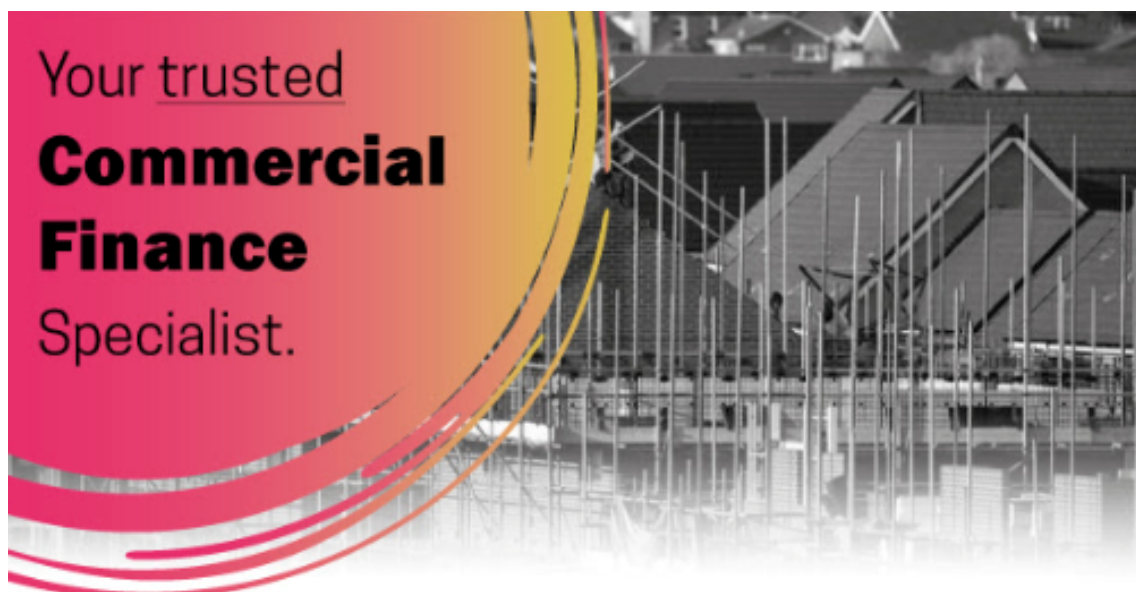


## **Impact: The Experts in Development Finance**



**Access a faster solution to your Commercial needs**

### **Development Finance**

Development Finance is a short-term funding option, usually for between 6-24 months. It is designed specifically to assist with the purchase costs and build costs associated with a residential development project. This can be a new build, conversion or refurbishment covering a single unit through to multiple units built across a number of phases.

Impact Packaging has access to the whole of the market for Commercial Mortgages and Business borrowing. We have built strong relationships with mainstream lenders, private lenders and lenders that will take a view on all aspects of an individual case, including limited distribution lenders.

**Access a faster solution to your Commercial Bridging Finance  
by contacting Clive Smith, Senior Commercial Consultant at  
Impact Specialist Finance.**

**Call: 01403 272625**

**[clive@impactsf.co.uk](mailto:clive@impactsf.co.uk) | [impactpackaging.co.uk](http://impactpackaging.co.uk)**



## Case Study | Development Finance

### Background

Long established experienced property developer with a successful track record. The client had previously financed all previous projects with the same Bank, with whom they had enjoyed a satisfactory and unblemished relationship.

### Challenge

- The client had not built any new projects for several years and had lost contact with their Bank's Relationship Manager.
- The client subsequently wanted to build two developments at the same time, in different counties 100 miles apart.
- Clients were asked by their existing Bankers to apply for the finance required online.

### Outcome

- We introduced the clients to an alternative High Street Bank, which provided local Relationship Management with an experienced Real Estate Manager.
- *Impact* worked with the client to recreate their track record with the new Bank, to demonstrate their successful development experience, which was key to gaining the confidence of the new Bankers.
- Two loan facilities were provided by the new Bankers, for £500k and £700k, which provided sufficient finance to complete the two projects.
- Houses have been built and sold, and clients are now exploring further opportunities for their next projects, with the support of *Impact*.



Excellent 

Based on 245 reviews on  Trustpilot