



**Shawbrook  
Bank**

**Development Finance**  
**Specialist funding,**  
**locally delivered**



**Proudly  
different.**



## Development Finance

**A new build, a heavy refurbishment or a property development for residential, mixed use or student schemes. Every development is unique, in its project planning and its funding.**

Here at Shawbrook, our specialist Development Finance team offer access to flexible and straightforward funding to help established developers complete their unique projects.

Having already provided over £1bn of committed finance to support the development of 3,500 homes and more than 100 commercial units, we understand the value of getting close to the projects and the people we fund.

## Funding facilities tailored to your development plans

Our Senior Development Loans are designed to provide an element of the purchase costs (building or land) that has the appropriate full planning permission and to fund 100% of the costs associated with building or converting the asset to meet its planning permission. We will fund up to the lower of 85% of total cost or 65% of the gross development value (GDV). For heavy refurbishments, we fund up to 70% of the GDV.

Our Subordinated Development Loans are designed to assist customers requiring some additional funds where there is already a Senior facility in place with another lender. We will fund up to the lower of 85% of the total costs or 70% of GDV from £1m to £5m.

### Our funding solutions at a glance:

- Loan size from £1m to 30m, with phased funding and drawdown options
- Property value from £150,000 to £1.5m, higher values considered on case by case basis
- Committed terms from 12 to 36 months
- Borrower's contribution injected into purchase costs with Shawbrook funding the difference and 100% of the build and finance costs



*Their track record as a specialist funder and supporter of innovative property developments is second to none and their commitment demonstrated what a difference it can make to have the right funder working with you.*

**Dorian Beresford,**  
Eco Bos Chief Development Officer



## Here for you

With industry experience and short reporting lines, developers can be assured of certainty, speed of decisions and dedicated support throughout the whole project.

We also understand that developments involve detailed planning. We aim to make funding straight-forward, providing full transparency so you know upfront the fees charged and any securities required to finalise transactions.

## Support across a wide variety of projects

With a closely managed process from start to finish and an innovative range of products, our experienced team can structure the funding to help build your property ambitions.

### Projects we finance include:

- Residential builds (developed for sale or rental)
- Land purchase for ground-up developments, where planning permission is in place
- Mixed-use schemes where <25% of Gross Development Value (GDV) is for commercial use
- Heavy refurbishments, property extensions and renovations
- Construction of student accommodation
- Conversions of commercial property into residential units
- Standalone commercial units with a pre-let or pre-sale in place



*They (Shawbrook) were an extremely flexible, responsive and knowledgeable lender, particularly as we attempted to overcome barriers to complete a re-development project in the midst of the Covid-19 pandemic.*



**Rowan Stewart,**  
Director, Featherstone Homes

## Contact Us Today

With offices in Glasgow, Manchester, Birmingham and London, we have experienced teams with knowledge of this specialist sector and the geographies across the UK. For a straightforward conversation about the funding your next development scheme needs, get in touch today:

**[devfundingteam@shawbrook.co.uk](mailto:devfundingteam@shawbrook.co.uk)**

**0330 123 0487**

**[shawbrook.co.uk/devfinance](https://shawbrook.co.uk/devfinance)**





Shawbrook Bank Limited

Registered office: Lutea House, Warley Hill Business Park, The Drive,  
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