



Bridge the gap. Seize the future.

Short-term property funding with
fast decisions and flexible options.

When opportunities come up in property, timing is everything.

Our Bridging Finance is designed to help you move quickly and confidently. With decisions in principle in just 24 hours and fully credit-backed offers usually within 72.

Whether it's a short-term cash injection, a refurbishment, a development exit, or a below-market-value purchase, we offer high LTVs, flexible terms and specialist support every step of the way.

With expert structuring, in-house legal support and funding from £100k to £4m, you get the speed and certainty to act.

And the confidence to move forward.

Why businesses choose our Bridging Finance:

- Funding from £100k to £4m
- Up to 75% loan-to-value (LTV)
- Decision in principle in 24 hours
- Fully credit-backed offers within 72 hours
- Terms from 1 to 18 months
- Funding up to 100% of the purchase price for Below Market Value (BMV) purchases
- In-house legal team for faster completion
- Residential properties and must be for a business purpose
- Security: property asset (first charge)

Keeping your business moving

Short-term funding. Long-term opportunity.

Flexible, fast, and built to help your property plans take shape.

Excellent 

Rated Excellent on Trustpilot by real businesses like yours.

WHO'S IT FOR?

Any UK-registered or domiciled, limited or non-limited company investing in property or needing short-term finance for business purposes for residential property.

HOW MUCH CAN I BORROW?

Between £100,000 and £4 million, with up to 75% LTV on open market value.

HOW FAST IS IT?

- Decision in principle: within 24 hours
- Credit-backed offer: within 72 hours
- Funding: released as soon as legal work is complete

WHAT TYPES OF BRIDGING LOANS ARE AVAILABLE?

- Purchase Bridge
- Development Exit
- Finish & Exit*
- Refurbishment Bridge*
- *Below Market Value and Equity Release options available

WHAT ARE THE REPAYMENT TERMS?

- 1 to 18 months
- **Interest only:** You pay just the interest each month - it isn't added to your loan balance. At the end of the term, you repay the original loan amount in full.
- **Retained interest option:** All the interest is rolled into your loan and repaid at the end of the term. That means no monthly repayments, but interest is added to the balance.

WHAT SECURITY IS NEEDED?

It must be for a business purpose, with security in place (first charge loan) and you'll need to have an exit plan in place.

Ready to make your next property move happen? Let's talk.

Visit ultimatefinance.co.uk/funding-solutions/bridging-finance or speak to the team on **0800 121 7757**.

Ultimate Finance. Keeping business moving.

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