

## Mortgage bulletin - new build property only

Effective from 2 July 2026

Issue - 17

### **New:**

#### **Newbuild - Mover**

- All fixed rates are reducing by up to 0.19%.
- Maximum loan sizes amended on selected fixed and tracker products.

#### **Newbuild - First time buyer**

- Selected fixed rates are reducing by up to 0.21%.
- Maximum loan sizes amended on selected fixed and tracker products.

**All offers are subject to availability and our lending criteria.**

# Dedicated New Build Team

Telephone **0800 085 1329** or email [newbuild.team@santander.co.uk](mailto:newbuild.team@santander.co.uk)

<b>Monday,</b>	09:30 to
<b>Wednesday, Friday</b>	17:00
<b>Tuesday and</b>	09:00 to
<b>Thursday</b>	17:00

## New build LTVs

<b>Standard residential new build house</b>	95%
<b>Standard residential new build flat</b>	95%
<b>Shared ownership new build house</b>	90%
<b>Shared ownership new build flat</b>	90%

# New Build Definition

We will consider a property to be a new build where **all** the following apply:

- The property was built or converted within the last 24 months, **and**
- Was not previously occupied since build or conversion, **and**
- Being sold by either builder or developer, **and**
- Not previously used for residential purposes.

# New build mortgages - Home Mover

The product fee can be added to the loan.

## 2 year fixed rates - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.37%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF26H
60%	4.62%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF27H
75%	4.47%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF28H
75%	4.72%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF29H
85%	4.59%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF30H
85%	4.84%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF31H
90%	4.69%	N/A	£999	30-Apr-27	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF32H
90%	4.94%	N/A	£0	30-Apr-27	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF33H
95%	5.29%	N/A	£0	30-Apr-27	£6k	£570k	Yes + Home Mover Only Homebuyer solution	02-Oct-28	QF34H

### 3 year fixed rates - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.39%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF35H
60%	4.59%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF36H
75%	4.55%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF37H
75%	4.75%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF38H
85%	4.72%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF39H
85%	4.92%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF40H
90%	4.95%	N/A	£999	30-Apr-27	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF41H
90%	5.15%	N/A	£0	30-Apr-27	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF42H
95%	5.30%	N/A	£0	30-Apr-27	£6k	£570k	Yes + Home Mover Only Homebuyer solution	02-Oct-29	QF43H

## 5 year fixed rates - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.34%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF44H
60%	4.46%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF45H
75%	4.45%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF46H
75%	4.57%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF47H
85%	4.59%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF48H
85%	4.71%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF49H
90%	4.63%	N/A	£999	30-Apr-27	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF50H
90%	4.75%	N/A	£0	30-Apr-27	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF51H
95%	5.15%	N/A	£0	30-Apr-27	£6k	£570k	Yes + Home Mover Only Homebuyer solution	02-Oct-31	QF52H

## 2 year trackers - new build property only - home mover

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.03%	0.28%	£999	30-Apr-27	£6k	£2.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q472V
75%	4.19%	0.44%	£999	30-Apr-27	£6k	£2.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q473V
90%	4.85%	1.10%	£0	30-Apr-27	£6k	£1.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q474V
95%	5.09%	1.34%	£0	30-Apr-27	£6k	£570k	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q468V



# New build mortgages - First Time Buyer

The product fee can be added to the loan.

## 2 year fixed rates - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.44%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF53H
60%	4.69%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF54H
75%	4.56%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF55H
75%	4.81%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF56H
85%	4.64%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF57H
85%	4.89%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF58H
90%	4.69%	N/A	£999	30-Apr-27	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF59H
90%	4.94%	N/A	£0	30-Apr-27	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF60H
95%	5.29%	N/A	£0	30-Apr-27	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	02-Oct-28	QF61H

### 3 year fixed rates - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.48%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF62H
60%	4.68%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF63H
75%	4.64%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF64H
75%	4.84%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF65H
85%	4.78%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF66H
85%	4.98%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF67H
90%	4.99%	N/A	£999	30-Apr-27	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF68H
90%	5.19%	N/A	£0	30-Apr-27	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF69H
95%	5.34%	N/A	£0	30-Apr-27	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	02-Oct-29	QF70H

## 5 year fixed rates - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.44%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF71H
60%	4.56%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF72H
75%	4.51%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF73H
75%	4.63%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF74H
85%	4.61%	N/A	£999	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF75H
85%	4.73%	N/A	£0	30-Apr-27	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF76H
90%	4.63%	N/A	£999	30-Apr-27	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF77H
90%	4.75%	N/A	£0	30-Apr-27	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF78H
95%	5.15%	N/A	£0	30-Apr-27	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	02-Oct-31	QF79H

## 2 year tracker - new build property only - first time buyer

Maximum LTV	Initial rate	Differential to BBR	Product fee	Completion deadline	Minimum loan size	Maximum loan size	Early repayment charge plus benefit package	Product end date	Product code
60%	4.18%	0.43%	£999	30-Apr-27	£6k	£2.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q475V
75%	4.34%	0.59%	£999	30-Apr-27	£6k	£2.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q476V
90%	4.85%	1.10%	£0	30-Apr-27	£6k	£1.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q477V

# Product notes

- Bank of England base rate, officially known as Bank of England repo rate, is currently 3.75%. Santander's Standard Variable Rate is currently 6.50%.

