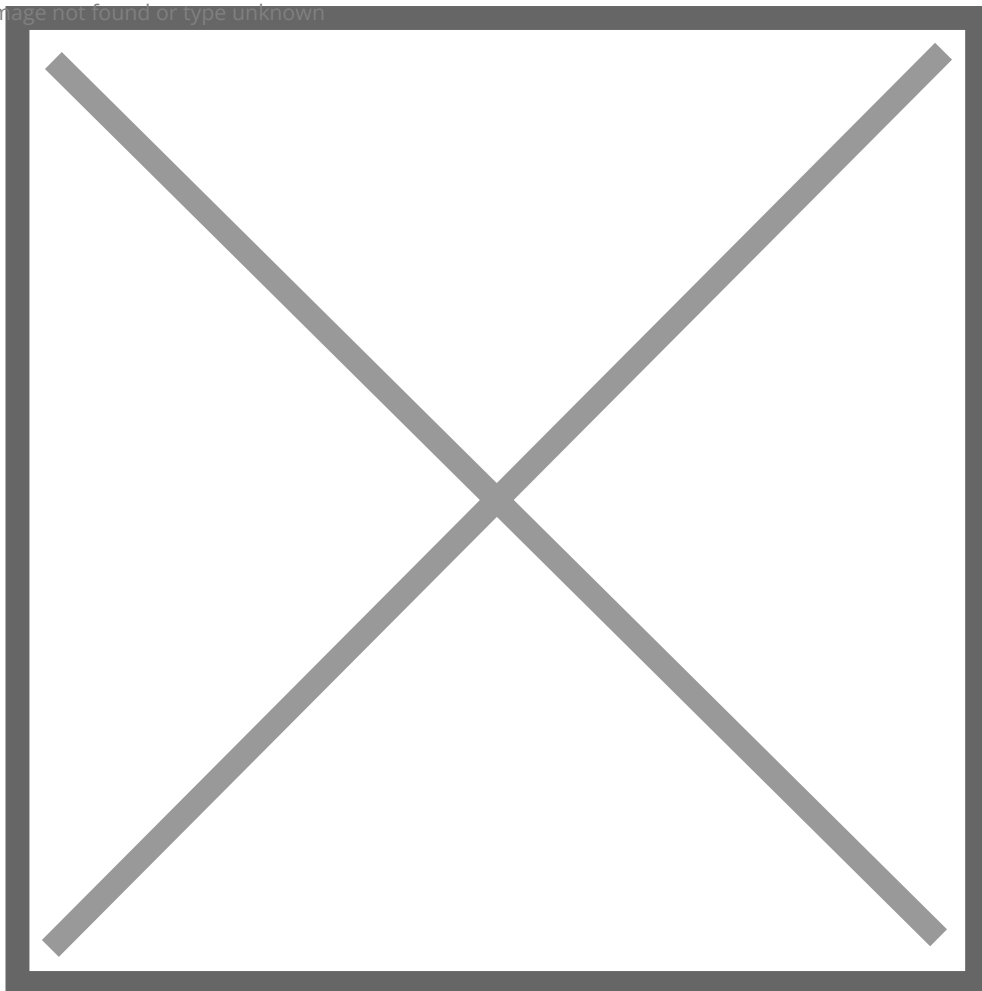


# 103519 - £4,083,846 development finance loan against a former military unit in Cambridgeshire.

Case studies

08.12.23

Image not found or type unknown



103519 - £4,083,846 development finance loan against a former military unit in Cambridgeshire.

**Loan amount:** £4,083,846

**LTVGD:** 60.00%

**Term:** 18 months

**Security:** 1st charge

**Product type:** Development

TAB completed a £4,083,846 development finance loan secured as a first charge against a former military base, coach house and stables based in Cambridge.

The borrower is an extremely experienced property owner and developer, with an extensive portfolio which he has built up over an impressive career, as well as being an established builder. This is the first time working with the borrower who approached TAB directly.

The borrower required our loan as the former military unit and accompanying stables in question were being knocked down to build 13 residential units, however, there was tight turnaround required as the borrower had to pay back their original lender.

The borrower's exit of our loan will be through the sale of the individual units, of which seven units have already had offers accepted.

Due to how we successfully handled the borrower's case and gave them our unwavering commitment to excellent service, this positions TAB well for potential opportunities.

The borrower's fantastic cooperation and understanding greatly contributed to ensuring a seamless transaction. As always, I extend my thanks to all parties involved and hope to work together again soon.

**Faith Ndebele, Underwriter**

This article is for information only and does not constitute advice or a personal recommendation. As with any investment your capital is at risk and you should seek advice concerning suitability from your investment adviser.

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

TAB is a trading name of TAB London Limited. Registered in England and Wales with registration number: 11225821 and whose registered office is at 101 New Cavendish Street, London W1W 6XH.