



Bridging  
Finance

# Product Guide

June 2025

# The West One Way



Our extensive range of bridging and development finance has been developed to provide finance for a wide range of borrower needs. As a leading bridging finance provider since 2007, the West One team have an industry reputation for providing a personalised approach to lending resulting in an extensive portfolio of bridging loans.

Bridging loans are short term finance, normally lasting up to 12 months and are a great solution for borrowers who need finance temporarily and quickly. They are ideal for refinancing, auction purchases, property refurbishment and acquiring land or semi-commercial/commercial assets.

Our loans are available as first or second charge and have no early repayment charges.



Integrated product portfolio - consistency throughout the property finance lifecycle



A unique approach to credit risk



A personal approach - treating every customer and case individually



Advanced technology



Over 15 years of experience in specialist finance markets



# Why West One

We offer a personalised approach to lending and can work with the speed and flexibility required when the timing is critical.

## Reasons to use West One Bridging

- Legal undertakings requested by exception only.
- A highly experienced, dedicated underwriter is assigned to each case.
- Offer both regulated and non regulated loans as either 1st or 2nd charges.
- Loans secured against all property types (residential, semi-commercial, commercial) across England, Wales and mainland Scotland.
- Max LTV up to 75%.
- Loans up to £30m (higher can be considered upon referral).
- No early repayment charges.
- Complex offshore structures considered.
- Minimum term 1 month.

*The rates contained within this document are for guidance only, and a subjective analysis is carried out on the quality of the asset, customer profile and market conditions, in addition to accounting for the loan-to-value.*



## Bridging Finance

### Residential

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Regulated

Non Regulated

### Commercial / Semi-Commercial

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### Land

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# Residential



Our residential bridging range is designed for purchases, refurbishments, or refinances of residential properties.



# Residential Bridging

## Regulated Principle Primary Residence

Purpose - secured against a borrower's main residence.

Features	
Max LTV	1st charge - 70% 2nd charge - 65%
Fixed Interest rate	from 0.75% - 1st charge from 0.95% - 2nd charge
Charge type	1st / 2nd
Min loan size	£75,000
Location	England, Scotland, Wales
Max Term	12 months
Interest type	Retained

### Criteria

- Residential properties only.
- Evidenced, robust exit strategy.
- Client's / immediate family's primary place of residence.
- Minimum age is 18. No maximum age limit.
- Scotland - mainland only.
- Minimum term 1 month.
- Retained interest only.

## Non Regulated

Purpose - secured against a residential investment property.

Features	
Max LTV	1st charge - 75% 2nd charge - 65%
Fixed Interest rate	from 0.75% - 1st charge from 0.95% - 2nd charge
Variable rate	Available
Charge type	1st / 2nd
Min loan size	£75,000
Location	England, Scotland, Wales
Max Term	24 months
Interest type	Retained / Serviced

### Criteria

- Residential properties only.
- Evidenced, robust exit strategy.
- Investment properties only. Must not be occupied by an immediate family member.
- Minimum age is 18. No maximum age limit.
- Scotland - mainland only.
- Minimum term 1 month.
- Retained / Serviced interest only.



# Semi-Commercial / Commercial Bridging

This product range provides short term finance for purchases and refinances of both commercial and semi-commercial properties.



# Semi-Commercial / Commercial Bridging

## Semi-Commercial

Purpose - secured against a property with at least 40% residential floor space.

Features	
Max LTV	1st charge - 70% 2nd charge - 65%
Fixed Interest rate	from 0.90% - 1st charge from 1.05% - 2nd charge
Variable rate	Available
Charge type	1st / 2nd
Min loan size	£75,000
Location	England, Scotland, Wales
Max Term	24 months
Interest type	Retained / Serviced

### Criteria

Proof of funds / evidence of deposit required.

Minimum age is 18. No maximum age limit.

Minimum term is 1 month.

Scotland - mainland only.

Places of worship, schools, football clubs or operating care homes are generally not acceptable.

Vacant possession valuation used on all operating businesses.

## Commercial

Purpose - secured against fully commercial property

Features	
Max LTV	1st charge - 70% 2nd charge - 65%
Fixed Interest rate	from 1.00% - 1st charge from 1.10% - 2nd charge
Variable rate	Available
Charge type	1st / 2nd
Min loan size	£75,000
Location	England, Scotland, Wales
Max Term	24 months
Interest type	Retained / Serviced

### Criteria

Proof of funds / evidence of deposit required.

Minimum age is 18. No maximum age limit.

Minimum term is 1 month.

Scotland - mainland only.

Places of worship, schools, football clubs or operating care homes are generally not acceptable.

Vacant possession valuation used on all operating businesses.



# Land

Flexible finance options for purchases and refinances of land both with and without planning permission.



# Land Bridging

Purpose - secured against land with or without planning permission

Features	
Max LTV	With planning - 50% Without planning - 50%
Fixed Interest rate	from 1.10%
Variable rate	Available
Charge type	1st
Min loan size	£75,000
Location	England, Scotland, Wales
Max Term	24 months
Interest type	Retained or serviced

Criteria
Proof of funds / evidence of deposit required.
Minimum age is 18. No maximum age limit.
Minimum term is 1 month.
Where planning has been granted, relevant planning application reference must be provided.
Land without planing is on a referral basis.
Scotland - mainland only.
Serviced interest subject to affordability assessment.





## Contact us for more information



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Certain types of loans are not regulated; for example loans for business purposes and certain buy-to-lets.