



# Property Development Finance

At Saffron, we offer tailored funding solutions for a variety of property development schemes including heavy refurbishment, conversions and new-build schemes



## Funding Structure


- ▶ Lending Range - £500k - £3m. Strong proposals between £3m - £5m will be considered by exception
- ▶ Competitive deal bespoke pricing
- ▶ Max LTGDV 65%
- ▶ Max 65% LTV Day 1 Funding
- ▶ 12-24 month term facility offered
- ▶ 1% arrangement fee (1% introducer fee may also be charged)
- ▶ Lending available at the lower of 65% LTGDV or 80% of costs (including interest)
- ▶ Up to 1% exit fee applicable
- ▶ Consider projects in England and Wales

## Required for Development Finance

- ▶ 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



## How we work

- ▶ We take the time to understand the detail of your business and provide ongoing advice, guidance and support throughout the development process, including visits to the site
  - ▶ We are committed to developing a partnership with you to ensure the best possible outcome with respect to overall success and profitability of this project and any future projects we may work together on
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## Contact us

If you would like to discuss your project further, please contact us on:  
**01799 582886** or email **development.enquiries@saffronbs.co.uk**

One of our development experts will be happy to go through your project details with you and provide an evaluation of your finance options.

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