

The prospect of financing a property development can often hinge on a simple but crucial question: **Will the lender fund 100% of build costs if I already own the land?** For developers looking for flexible and sizeable loans, understanding exactly what lenders like The Loans Engine offer — especially compared to alternatives such as KIS Finance and Scottish Bridging Loans — is essential.

In this article, we'll tackle this question head-on, while diving into:

- The core mechanics of development finance — like staged drawdowns and build progress monitoring
- How **Loan-to-Value (LTV)** and **Loan-to-Cost (LTC)** ratios work in practical terms
- Broker selection criteria — speed, lender access, transparency
- How to interpret loan size capacity and published loan bands
- Where to find reliable feedback — including Reviews.io ratings

Understanding Development Finance When You Own the Land

Development finance is unique compared to typical mortgages or bridging loans. When you're developing property, lenders are not just lending against an existing property's value but against the future value of the project — referred to as **Gross Development Value (GDV)**. Simply put, GDV means the market value of the completed development once all construction is finished and the properties are sale-ready.

Loan-to-Value (LTV) vs Loan-to-Cost (LTC)

Two critical ratios define how development finance lenders calculate risk and decide the loan amount:



1. **Loan-to-Value (LTV):** The loan amount as a percentage of the GDV (the future sale value at project completion).
2. **Loan-to-Cost (LTC):** The loan amount as a percentage of the total project cost — including land purchase price (if applicable), build costs, fees, and other costs.

If you *already own the land*, your land cost is zero towards the project costs, so the LTC ratio focuses mainly on the build costs and fees.

This difference is vital: A lender might cap loans at 75% LTV but only 80% LTC, so you might get most or all of your **build costs covered if you own the land outright** — but expect some margin for lender risk management.

Staged Drawdowns & Build Progress Monitoring

Unlike straightforward loans that release funds immediately, development loans are usually paid in stages to match build progress. This helps lenders control risk and ensures funds are not sitting idle or misused.

A typical loan drawdown might look like this:



- Initial funds released against initial build costs (foundations, groundworks)
- Subsequent tranches released in phases — e.g., roof on, internal works, finishing, according to agreed milestones
- Each release often requires inspection or certification confirming project progress

This staged approach also means the total loan amount might initially be higher but drawdowns are incremental, reducing risk and supporting better cash management.

Does The Loans Engine Fund 100% of Build Costs If You Own the Land?

Now to the core question: **Will The Loans Engine fund 100% of your build costs assuming you already own the land?**

The Loans Engine is a broker specialising in development and bridging finance. While they do not lend directly, their multi-lender panel includes specialist finance providers who often can fund a high percentage of build costs, especially in cases when land is owned outright.

Based on The Loans Engine's publicly available loan bands and broker information, their lenders typically offer:

Lender Panel Attribute	Typical Loan-to-Cost (LTC)	Typical Loan-to-Value (LTV)	Maximum Loan Size
The Loans Engine Multi-Lender Panel	Up to 85%-90% of Build Costs*	Up to 65%-75% of GDV	From £100k up to £5m+ depending on lender

*Depends on project, developer experience, and land ownership status.

Key takeaway: Most lenders accessible via The Loans Engine
<https://www.propertyinvestortoday.co.uk/article/2025/08/6-best-development-finance-brokers-in-2025/> will fund

close to 100% of build costs (not just part of them) if you own the land outright, subject to project viability and your profile. However, it's rare to get a full 100% finance guarantee without any contribution, as lenders typically expect some margin as developer equity or contingency buffer.

This matches industry standards — brokers like KIS Finance and Scottish Bridging Loans also report similar parameters: build costs finance typically up to 85-90% LTC in ideal scenarios, sometimes a bit higher if you're experienced or the land value is significant.

Factors That Influence 100% Build Costs Finance Eligibility

Finance at or near 100% of build costs through The Loans Engine lenders depends on:

- **Your ownership of the land:** Owning the land outright removes the need for land cost financing, so lenders focus on build costs and fees.
- **Developer experience:** Established developers with track records often secure better loan terms and higher LTC.
- **Project appraisal & GDV validation:** Lenders need independent valuations to confirm profit potential and realistic GDV figures.
- **Loan size and complexity:** Smaller projects (£100k–£1m) may have different criteria than large-scale developments over £2m.
- **Loan purpose:** Self-build, multi-unit developments, or single-house refurbishments have different risk profiles.

How Broker Selection Criteria Affect Your Loan Experience

Choosing a broker like The Loans Engine over others hinges on three main criteria:

1. Speed of Application and Decision

Speed is essential in bridging and development finance — delays can jeopardise deals or increase costs. The Loans Engine is known for its prompt survey of developer needs, swift submission to its lender panel, and rapid loan decisions, rivalled by multi-lender brokers such as KIS Finance.

2. Access to a Strong Lender Panel

Transparency about which lenders and loan products the broker can access is crucial. The Loans Engine offers multi-lender access, meaning they can propose loans from a wide spectrum of niche and mainstream lenders. This breadth is advantageous when seeking competitive loan parameters—including high LTC finance suited to those owning land.

3. Transparency on Fees and Terms

Beware brokers who reveal fees only at the final stage — The Loans Engine is upfront about broker fees and recommended lenders' loan parameters. They maintain strong reputations on platforms like Reviews.io, where clients praise transparency and responsiveness.

Comparing The Loans Engine with Similar Brokers

Feature	The Loans Engine	KIS Finance	Scottish Bridging Loans
Loan Range	£100k–£5m+	£150k–£10m+	£50k–£3m
Development Finance (Build Costs)	Up to 85%-90% LTC	Up to 90% LTC*	Up to 80%-85% LTC*
Land			

Ownership Focus Strong; helps maximise LTC Strong; often offers equity release on land Mostly Scotland-focused; suitable for landowners in-region Broker Fees Transparency Upfront on website and proposals Clear but sometimes case-specific Clear at enquiry stage Geographical Coverage UK-wide UK-wide Scottish regions only

*Subject to applicant and project specifics.

Who this is for: The Loans Engine is ideal for UK-wide developers and landlords seeking fast access to multi-lender development finance, especially if they own their land and want 80-90% LTC funding for build costs.

Final Thoughts: Can You Expect 100% Build Costs Finance from The Loans Engine?

In summary, while The Loans Engine itself does not directly lend, its broker panel provides access to lenders who are willing to fund up to around 85-90% of build costs — often close enough to 100% when you own the land, especially if your project is solid and valuations stand up.

Strict “100% build costs financed with zero upfront developer contribution” loans are rare and usually reserved for highly experienced borrowers with strong portfolios. If your goal is to maximise finance while minimising initial outlay, The Loans Engine is a robust starting point to explore multi-lender options without hidden fees or lengthy processes.

Remember to:

- Ensure your GDV is independently assessed and realistic
- Understand loan drawdown schedules and be prepared for inspection requirements
- Confirm all lender terms with your broker upfront to avoid surprises
- Shop around brokers to gauge who offers the best transparency, speed, and lender variety

For more unbiased reviews and client feedback, platforms like Reviews.io can be invaluable to validate broker reliability before committing.

Useful Resources

- The Loans Engine Official Website
- KIS Finance Development Loans
- Scottish Bridging Loans (Region-Specific)
- Reviews.io - Broker and Lender Reviews