

West One

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Bridging Finance

Product Guide

December 2025

The West One Way



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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.



Contents

Bridging Finance

Residential

Regulated

Non Regulated

Commercial / Semi-Commercial

Land



Residential



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

Residential Bridging

Regulated Principle Primary Residence

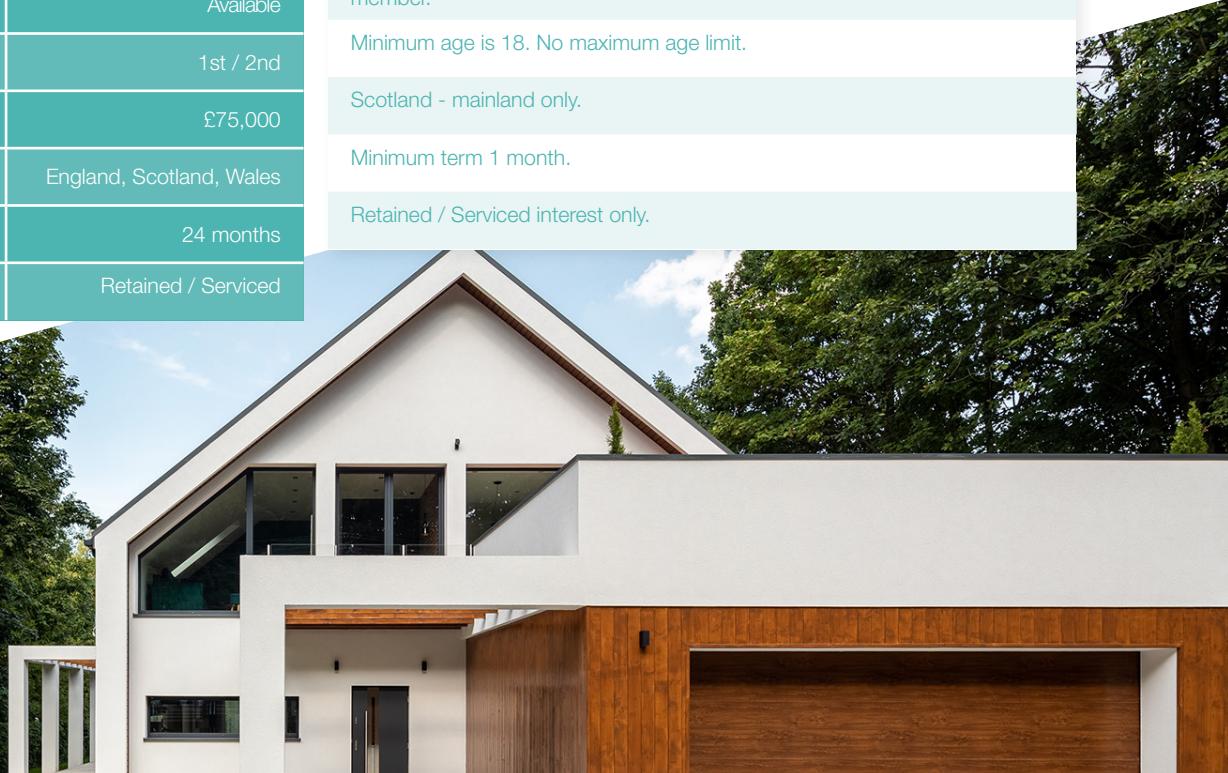
Purpose - secured against a borrower's main residence.

Features		Criteria
Max LTV	1st charge - 70% 2nd charge - 65%	Residential properties only.
Fixed Interest rate	from 0.75% - 1st charge from 0.95% - 2nd charge	Evidenced, robust exit strategy.
Charge type	1st / 2nd	Client's / immediate family's primary place of residence.
Min loan size	£75,000	Minimum age is 18. No maximum age limit.
Location	England, Scotland, Wales	Scotland - mainland only.
Max Term	12 months	Minimum term 1 month.
Interest type	Retained	Retained interest only.

Non Regulated

Purpose - secured against a residential investment property.

Features		Criteria
Max LTV	1st charge - 75% 2nd charge - 65%	Residential properties only.
Fixed Interest rate	from 0.75% - 1st charge from 0.95% - 2nd charge	Evidenced, robust exit strategy.
Variable rate	Available	Investment properties only. Must not be occupied by an immediate family member.
Charge type	1st / 2nd	Minimum age is 18. No maximum age limit.
Min loan size	£75,000	Scotland - mainland only.
Location	England, Scotland, Wales	Minimum term 1 month.
Max Term	24 months	Retained / Serviced interest only.
Interest type	Retained / Serviced	



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.

