

Unregulated Bridging Finance

PRODUCT GUIDE



Specialist Bank of the Year - B&C Awards 2025
Short Term Lender of the Year - Financial Reporter Awards 2025

Standard & Light Refurb Loans

LTV	<50%	<60%	<70%	<75%
Standard + Light Refurb	0.70% pm	0.75% pm	0.79% pm	0.81% pm
Large Loans (£1.5m +)	0.68% pm	0.70% pm	0.70% pm	0.75% pm
Second Charge	0.90% pm	0.90% pm	0.95% pm	N/A

Key Criteria

- Loans from £50k net (£200k Heavy Refurb)
- £195 admin fee
- Interest Calculated Daily
- Lending in England, Wales & Scotland (mainland)
- No ERCs (subject to 1 month min. interest)
- LTVs to 75% for Standard & Light Refurb
- AVMs to 75%
- Minimum property value of £150,000 for a sole security or £100,000 for multiple
- Individual & Trust Borrowers & Limited Companies (Other Structures Considered)
- Maximum 24 month term
- Expats and Foreign Nationals considered
- Funds can leave the UK (overseas purchase)
- BMV – lower of 90% net PP or 75% OMV
- Self-Build on same title considered
- Power of Attorney considered
- Loans of £5m+ considered on referral
- Retrospective Warranties accepted
- Lease Extensions
- 25 year minimum lease length for London properties and 50 years minimum for properties located elsewhere

Heavy Refurbishment

LTV	<50%	<60%	<70%	<75%
Heavy Refurbishment (Experienced)	0.80% pm	0.80% pm	0.80% pm	0.80% pm
Heavy Refurbishment (Inexperienced)	0.90% pm	0.90% pm	0.90% pm	0.90% pm

Key Criteria

Ideal For:

- Conversions of house to flats
- Commercial to residential
- HMO conversions
- Permitted development projects
- Extensions to existing properties where planning permission has been granted

All Borrowers:

- Loan size of £200k to £2.5m
- 100% works costs funded in arrears
- Daily Interest after the first month
- No ERCs
- Completion fee 2% on drawdown
- England & Wales, Scotland Considered

Experienced:

- Max 75% ILTV (Interest not deducted)
- Max works costs £1m or 70% of initial value
- Max 70% LTGDV (incl. capitalised interest)
- Max 24 month term

Inexperienced:

- Max 75% ILTV (Interest not deducted)
- Max works costs £500k or 50% of initial value
- Max 70% ILTV (Incl. capitalised interest)
- Max 18 month term

Criteria

Property Acceptable

- Residential investment property
- Non-working farms
- Non-standard construction
- Grade II listed
- HMOs
- Multi-unit freehold blocks (MUFBs)

Property Considered

- Grade I listed
- Semi commercial/mixed used
- Ex local authority
- Land with planning
- Remote/rural residential
- Unmortgageable properties

Applicants

- UK citizens and expatriates
- Foreign nationals
- UK companies and trusts
- SPVs
- Funds
- Executors

Locations

England and Wales
Scotland (mainland only)

Legal Fees

The borrower is responsible for paying all legal fees, costs and disbursements associated with the loan.

Valuation Fees

AVMs are free of charge and can be used for loans of up to £1.25m, up to a maximum of 75% LTV, and a maximum value of £2m value per security property.

Where a red book valuation is required, we will instruct a valuer from our panel to carry it out. We will provide the borrower with a choice of at least 2 valuation fee quotes whenever possible. The valuation fee is payable by the applicant directly to the valuer prior to the valuation being carried out.

Service Highlights



AVMs

Up to 75% and no cost



Biometric ID

Fast and secure
ID verification



Broker Portal

Self service for instant
terms, DIP, ESIS and AVMs

Contact Us

Our Team, always on hand to help



Paula Purdy
BTL & Bridging Sales Director

National
M: 07825 720 616
ppurdy@utbank.co.uk



Paul Delmonte
Head of Specialist Distribution,
BTL & Bridging

North, South Wales & South West
M: 07795 194 545
pdelmonte@utbank.co.uk



Gary Lomax
Key Account Manager, BTL & Bridging

Scotland, North West & Midlands
M: 07385 404 883
glomax@utbank.co.uk



Nick Warren
Business Development Manager,
BTL & Bridging

South East & London
M: 07917 247 762
nwarren@utbank.co.uk



Bradley Illman
Key Account Manager, BTL & Bridging

London
M: 07824 366 178
billman@utbank.co.uk

Quick Links

Registered Brokers can access
our Portal here

[Click here](#)

To register as new intermediary

[Click here](#)

To access online document library

[Click here](#)

To read our case studies for deals
we've recently supported

[Click here](#)

United, we go further

B: 23836 BF. UNREG PROD GUIDE - Date effective 09.10.25

Enquiries 020 3862 1002 | bridging@utbank.co.uk | www.utbank.co.uk

United Trust Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Member of UK Finance. Registered in England and Wales 549690. One Ropemaker Street, London EC2Y 9AW.