



# sancus

straightforward financing

## **Deal Sheet**

June 2021

A selection of loans completed by

**The Sancus Group**



## Development Loan

**UK**

**£4.9m**

**18 month term**, interest roll up

**Completed May 2021**

A loan to develop 27 residential houses in St Mabyn, Cornwall.

## Development Loan

**UK**

**£2.6m**

**18 month term**, interest roll up

**Completed May 2021**

A loan to fund the development of 28 flats in Birmingham.

## Development Loan

**Jersey**

**£4.23m**

**24 month term**, monthly

**Completed May 2021**

A loan to demolish and rebuild a large property in Jersey.

## Development Loan

**UK**

**£605k**

**16 month term**, interest roll up

**Completed April 2021**

A loan to develop 3 houses on the site of a former pub in Bridgnorth, Shropshire.

## Development Loan

**UK**

**£1.12m**

**18 month term**, interest roll up

**Completed April 2021**

A loan to acquire land and develop a high spec house in Hale Barns, Cheshire.

## Development Loan

**UK**

**£430k**

**6 month term**, interest roll up

**Completed April 2021**

A loan to finance the construction of 2 residential houses in Norfolk.

## Bridging Loan

**Ireland**

**€1.05m**

**18 month term**, interest roll up

**Completed April 2021**

Loan to purchase a property prior to gaining planning permission to develop into 23 apartments in South County Dublin.

## Development Loan

**Jersey**

**£9.1m**

**24 month term**, interest quarterly

**Completed April 2021**

Loan to develop 11 units on a prime coastal location in Jersey.

## Development Loan

UK

£430k

**6 month term**, interest roll up

**Completed April 2021**

A loan to finance the construction of 2 residential houses in Norfolk.

## Development Loan

UK

£5.25m

**22 month term**, interest roll up

**Completed March 2021**

A loan to develop and refurbish 18 flats in Broadstairs, Kent.

## Development Loan

UK

£4.4m

**24 month term**, interest roll up

**Completed March 2021**

Loan to refinance and fund development of 9 residential units in Bristol.

## Development Loan

UK

£741k

**18 month term**, interest roll up

**Completed March 2021**

A loan to refinance and develop a single dwelling in Shenfield, Essex.

## Development Loan

Ireland

£1.15m

**18 month term**, interest roll up

**Completed February 2021**

A loan to acquire land and develop 4 residential houses in Belfast.

## Development Loan

UK

£1.43m

**18 month term**, interest roll up

**Completed February 2021**

A loan to develop 5 detached houses in Winterley, Cheshire.

## Development Loan

UK

£640k

**18 month term**, interest roll up

**Completed February 2021**

A loan to develop 2 houses in Malmesbury, Wiltshire.

## Development Loan

Ireland

€7.4m

**30 month term**, interest roll up

**Completed February 2021**

A loan to develop 26 residential units in South Dublin, including 22 apartments and 4 terraced houses.

## Development Loan

**UK**

**£5.1m**

**18 month term**, interest roll up

**Completed January 2021**

A loan to acquire and develop  
34 flats in Birmingham.

## Development Loan

**UK Developer**

**£565k**

**12 month term**, interest roll up

**Completed December 2020**

A loan to develop a high-end 5 bedroom house  
in Knowle, Warwickshire.

## Development Loan

**UK**

**£2.9m**

**18 month term**, interest roll up

**Completed December 2020**

A loan to develop 14 houses in Southport,  
Merseyside.

## Development Loan

**Irish Developer**

**€2.78m**

**12 month term**, interest roll up

**Completed December 2020**

A loan to support the development of  
14 houses near Cork city, Ireland.

## Bridging Loan

**Guernsey**

**£1.5m**

**12 month term**, interest roll up

**Completed December 2020**

A loan to bridge the purchase of a  
high-value property in Guernsey.

## Development Loan

**UK**

**£2.08m**

**20 month term**, interest roll up

**Completed December 2020**

A three home development in Sevenoaks,  
Kent by an experienced London developer.

