

107903 and 109165 - £457,000 residential bridging loan against three residential properties in Kent

Case studies

13.12.24



TAB. tabhq.com

Sheerness, Kent

<i>Loan amount:</i>	£457,000 (total)
<i>LTV's:</i>	69.85% and 69.70%
<i>Term:</i>	9 months
<i>Security:</i>	First charge
<i>Product type:</i>	Residential bridging

TAB provided two bridging loans totalling £457,000, over a nine-month term, with LTVs of 69.85% and 69.70%.

Located in Sheerness, the loans were secured against three residential properties: a four-bedroom, three-storey mid-terrace house with views of the Thames Estuary, and two mid-terrace houses offering two or three bedrooms, each built around 1900.

The funds were used to repay the existing facility, and the borrower's exit strategy is to refinance at the end of the term.

By providing a quick and efficient solution, we assisted the client in refinancing their existing facility, and securing the necessary funds for their ongoing property investments. Our approach highlights TAB's commitment to supporting our clients with tailored bridging finance that meets their needs.

Sophie Meller, Business Development Manager

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.