# General notes

- Interest is calculated on a daily basis and charged monthly for all products.
- Variable rate tracker products are subject to a minimum rate of 0.0001%.
- Product fees are charged on some of our products. Where the fee has been added to the loan, it will attract interest over the term of the mortgage. Your client can repay this up to 21 days after completion without incurring any interest on the product fee.
- Our standard mortgage offers are valid for six months from the date of issue or up to the product completion deadline, whichever comes first.

# Product fee refund policy

We'll refund the product fee up to completion if the application is cancelled.

# Offer validity

Our new build offers are valid for 9 months for clients who take one of our new build property products. Exceptions apply to clients porting with no top up product or staying on SVR. In these cases, the client's offer will be valid for 9 months if they're buying a new build home.

# Product notes continued

## Shared Ownership

Shared Ownership is only available where the share being purchased is between 25% and 75% of the property's value (50% and 75% for Northern Ireland).

Product eligibility for a shared ownership purchase is based on the share the customer is purchasing.

The maximum LTV for a Shared Ownership purchase is 90%. The customer must put down a minimum deposit of 10% of the share they plan to purchase.

For example:

Purchase Price	Customer share	Deposit	Product LTV
£150,000	£75,000 (50%)	£7,500	Deposit 10% - 90% LTV
£325,000	£81,250 (25%)	£20,315	Deposit 25% - 75% LTV
£450,000	£337,500 (75%)	£135,000	Deposit 40% - 60% LTV
£200,000	£100,000 (50%)	£5,000	Deposit 5% - No product available

# Early repayment charges (ERC)

The percentage charge your client will pay to end their mortgage early. The same charge applies to overpayments greater than the annual overpayment allowance. The charge is stepped which means it reduces over the term of the deal. Full details can be found in the mortgage offer document, which is sent to your client.

## Fixed rate ERCs

Step	1 year fixed	2 year fixed	3 year fixed	5 year fixed
1	1.00%	2.00%	2.00%	5.00%
2		1.00%	2.00%	5.00%
3			1.00%	3.00%
4				3.00%
5				1.00%

## Tracker rate ERCs

Where indicated, for products that have 'No ERC', your client can pay off as much as they like without an ERC.

# Overpayments

**If your client isn't on a fixed rate:** they can make unlimited overpayments without paying an ERC.

**If your client is on a fixed rate:** they can overpay up to 10% of any fixed rate loan part each calendar year (January to December) without paying an ERC. If they don't use their full 10% allowance in any calendar year, they won't be able to carry it over to future years.

If they overpay more than 10% of the outstanding balance each calendar year, they'll have to pay an ERC on the amount over 10%. They can find out what their ERC will be in Mobile or Online Banking, their latest mortgage offer or annual mortgage statement.

They won't be able to use the 10% allowance if they're paying off their mortgage in full or transferring to a new deal where they need to pay an ERC.

- **Multiple loans with different product codes:** the 10% allowance applies to each product rather than the total outstanding balance.
- **Multiple loans with the same product code:** the 10% allowance for each product can be combined and the overpayment allocated to individual loan parts, even if this means a loan part is fully repaid.

Loan number	Balance	Product code	Overpayment allowance
1	£100,000	M123R	Maximum £20,000. This can be allocated to loan 1 or 2 or split between both.
2	£100,000	M123R	Maximum £20,000. This can be allocated to loan 1 or 2 or split between both.
3	£100,000	K456V	Maximum £10,000.
Total	£300,000		Maximum £30,000.

# Benefit packages

**Homebuyer Solution** - available to clients purchasing a new residential property where offered.

- **Free standard valuation** for mortgage purposes. If your client would like a survey they'll need to arrange this themselves and pay for any associated costs.
- **£250 cashback** on completion.

**Homebuyer Free Valuation** - available to clients purchasing a new residential or Buy to Let property where offered.

- **Free standard valuation** for mortgage purposes. If your client would like a survey they'll need to arrange this independently and pay for any associated costs.

**Benefit package ERC** - should your client redeem their mortgage on or before **2 August 2028** the cashback must be repaid. The repayment of the benefit received will be in addition to any product ERC applicable.

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