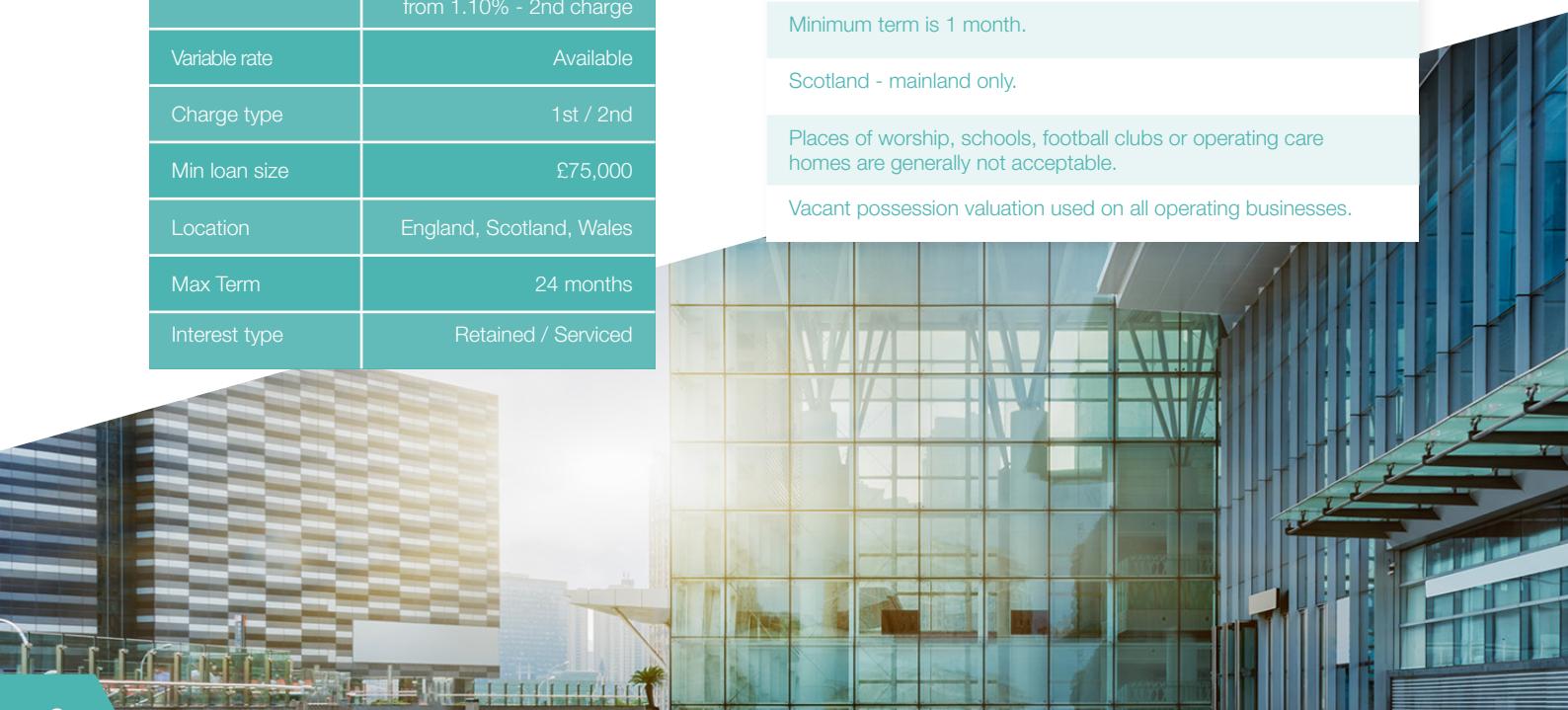
Minimum age is 18. No maximum age limit.

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

The background of the slide is a high-angle aerial photograph of a rural area. It shows a patchwork of green fields, some with small clusters of trees and others enclosed by low stone walls. In the distance, a line of trees marks the edge of a valley, and a small, isolated building with a red roof is visible in one of the fields. The overall scene is peaceful and agricultural.

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		Criteria
Max LTV	With planning - 50% Without planning - 50%	Proof of funds / evidence of deposit required.
Fixed Interest rate	from 1.10%	Minimum age is 18. No maximum age limit.
Variable rate	Available	Minimum term is 1 month.
Charge type	1st	Where planning has been granted, relevant planning application reference must be provided.
Min loan size	£75,000	Land without planning is on a referral basis.
Location	England, Scotland, Wales	Scotland - mainland only.
Max Term	24 months	Serviced interest subject to affordability assessment.
Interest type	Retained or serviced	