




Glenhawk

Complete 

Your specialist packaging distributor

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Bridging Product Guide

Property
Finance,
Done
Differently.

We are a **principal lender** providing swift, **competitive short-term property finance**, allowing clients to realise opportunities & progress developments. 



Residential Bridge

A residential bridging loan can unlock capital to complete on a **quick deadline** to **secure an investment**, right when it is needed. Whether purchasing a **buy to let** asset or a property at **auction**, needing **portfolio refinance**, or would like to **release equity** to **enhance an asset** or enable a **new purchase**, we can help.

▶ **Max**
75%
Loan to value

Overview

🏠	Min loan	£100,000	📄	Interest	Serviced or retained
🏠	Max loan	£10,000,000	🏠	Below market value	Up to 75% of value (or 90% of purchase price)
📄	Min term	3 months			
📄	Max term	24 months (18 months serviced)	🏠	Loan charge	1st and 2nd

For the latest interest rates visit [Glenhawk.com](https://www.glenhawk.com)

Key factors

▶ Auction purchases	▶ Development exit
▶ Foreign nationals (UK credit footprint needed)	▶ Onshore & offshore trusts
▶ Title Insurance used for quick completion	▶ Interest charged on a daily rate
▶ Discounted purchases	▶ All planning opportunities considered
▶ Non-standard construction types	▶ Freehold or leasehold property with 70 years or more remaining on loan redemption
▶ MUFb/HMO's (Up to 6 beds)	▶ Grade II listed (if mortgageable/saleable at end of term)

NEW LARGER LOANS

Loan Size	Large, portfolio including (MUFb)	Single unit	Development exit
Up to £3m	75%	75%	75%
£3,000,001 - £5m		70%	
£5,000,001 - £10m	70%	65%	70%

Maximum loan to value



Commercial Bridge

Our bridging loans for commercial properties can support individuals and businesses purchase a commercial asset, whether vacant or with an existing business or tenant. We can help with acquiring a property, specifically where the property is below market value, fund redevelopment works or a change of use and support the refinance of an asset to release working capital.

Max
▶ **65%**
Loan to value

Overview

🏠	Min loan	£100,000	📄	Interest	Serviced or retained
🏠	Max loan	£10,000,000	🏠	Below market value	Up to 65% of value (or 90% of purchase price)
📄	Min term	3 months			
📄	Max term	24 months (18 months serviced)	🏠	Loan charge	1st







For the latest interest rates visit [Glenhawk.com](https://www.glenhawk.com)

Key factors

▶	Land with planning*	▶	All planning opportunities considered
▶	Vacant, commercial leases and trading business applications considered	▶	Planning plays on existing commercial property
▶	Discounted purchases	▶	Commercial refurbishments
▶	HMO's (7-10 beds Sui Generis)	▶	Auction purchases
▶	Foreign nationals (UK credit footprint needed)	▶	Onshore & offshore trusts

*Land with planning - Full planning permission (not considered for outline planning) if the exit is development finance, the borrower will need to evidence sufficient experience to complete the onwards works.

Unaccepted property types

					
Agricultural land	General industrial (B2)	Petrol stations	Manufacturing	Golf courses	Places of worship

NEW LARGER LOANS

Loan Size	Large Commercial
Up to £3m	65%
£3,000,001 - £5m	
£5,000,001 - £10m	60%

Maximum loan to value

Mixed Commercial Bridge

This bridging loan is designed to **fund an asset** that has a **quick completion deadline** and can **cover the purchase or refinance** of a semi-commercial property. We can supply finance to make a **below market value** purchase, to **acquire planning**, convert or fund **redevelopment works**, or simply to **raise capital** from the existing asset.

Max
65%
 Loan to value

Overview

	Min loan	£100,000		Interest	Serviced or retained
	Max loan	£10,000,000		Below market value	Up to 65% of value (or 90% of purchase price)
	Min term	3 months			
	Max term	24 months (18 months serviced)		Loan charge	1st

For the latest interest rates visit Glenhawk.com

Key factors

	Auction and discounted purchases		All planning opportunities considered
	Foreign nationals (UK credit footprint needed)		Onshore & offshore trusts
	Mixed commercial included (typically, commercial units with flats above)		Vacant, commercial leases and trading business applications considered
	Planning plays or permitted development plays on existing commercial to mixed commercial and residential		Mixed commercial refurbishments

Unaccepted property types

Agricultural land	General industrial (B2)	Petrol stations	Manufacturing	Golf courses	Places of worship

NEW LARGER LOANS

Loan Size	Mixed Commercial
Up to £3m	65%
£3,000,001 - £5m	
£5,000,001 - £10m	60%

Maximum loan to value



Refurbishment Bridge

Our loans can support **refurbishment work** on any existing structure including conversion or **extension projects**. It allows for **heavy duty works**, inclusive of **structural changes** and **minor development**, including **works to a basement, change of use** or converting a residential property to **HMO for investment**.

▶ **Max**
75%
Loan to value day 1 (OMV)

Overview

🏠	Min loan	£250,000	📄	Interest	Rolled or retained
🏠	Max loan	£5,000,000	🏠	Loan charge	1st
📄	Min term	3 months	📅	Loan exposure	Up to 75% LTGDV
📄	Max term	24 months	📅	Refurb costs	Up to 100% in arrears

For the latest interest rates visit [Glenhawk.com](https://www.glenhawk.com)

Key factors

▶	Light, heavy and change of use refurbishment	▶	Loans above £5,000,000 can be considered on a case by case basis
▶	Below market value transactions considered	▶	Non standard construction considered
▶	Borrower to have completed comparable projects and evidence track record	▶	Minimum lease 70 years
▶	Commercial to residential conversion accepted	▶	Airspace developments accepted
▶	If planning is required, this has to be in place prior to completion of the day 1 advance	▶	Re-bridges considered on a case by case basis
▶	Onshore & offshore trusts	▶	Basement developments accepted
▶	Refurbishment works budget to be funded in arrears	▶	Foreign nationals (UK credit footprint needed)
▶	Grade II listed properties considered	▶	Limited liability companies, limited liability partnerships and individuals accepted



2nd Charge Bridge

A **2nd charge bridging loan** allows funds to be raised, without needing to re-mortgage. Ranking behind a 1st charge lender, **the funds can provide much needed capital** using a home as security.

