

In the world of **development finance**, you often hear brokers claiming things like "no practical upper cap" or "unlimited deal size" when discussing loans for large schemes. Naturally, this promises the flexibility that borrowers yearn for — but is it always as straightforward as it sounds? In this article, we'll dive into what these claims really mean, how to interpret them wisely, and what to look for when selecting a broker. We'll also reference notable firms like KIS Finance, The Loans Engine, and Scottish Bridging Loans, and highlight useful tools such as Reviews.io and lender panels which can help you make an informed choice.

What does "No Practical Upper Cap" mean in development finance?

When a broker boasts about offering "*no practical upper cap*" *development finance*, they're suggesting there's no hard limit on the size of the loan they can arrange. This sounds ideal for large projects or multiple schemes bundled together, especially in areas like multi-unit residential schemes or commercial developments with high GDV.

However, a sensible borrower will want to sanity-check these claims. In reality:

- **Lenders** always have their own internal policies, credit limits, and maximum loan sizes;
- **Loan-to-Value (LTV)** and **Loan-to-Cost (LTC)** ratios limit how much cash you can borrow compared to the property's GDV or your development costs;
- **Practical resource limits** such as due diligence requirements, underwriting complexity, and risk appetite naturally curb how big a single loan or facility can be;
- **Multi-lender access** may be necessary to fund very large schemes, which introduces coordination challenges.

Therefore, the phrase "no practical upper cap" is less a magic solution and more an indication of willingness to tackle bigger deals using flexible lender panels or loan structures.

Who this is for:

Borrowers with large-scale development projects or multiple schemes needing seamless financing who also understand that big loans need careful structuring and multiple lender involvement.

Why broker selection criteria matter beyond flashy deal size claims

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When selecting a broker, focusing simply on their advertised maximum loan size or catchphrases like "no practical upper cap" can lead you astray. Instead, consider these key criteria:

Speed and responsiveness

Development finance is often time-sensitive. The best brokers like **KIS Finance** and **The Loans Engine** place a premium on fast initial assessments, quick lender access, and nimble negotiations.

Lender panel breadth and multi-lender access

No single lender can handle every deal, especially large ones. Brokers offering extensive *lender panels* and access to multiple credit sources are more likely to find the best fit — be it specialist bridging lenders, high-ticket development finance funds, or mezzanine providers. For example, **Scottish Bridging Loans** is known for its UK-wide reach and access to lender pools focusing on bridging and development finance.

Transparency and published loan bands

Beware of firms that hide fees or fudge their loan ranges. Transparent brokers share published loan bands and approximate caps upfront, allowing you to sanity-check their claims. For instance, a trustworthy broker might say:

"Our development finance loans typically range up to £5-£10 million per project, depending on GDV and lending criteria."

Then they can explain the mechanics clearly rather than just throwing around "no cap".

Who this is for:

Developers seeking brokers with a clear track record, UK-wide lender access, and transparent communication rather than vague superlatives.



Understanding deal size capacity and published loan bands

Claims about unlimited deal size rarely mean a single lender will fund an unlimited loan. Usually, brokers manage lending pitches that include:

1. Multiple lenders each covering a slice of the funding;
2. Staged drawdowns aligned with development milestones;
3. Blended funding structures combining bridging loans, development loans, and perhaps end-finance mortgages.

Broker published loan bands help you understand the upper boundaries realistically. For example, KIS Finance publicly notes their bridging loans typically range from £75,000 up to £10 million across the UK, which aligns with their capacity and lender relationships.

Similarly, The Loans Engine provides an extensive multi-lender panel designed to accommodate projects up to £15 million, but with structured staged drawdowns to manage risk.



Who this is for:

Borrowers who want realistic expectations about what loan sizes brokers and lenders can handle based on published data, avoiding surprise ceilings or hidden caps.

Development finance mechanics: staged drawdowns, build progress, GDV, LTV & LTC simply explained

Development finance is not like a traditional mortgage. Lenders fund projects in phases, based on build progress, to minimise risk and ensure funds are used appropriately. Key concepts include:

Term Plain English Meaning **Staged Drawdowns** Loan funds are released in tranches at agreed construction stages, eg foundations, frame, roof completion. **Build Progress** Lender or surveyor inspections verify that the work meets milestones before new funds are released. **Gross Development Value (GDV)** The estimated final market value of the completed development or property. **Loan-to-Value (LTV)** The loan amount divided by the GDV, often capped around 60-70% for development loans. **Loan-to-Cost (LTC)** The loan amount divided by total development costs (land, construction, fees).

Brokers claiming “no practical upper cap” must be able to assemble loan facilities that respect these lending principles while accommodating large GDVs and multi-stage drawdowns. The more experience their lender panel has, the smoother this process.

Who this is for:

Newcomers to development finance needing a straightforward explanation on how staged funding works and why it limits raw loan size at any single drawdown point.

Checking broker claims: how to verify ‘no upper cap’ promises

When a broker claims “no practical upper cap,” you can validate this by:

- Asking for examples of deals they funded at your proposed size or higher, with evidence of loan terms;
- Reviewing independent platforms such as Reviews.io for unbiased client feedback;

- Confirming if they work with multiple lenders or run their own panel (brokers using diverse lender panels like The Loans Engine reduce risk of a real upper limit);
- Requesting published loan bands or maximum single loan sizes; an unwillingness or inability to share this is a warning sign;
- Inquiring about how staged drawdowns and GDV-based calculations affect your ability to draw the full loan amount.

Scottish Bridging Loans, for example, is transparent about their maximum loan sizes and funding criteria across the UK, helping to set realistic expectations.

Who this is for:

Borrowers who want to avoid brokers hiding crucial loan range limitations behind marketing rhetoric and to base decisions on factual data.

Case study brief: How KIS Finance, The Loans Engine and Scottish Bridging Loans tackle large scheme funding

Broker	Region	Typical Max Loan Size	Notable Strengths
KIS Finance	UK-wide	Up to £10 million (some bridging loans)	Fast decisions, strong lender panel for bridging & development finance
The Loans Engine	UK-wide	Up to £15 million+ with multi-lender structures	Extensive multi-lender access, specialises in staged funding and complex deals
Scottish Bridging Loans	UK-wide (with Scottish focus)	Up to £7 million (bridging + development blend)	Transparent fees, strong online presence, reliable reviews.io ratings

Each of these brokers places high value on transparency, speed, tailored funding structures, and extensive lender access rather than vague “no cap” claims. They are prime examples to benchmark against.

Who this is for:

Borrowers considering large scheme funding across the UK seeking real-world broker capabilities with proven track records.

Final thoughts: When "no practical upper cap" is useful vs when it's a red flag

“No practical upper cap” can be a helpful claim ONLY if the broker:

- Is upfront about how staged drawdowns, LTVs, and LTC ratios set realistic loan limits;
- Has access to multiple lenders or can syndicate loans for very large deals;
- Publishes example loan bands or has client outcomes to back up the claim;
- Communicates clearly around fees, timing, and underwriting requirements;
- Is transparent on their lending panel, possibly validated via third-party sites like Reviews.io.

If a broker insists on “unlimited” lending without providing these details, it should raise a red flag for any serious borrower aiming for large-scale development finance.

Remember, robust development finance is about structure just as much as size. Understanding GDV, LTV, drawdowns, and lender appetite ensure you don't get caught by surprise on your big scheme.

Who this is for:

Borrowers who want to cut through marketing noise and choose brokers who deliver measurable value with transparent, realistic funding offers.