

Bridging Product Guide

Last updated: 31st October 2025



This product guide is for intermediaries only.

Table of contents

Bridge	3
Light Refurbishment	4
Heavy Refurbishment	5
Light Refurbishment with Drawdowns	6
Heavy Refurbishment with Drawdowns	7
Checklist	8



Bridge

Short-term loans for the purchase of residential property at auction or for newly completed developments, giving you more time to complete your transactions or to bridge the gap while waiting for interest rates to stabilise.

Highlights

- Up to 75% Gross day one LTV (including fees & rolled interest)
- Rolled up interest
- No ERC on Refinance exit strategy (minimum interest 3 months)
- DIP decision fully underwritten by an underwriter day one
- Title insurance utilised to speed up transaction
- Loans over £5m subject to bespoke pricing



Product	Exit strategy	Term	Loan size	65% LTV	70% LTV	75% LTV	Arrangement fee
Bridge	Refinance	6 - 12 months	£200k - £5m*	0.70%	0.72%	0.75%	2.00%

* Loans over £5m subject to bespoke pricing

Light Refurbishment

Works that fall under permitted development, works that require building regulation sign-off, Resi to HMO conversions up to 6 tenants, replacement windows, decoration, light central heating and electrical work, internal reconfiguration, full rewire, installation of new bathrooms and kitchens.



Highlights

- Up to 80% LTV Net
- LTGDV 75%
- Rolled up interest
- No ERC (minimum interest 3 months)
- DIP decision fully underwritten by an underwriter day one
- Title insurance utilised to speed up transaction
- Loans over £5m subject to bespoke pricing
- Below Market Valuations (BMVs) available

Product	Exit strategy	Term	Loan size	65% LTV	70% LTV	75% LTV	80% LTV	Arrangement fee
Light Refurbishment	Refinance	6 - 12 months	£200k - £5m*	0.70%	0.70%	0.70%	0.70%	2.00%

* Loans over £5m subject to bespoke pricingvva

Heavy Refurbishment

Conversions such as large HMOs & MUFBs that require planning permission and heavier schemes of works



Highlights

- Up to 80% LTV Net
- LTGDV 75%
- Rolled up interest
- Must have residential use day one
- No ERC (minimum interest 3 months)
- DIP decision fully underwritten by an underwriter day one
- Loans over £5m subject to bespoke pricing
- Below Market Valuations (BMVs) available

Product	Exit strategy	Planning Permission required day one	Term	Loan size	65% LTV	70% LTV	75% LTV	80% LTV	Arrangement fee
Heavy Refurbishment	Refinance	Yes	9-18 months	£200k - £5m*	0.75%	0.75%	0.80%	0.85%	2.00%
Heavy Refurbishment	Refinance	No	18 months	£200k - £5m*	0.75%	0.75%	0.80%		2.00%

* Loans over £5m subject to bespoke pricing

Light Refurbishment with Drawdowns

Works that fall under permitted development, Resi to HMO conversions up to 6 tenants, replacement windows, decoration, light central heating and electrical work, internal reconfiguration, full rewire, installation of new bathrooms and kitchens.

Highlights

- Up to 75% LTV Net
- LTGDV 70%
- Works cost up to £500k
- Minimum Drawdown size £25k
- Rolled up interest
- We will monitor the drawdowns using a fixed fee scale for works up to £500k and the cost will need to be covered by the borrower.
Fee scale for works up to £500k: (Initial report - £415.00 + VAT/Interim report - £258.00 + VAT)
- Below Market Valuations (BMVs) available
- 100% works costs funded in arrears



Product	Exit strategy	Planning Permission required day one	Term	Loan size	65% LTV	70% LTV	75% LTV	Arrangement fee
Light Drawdown	Refinance	Yes	18 months	£250k - £5m*	0.78%	0.78%	0.78%	2.00%

* Loans over £5m subject to bespoke pricing

Heavy Refurbishment with Drawdowns

Where planning permission is required such as a house to flats or flats to house, commercial to residential projects (Resi planning must be in place) and larger projects.

Highlights

- Up to 75% LTV Net
- LTGDV 70%
- Works cost up to £1m
- Minimum Drawdown size £25k
- Rolled up interest
- We will monitor the drawdowns using a fixed fee scale for works up to £500k and the cost will need to be covered by the borrower. For works over £500k bespoke pricing will apply.
Fee scale for works up to £500k: (Initial report - £415.00 + VAT/Interim report - £258.00 + VAT)
- Below Market Valuations (BMVs) available
- 100% works costs funded in arrears



Product	Exit strategy	Planning Permission required day one	Term	Loan size	65% LTV	70% LTV	75% LTV	Arrangement fee
Heavy Drawdown	Refinance	Yes	18 months	£250k - £5m*	0.80%	0.80%	0.85%	2.00%

* Loans over £5m subject to bespoke pricing

Checklist

The below information is what we need to proceed with a bridging loan.

- ID for all borrowers
- Proof of residency for all borrowers
- Schedule of works and estimates/quotes – where applicable
- Heavy Refurbishment form (for Heavy Refurbishments only)
- If loan is greater than £5m, an Assets and Liabilities Statement is required





Castle Trust Bank means Castle Trust Capital plc, a company incorporated in England and Wales with company number 07454474 and registered office at 10 Norwich Street, London, EC4A 1BD. Castle Trust Capital plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, under reference number 541910. Buy to Let is not regulated by the Financial Conduct Authority or the Prudential Regulation Authority.

This product guide is for intermediaries only.

P1861