BRIDGING | COMMERCIAL | DEVELOPMENT

Brickflow

MarketWatch

The lending insights you need to get deals done

Q3 2026



Contents

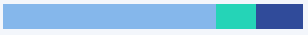
2 Search Data
3 Lender Appetite & Regional Coverage
4 Interest Rates
5 Spotlight & New Lenders

Search Data by Asset Type Q3

Jul - Sep 26

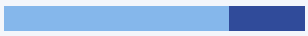
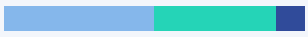
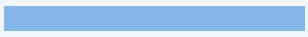
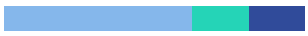
Property value searched, by asset type

Bridging · Commercial mortgage · Development finance

	Property value	QoQ	Finance type mix
Residential	£5.68bn	▼ 35%	
Mixed Use / Semi-Com.	£1.49bn	▼ 36%	
Leisure & Hospitality	£820m	▲ 39%	
Land	£404m	▼ 19%	
Multi-Let Residential	£373m	▲ 20%	
Office & Retail	£327m	▼ 6%	
Healthcare & Care	£321m	▲ 31%	
Industrial	£183m	▼ 65%	
All asset types*	**£10.36bn**	▼ 25%	

*Includes searches in Student, Education & Community and Agricultural & Rural, plus searches with no property type.

Number of searches, by asset type

Asset type	Searches	QoQ	Finance type mix
Residential	2,578	▼ 22%	
Mixed Use / Semi-Com.	578	▼ 22%	
Office & Retail	213	▼ 11%	
Leisure & Hospitality	180	▼ 16%	
Multi-Let Residential	118	▼ 2%	
Industrial	111	▼ 10%	
Land	105	▼ 30%	
Healthcare & Care	51	▼ 27%	
All asset types*	**4,016**	▼ 20%	

KEY TAKEAWAYS

WHAT WE SAW ON BRICKFLOW	WHAT'S HAPPENING IN THE WIDER MARKET*
Residential development searches fell 31% and residential search value fell 35%.	Housebuilding activity fell in each month of Q3; 2-yr fixed resi mortgage rates rose from 4.83% in January to 5.63% by August, fuelled by Middle East tensions.
Meanwhile office fell only 6%, leisure rose 39% and healthcare rose 31%.	Commercial construction declined less than housebuilding in every month of Q3.
Multi-Let held firm, with property value searched up by 20%.	Consistent with landlords adapting strategy to May's Renters' Rights Act, with more rentals now selling landlord to landlord. Investors bought 14.1% of homes in July.

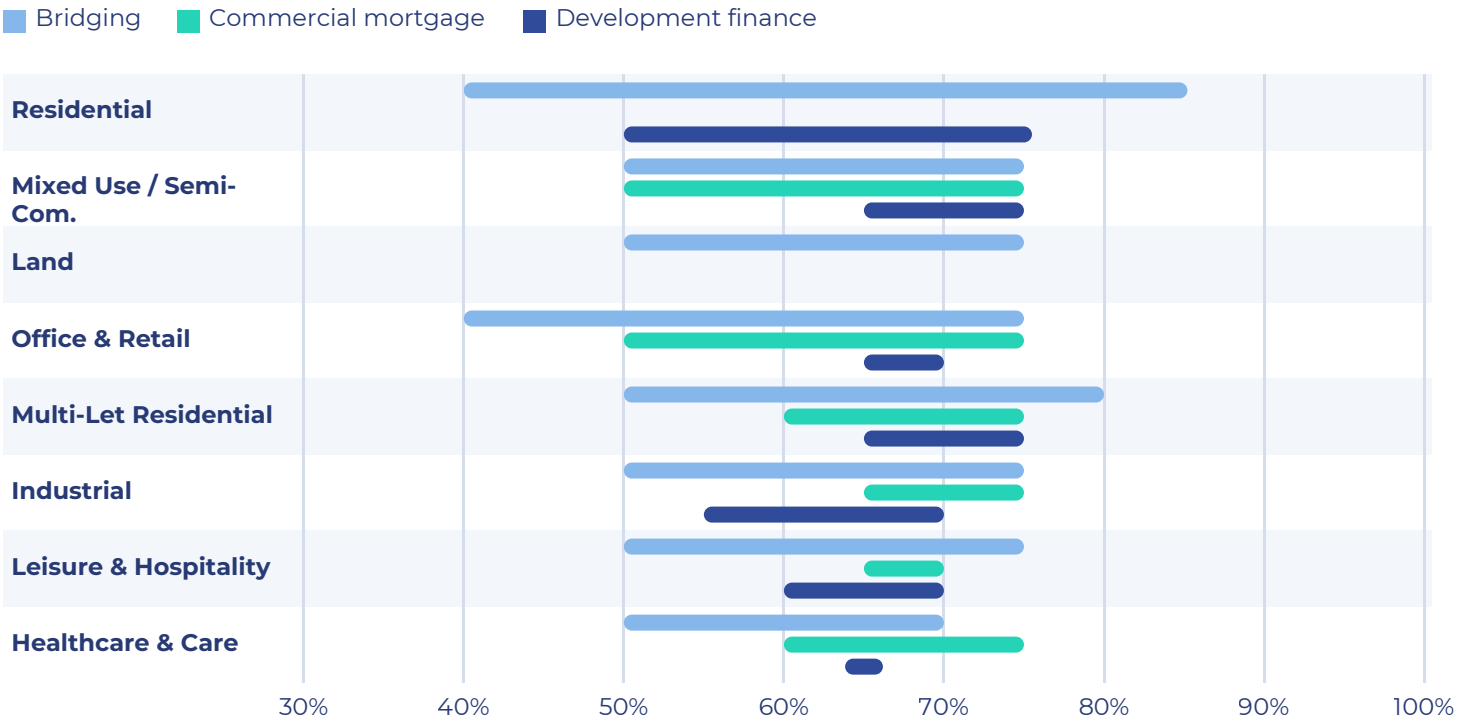
*Sources: S&P Global UK Construction PMI, Jul-Sep 2026 · Moneyfacts UK Mortgage Trends, Aug 2026 · Hamptons, Aug 2026

