quickly, ensuring they had the right financial backing to take the next steps.

Duncan Kreeger - Founder and CEO

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](#).

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.