Max
65%
Loan to value
(inclusive of 1st charge holder)

Overview

🏠	Min loan	£100,000	📄	Interest	Serviced or retained
🏠	Max loan	£5,000,000			
📄	Min term	3 months	🏠	Loan charge	2nd
📄	Max term	24 months (18 months serviced)			

For the latest interest rates visit [Glenhawk.com](https://www.glenhawk.com)

Key factors

▶	Must be secured behind a mainstream long-term first charge lender	▶	BTL 2nd charges acceptable
▶	Other assets may be required	▶	Loans considered for business purposes only when secured against a main residence
▶	2nd charges are not acceptable on commercial, mixed commercial or refurbishment products		



Regulated Bridge

Our **regulated bridging loan** enables homeowners to secure the funds needed to progress a **property purchase, undertake refurbishment, or to release equity from an asset.**

Max
75%
 Loan to value

Overview

🏠	Min loan	£150,000	📄	Interest	Rolled
🏠	Max loan	£2,000,000	🏠	Below market value	Up to 75% of value (or 90% of purchase price)
📄	Min term	1 month			
📄	Max term	12 months	🏠	Loan charge	1st and 2nd

For the latest interest rates visit [Glenhawk.com](https://www.glenhawk.com)

Key factors

▶	Title insurance available for speedy completion	▶	Short form valuation reports to minimise borrower cost
▶	Non-structural refurbishment accepted (structural refurbishment considered)	▶	2nd charges are only considered as additional security assets up to 60% LTV
▶	Dual legal representation available	▶	Properties must be of standard construction and for residential use only
▶	Adverse credit considered	▶	Flats above commercial considered on a case by case basis
▶	All applications must be submitted via an authorised broker/brokerage on an advisory basis		











Property Investment Loan

Our loans for **commercial** and **residential** properties can support **individuals** and **businesses** purchase **commercial, mixed commercial** and **residential assets**. We can help with **acquiring a property, even when below market value**.









Max
75%
 Loan to value
 (Commercial 70%)

Overview







	Min loan	£100,000		Interest	Serviced
	Max loan	£3,000,000		LTVPV	Up to 80%
	Min term	3 months		Below market value	Up to 65% of value (or 90% of purchase price)
	Max term	24 months		Loan charge	1st

For the latest interest rates visit [Glenhawk.com](https://www.glenhawk.com)

Key factors

	No ERCs or prepayment fees		Planning plays on existing commercial property
	Discounted purchases		Auction purchases
	HMO's (7-10 beds Sui Generis)		MUB's (6 units and above)
	Foreign nationals (UK credit footprint needed)		Onshore & offshore trusts
	Variable rate linked to Bank of England base rate		WALL to be above the loan term

Unaccepted property types

					
Agricultural land	General industrial (B2)	Petrol stations	Manufacturing	Golf courses	Places of worship

General Criteria



Applicant:

- ▶ Age: 21 – 80 at maturity.
- ▶ UK & EEA Nationals with three years residential history.
- ▶ Foreign nationals and expats with a minimum of 12 months UK residency, will be considered.
- ▶ Gifted deposits accepted.
- ▶ Adverse credit considered on a case by case basis.



Loan:

- ▶ Total facility includes all interest & fees.
- ▶ An arrangement fee up to 2% is deducted from the loan in advance and paid at loan completion. A procurement fee may be paid to introducing brokers following completion.
- ▶ Exit fee on Heavy Tier 1 (0.5%) and Heavy Tier 2 (0.75%) only, it is paid at redemption.
- ▶ £695 administration fee on unregulated loans, retained from drawdown.
- ▶ Minimum loan term is one month for regulated and three months for unregulated loans.
- ▶ Title indemnity Insurance is only used on loans up to £1.5m, it is a fixed fee applied to the loan, and retained from drawdown. The fee is £795 for unregulated and £495 for regulated loans.
- ▶ Lending in England, Wales & Scotland.
- ▶ LTV is calculated against open market value (not 180 day/90 day).
- ▶ Borrowers will pay the valuation fee upfront during underwriting. Valuations must be undertaken by a valuer on Glenhawk's panel.
- ▶ Borrowers will put their solicitor in funds to cover Glenhawk's legal fee, which is provided in the form of an undertaking at the beginning of the legal process. This fee, or a proportion of it, is payable whether the loan completes or not.
- ▶ Dual legal representation available via Glenhawk's conveyancer panel.
- ▶ All interest charged on a daily rate.



Property:

- ▶ All standard construction types accepted.
- ▶ Property types not accepted: Freehold flats, PRC properties, high alumina cement construction, timber frame without brick skin or 100% steel or timber framed constructed properties. Listed properties unless deemed saleable and mortgageable by Glenhawk's valuer.
- ▶ Properties built within the last 10 years must have a new build warranty and building regulation inspection certificate.
- ▶ No search indemnity is considered.
- ▶ Freehold, leasehold (70+ years left on loan redemption), flying freehold (<15%) all accepted.
- ▶ Re-bridges considered on a case by case basis.

Regulated products distributed through FCA authorised Intermediaries only.

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Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.

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