


# 108797 - £465,000 bridging loan for nine residential cottages on the Isle of Anglesey, Wales

Case studies

07.03.25



**TAB.** tabhq.com

***Isle of Anglesey, Wales***

<b>Loan amount:</b>	£465,000
<b>LTV's:</b>	56.02%
<b>Term:</b>	12 months
<b>Security:</b>	First charge
<b>Product type:</b>	Residential bridging

TAB provided a £465,000 residential bridging loan for 12 months, against a portfolio of cottages on the Isle of Anglesey, Wales, with an LTV of 56.02%.

The properties consist of nine cottages ranging in size, from 25.1 sqm to 95.5 sqm. Seven of the cottages are let under standard occupational contracts, and two are currently vacant. The cottages vary in condition, with some, in good condition, while others require some refurbishment. TAB quickly facilitated the loan at a 56.02% LTV, providing the necessary support to enable the borrower to move forward with their plans.

The funds will be used to purchase the cottages under a freehold title and secure vacant possession. The applicant plans to undertake light refurbishment works, which do not require planning permission and will fund the works themselves, supported by evidence of available funds. Upon completion, the applicant intends to operate the entire site as a retreat, hosting occasional events such as weddings.

The borrower's exit strategy is to refinance with another specialist lender once the refurbishment works are successfully completed.

**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.