

Property Development Finance

At Saffron for Intermediaries, we offer tailored funding solutions for a variety of property development schemes including ground up, heavy refurbishments and conversions.



Funding Structure

- Lending Range: £500k to £5m. Strong proposals above £5m can be considered
- Competitive tailored pricing
- Max Loan to GDV 70%
- Max 70% LTV Day 1 Funding
- Up to 90% Loan to Cost
- 12–36-month term facility offered
- Typical fees - 2% arrangement fee (including introduction fee) and 1% exit fee
- Consider projects in England and Wales
- Rolled up interest

Eligibility Requirements

- Developer experience required (less experience considered providing strong business plan in place)
- 1st charge security and other construction documents
- Personal guarantees for borrowing within Limited Companies
- Freehold or leasehold security
- Society appointed QS required for the monitoring of the development and to certify the release of the development funds.
- Realistic and demonstrable exit strategy
- Collateral warranties required on developments with build costs of over £3million

How we work

- ▶ We take the time to understand the detail of your business and provide ongoing advice. A dedicated Relationship Manager will support you throughout the development process, including visits to the site.
- ▶ Our aim is to develop a strong partnership with you to ensure the best possible outcome for all projects we work together on.

Contact us

If you would like to discuss your project further, please contact:

Your BDM directly



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Or our **IST team** on **01799 582925** or ist@saffronbs.co.uk

We'll be happy to go through your project details with you and provide an evaluation on your finance options.