



We are a principle lender and provide development finance on residential sites in England, Wales and Scotland. We have a trusted and proven process for assisting developers in project funding, taking cases from bare sites to completed units.

Our loan interest can either be serviced or rolled into the loan facility and some fees can be added to the loan in certain circumstances. We can assist clients with previous credit issues and like to understand the background to the application. We will base our lending on the gross development value (GDV) of the property, meaning that we can fund 100% of the project build costs.

We have assisted clients in the following scenarios;

- *Single plot projects*
- *Multi units with a semi-commercial element*
- *New builds and flat conversions*
- *First-time developers with some building experience*

Product Terms

Min Loan Size	£25,000.00
Max Loan Size	£2.5m (higher on case by case basis)
Max LTV	50% of site value / 100% of build costs
Valuation basis	180 day RMV (Restricted Market Value) -stage releases
Acceptable Security	Residential site with full planning
Underwriting process	No lengthy status enquiries or credit scoring
Tenure	1st charges
Borrower types	Individuals, Partnerships and Companies
Term	3 - 24 months
Interest Rates	From 0.9% per month (10.8% pa). Interest only
Completion Fee	2.0% (minimum £1,000.00)
Purpose	For development works to property secured
Exit fees	Minimum loan period of 50% of the term
Repayment Charges	1% of facility
Valuation fee	Panel quotes available on application
Lender Legal fee	0.5% of loan (minimum £825) plus VAT Loan amounts over £500k @ 0.25% (plus VAT)

How to apply

You can apply by completing the relevant application form below.

[Personal Application](#) ▶

[Corporate Application](#) ▶

Contact Us

Please get in touch if you have any questions about an application.

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