## Development Loan

**UK**

**£1.3m**

**16 month term**, interest roll up

**Completed November 2020**

Phase 1 of a 37 house development  
in a coastal location.

## Development Loan

**Ireland**

**€678k**

**12 month term**, interest roll up

**Completed October 2020**

Loan to support the conversion of three vacant  
office units to residential use in Dublin.

## Bridging Loan

Isle of Man

£1.4m

**12 month term**, interest quarterly

**Completed September 2020**

Loan to refinance land, pending development of a care home.

## Development Loan

UK

£1.4m

**18 month term**, interest roll up

**Completed August 2020**

Loan to purchase and develop a large property in Wimbledon, London.

## Development Loan

UK

£1.2m

**9 month term**, interest roll up

**Completed August 2020**

Loan to develop a property in London, loan repayment from proceeds of sale of property.

## Development Loan

France/UK security

€8.4m

**12 month term**, interest roll up

**Completed August 2020**

Loan to refinance and fund the development of 2 chalets in Val d'Isere, France.

## Bridging Loan

Ireland

€1.85m

**24 month term**, interest roll up

**Completed July 2020**

Loan secured on a large country estate in County Westmeath, repayment will be from its sale.

## Bridging Loan

Jersey Developer

£3.1m

**24 month term**, interest quarterly

**Completed June 2020**

Loan to purchase a portfolio of Jersey properties to refurbish prior to sale.

## Development Loan

Irish Developer

€500,000

**12 month term**, interest roll up

**Completed May 2020**

Development of 4 houses in County Meath, the houses will be for sale on the open market.

## Development Loan

UK Developer

£2.1m

**12 month term**, interest roll up

**Completed April 2020**

Development of 37 apartments in central Birmingham, refinancing ahead of development.

## Client Testimonials



*"Sancus were straightforward and clear from the outset of the transaction and have always delivered on time. Their level of communication is excellent and they take a very level headed, business minded approach to problems and opportunities."*



*"When we needed some assistance, Sancus were on hand to join in on conference calls or similar which provided comfort and certainty for all concerned. We look forward to our continuing relationship and our next acquisition."*



*"My facility was tailored to suit my needs and from initial enquiry through to completion I was impressed with the speed of delivery and level of communication and I would recommend Sancus for funding to colleagues."*



*"Speed of Delivery.*

*From our perspective, the Sancus team have done everything they said they would do, when they would do it. My comment would be (as a borrower), ensure that you have the project as 'oven-ready' as possible as the Sancus team will move as quickly as you can move."*



*"I was impressed throughout by the commerciality, customer focus and 'can-do' approach shown by everyone I interacted with over the last 3 weeks.*

*Now I work on the other side of lending deals I can honestly say these things are at least as important as headline rates and I for one look forward to doing more business with Sancus over the coming months."*

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## UK



Sancus Funding Ltd  
3<sup>rd</sup> Floor, The News Building  
3 London Bridge  
London  
SE1 9SG

T +44 (0)207 022 6528  
E dan.walker@sancus.com

## Ireland



Sancus BMS (Ireland) Limited  
Harcourt Centre  
Harcourt Road  
Dublin 2

T +353 (0)1 477 3611  
E michael.mooney@sancus.com

## Jersey



Sancus (Jersey) Limited  
Windward House  
La Route de la Liberation  
St Helier  
JE2 3BQ

T +44 (0)1534 708900  
E stephen.house@sancus.com

## Guernsey



Sancus (Guernsey) Ltd  
Block C, Hirzel Court  
Hirzel Street  
St Peter Port  
Guernsey  
GY1 2NL

T +44 (0)1481 708288  
E stephen.house@sancus.com

## Gibraltar



Sancus (Gibraltar) Limited  
Third Floor  
Heritage House  
233/3 Mains Street  
Gibraltar  
GX11 1AA

T +350 200 13705  
E lino.brydges@sancus.com

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