

Blackfinch Property

Development Loans

Our Typical Lending Criteria

- Borrowers should ideally be established developers with a strong financial history
- Completion of satisfactory due diligence including a red book valuation report, report on title and an independent monitoring surveyor report
- We take a first charge over the property
- Third party main contractor or self-build with sufficient experience and assets considered
- Development should be low risk in terms of use, valuation and exit
- Loan term typically from 9 to 30 months, but we will consider outside this range
- Loan amounts typically £1m to £25m
- Loan to value typically no more than 70%
- Loan to cost typically no more than 85%
- Geographical coverage across the UK
- Lending against both residential and commercial property
- Personal or corporate guarantees required

Get In Touch With The Team

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Important Information

Blackfinch Property is the trading name of Origin Investments Ltd (Reg No 05598455) Lyell Trading Ltd (Reg No 08747022) and Henslow Trading Ltd (Reg No 08703770)

About Blackfinch Property



We have a flexible and pragmatic 'risk-based' approach to lending throughout the project lifecycle



Dedicated investment manager from enquiry to redemption



Specialist in-house Legal Team to fast-track transactions



Building lasting relationships with new developers and brokers



Offering competitive rates



Fully funded lender with discretionary capital



Fixed interest rates