

**Blackfinch Property**

# Development Loans

- 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 up to 3 years but we will consider outside this range
- Loan amounts typically £1m to £20m
- Loan to value typically no more than 70%
- Loan to cost typically no more than 85%
- Geographical coverage across the UK
- Lending against residential and commercial property
- Personal or corporate guarantees required

 **01452 717070** **[www.blackfinchproperty.com](http://www.blackfinchproperty.com)** **[propertyenquiries@blackfinch.com](mailto:propertyenquiries@blackfinch.com)****IMPORTANT INFORMATION**

Blackfinch Investments Limited (Blackfinch) is authorised and regulated by the Financial Conduct Authority. Registered address: 1350-1360 Montpellier Court, Gloucester Business Park, Gloucester, GL3 4AH. Registered in England and Wales company number 02705948. All information correct at May 2025.

**About us**

Flexible and pragmatic 'risk-based' approach to lending



Building lasting relationships



Dedicated investment manager



Specialist in-house legal team



Offering competitive rates



Fully funded lender



Fixed interest rates

Signatory of:

