

Pre-construction



Pre-construction finance is designed for experienced borrowers who are obtaining or enhancing planning permissions prior to building. The security property can be residential, commercial or land, but the end planning consent must be residential. Available for projects located in England, Wales and Scotland.

Key features

Purpose	Purchase or refinance of land or other security when you need time to obtain or enhance planning permissions prior to building.		
Max loan size	£5,000,000	Loan term	Up to 18 months
Min loan size	£75,000	Arrangement fee	2%
Max loan to value	70%	Early repayment charge	None
Max single unit	£1,000,000	Interest method	Serviced or retained

Monthly interest rates from

LTV	Residential	Semi-commercial	Commercial	Land
≤40%	-	-	0.95%	1.00%
≤50%	0.79%	0.85%	1.00%	1.05%
≤60%	0.89%	0.95%	1.10%	1.15%
≤70%	0.99%	1.10%	1.20%	1.25%

Criteria

Applicant experience	Demonstrate experience of successful planning applications.
Planning	Residential planning applications.
Charge	1st charge
Tenure	Freehold, and leasehold with 60+ years left on the lease.
Credit	For credit profile criteria see our full <i>Product Guide</i> ↗ .
Property	Residential, semi-commercial, commercial and land.