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Lender Appetite Q3

Jul - Sep 26

LTV ranges by asset type



Regional appetite: % of deals receiving at least one DIP



All regions: 62% of 392 deals received at least one DIP. Wales (14 deals), Northern Ireland (7) and Channel Islands (0) excluded: too few deals to rate. Deals were sent to 3.4 lenders on average.

KEY TAKEAWAYS

WHAT WE SAW ON BRICKFLOW	WHAT'S HAPPENING IN THE WIDER MARKET*
62% of deals got at least one DIP (up from 46% in Q3 2025), averaging nearly two offers each. London, busiest for searches, sat just below at 60%.	London house prices have eased for 11 months (-3.3% to July), with fewer overseas investors buying at the top end.
The North West had the highest DIP rate, with 72% of deals received at least one offer.	North West prices rose 4.4% in the year to July, second only to the North East in England, with rents up 5.8%.
Scotland has fewer active lenders and the lowest DIP rate (50%), albeit on just 20 deals.	Scottish house prices rose 3.6% in the year to July, the second-strongest growth in the UK. Lender appetite has yet to catch up.

*Sources (Residential Market data): HM Land Registry UK HPI, Jul 2026 · Lloyds HPI, Jul 2026 · Hamptons international buyer research, Apr 2026 · ONS Price Index of Private Rents, Aug 2026

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Interest Rates Q3

Jul - Sep 26

Bridging

0.89% monthly avg

Avg offered at DIP: 0.88%

Commercial

7.65% annual avg

Avg offered at DIP: 7.94%

Development

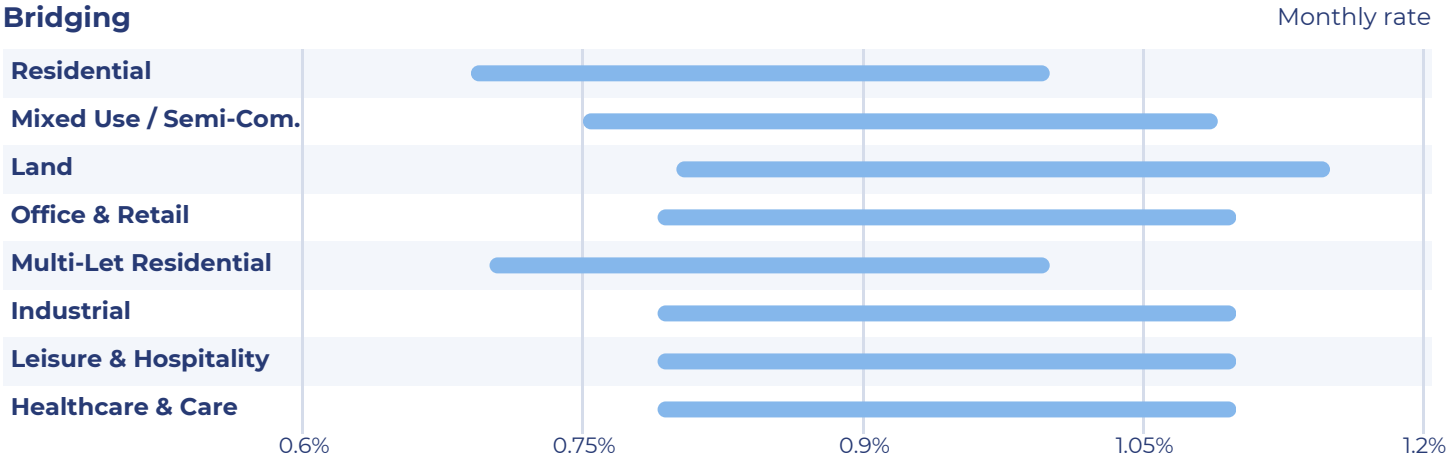
10.16% annual avg

Avg offered at DIP: 10.18%

Advertised rates by asset type

Typical advertised range (middle 80% of active products)

Bridging



Commercial mortgage & development finance



KEY TAKEAWAYS

WHAT WE SAW ON BRICKFLOW	WHAT'S HAPPENING IN THE WIDER MARKET*
Advertised rates a reliable guide: bridging & dev DIPs landed almost exactly on advertised avg.	Bank Rate held at 3.75% throughout Q3, allowing lenders to hold their pricing, consistent with offered rates aligning to advertised.
Commercial DIPs 0.3pts above advertised rates	Swap-driven fixed rates rose in Q3, even with Bank Rate flat.
Development has the widest rate spread: rates for one asset type can differ by up to 5 points.	Dev finance, always priced deal by deal, now has added risks: sector-high construction insolvencies, struggling small housebuilders and energy-driven build cost uncertainty.

*Sources: BoE MPC decisions, Jul and Sep 2026 · Insolvency Service, year to June 2026 · Savills land market survey Q2 2026

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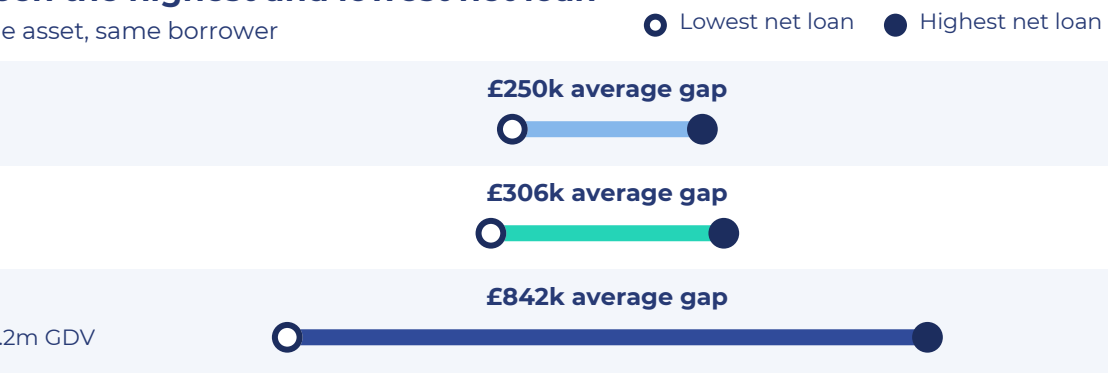
LEVERAGE

Same scenario. Huge differences.

Recent Brickflow research examined hundreds of searches on the same scenarios to reveal how big the gaps can be between highest and lowest net loan offered on the same deal.

Average gap between the highest and lowest net loan

Same purchase price, same asset, same borrower



KEY TAKEAWAYS

- LTV ranges on page 3 show that a huge spread exists between lenders on the same asset type.
- A single search can cost more than a deposit: In one £3.7m development scenario, the difference between the highest and lowest net loan offered was £1.03m — enough capital to fund a second site.

Full data: The UK's Most Expensive Mistake

New to the lender panel

Somo

A second-generation family bridging lender that has lent over £500m since 2014. Brokers keep control of the client relationship while Somo handles valuations, consents and legals.

Bridging Finance

Breeze Capital

An independent Peterborough-based lender funding £50k - £1.8m across England and Wales, with bridging available in Scotland. Indicative terms within hours.

Bridging Finance | Commercial mortgage | Development Finance

JOIN THE BRICKFLOW COMMUNITY

Compare 160+ lenders in one search

350+ broker and debt advisory firms, 160+ lenders and hundreds of borrowers already use Brickflow to search, compare and secure bridging, commercial and development finance. Stop manual loan sourcing and access the breadth of the market instantly.

Book a demo Start a search

Your MarketWatch team



Frazer Campbell
CRO & Co-Founder
Frazer@brickflow.com



Sabinder Robinson-Sandhu
Head of Growth
Sabinder@brickflow.com

How we collected the data

MarketWatch is based on Brickflow platform activity, including loan searches, property values and DIPs provided, and is backed by 200,000+ lender data points that are continually updated.

During Q3 (July to September 2026) we recorded:

Finance type	Searches	Property value	DIP requests
Bridging	2,506	£3.59bn	989
Commercial mortgage	761	£1.31bn	79
Development finance	749	£5.47bn	266
Total	**4,016**	**£10.36bn**	**1,334**

Property value is the total value of the properties searched in Q3. Figures are rounded.