Mortgage bulletin - new build property only

Effective from 12 November 2026

Issue - 31

What's changed:

Fixed rate changes

- Selected new build home mover fixed rates reduced by up to 0.05%.
- Selected new build first time buyer fixed rates reduced by up to 0.04%.

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

Monday, Wednesday, Friday	09:30 to 17:00
Tuesday and Thursday	09:00 to 17:00

New build LTVs

Standard residential new build house	95%
Standard residential new build flat	95%
Shared ownership new build house	90%
Shared ownership new build flat	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%	4.98%	N/A	£1,499	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO30H
60%	5.05%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO31H
60%	5.30%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO32H
75%	5.10%	N/A	£1,499	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO33H
75%	5.17%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO34H
75%	5.42%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO35H
85%	5.17%	N/A	£1,499	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO36H
85%	5.24%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO37H
85%	5.49%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QO38H
90%	5.18%	N/A	£1,499	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QP01H
90%	5.25%	N/A	£999	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QP02H
90%	5.50%	N/A	£0	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2029	QP03H
95%	5.68%	N/A	£0	31 August 2027	£6k	£570k	Yes + Home Mover Only Homebuyer solution	2 February 2029	QP04H

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%	5.05%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO43H
60%	5.25%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO44H
75%	5.14%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO45H
75%	5.34%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO46H
85%	5.23%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO47H
85%	5.43%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO48H
90%	5.28%	N/A	£999	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO49H
90%	5.48%	N/A	£0	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO50H
95%	5.68%	N/A	£0	31 August 2027	£6k	£570k	Yes + Home Mover Only Homebuyer solution	2 February 2030	QO51H

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%	4.96%	N/A	£1,499	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO52H
60%	4.99%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO53H
60%	5.11%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO54H
75%	5.10%	N/A	£1,499	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO55H
75%	5.13%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO56H
75%	5.25%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO57H
85%	5.18%	N/A	£1,499	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO58H
85%	5.21%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO59H
85%	5.33%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO60H
90%	5.19%	N/A	£1,499	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QP05H
90%	5.22%	N/A	£999	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QP06H
90%	5.34%	N/A	£0	31 August 2027	£6k	£1.0m	Yes + Home Mover Only Homebuyer solution	2 February 2032	QP07H
95%	5.65%	N/A	£0	31 August 2027	£6k	£570k	Yes + Home Mover Only Homebuyer solution	2 February 2032	QO64H

10 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%	5.29%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2037	QO65H
60%	5.39%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2037	QO66H
75%	5.34%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2037	QO67H
75%	5.44%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + Home Mover Only Homebuyer solution	2 February 2037	QO68H

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%	4.08%	0.33%	£999	31 August 2027	£6k	£2.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q526V
75%	4.25%	0.50%	£999	31 August 2027	£6k	£2.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q527V
85%	4.36%	0.61%	£999	31 August 2027	£6k	£2.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q528V
90%	4.95%	1.20%	£0	31 August 2027	£6k	£1.0m	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q529V
95%	5.09%	1.34%	£0	31 August 2027	£6k	£570k	No ERC + Home Mover Only Free Valuation	2nd anniversary	Q530V

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%	5.11%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QO69H
60%	5.36%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QO70H
75%	5.27%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QO71H
75%	5.52%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QO72H
85%	5.33%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QO73H
85%	5.58%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QO74H
90%	5.34%	N/A	£999	31 August 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QP08H
90%	5.59%	N/A	£0	31 August 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QP09H
95%	5.68%	N/A	£0	31 August 2027	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	2 February 2029	QP10H

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%	5.13%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO78H
60%	5.33%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO79H
75%	5.26%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO80H
75%	5.46%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO81H
85%	5.30%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO82H
85%	5.50%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO83H
90%	5.42%	N/A	£999	31 August 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO84H
90%	5.62%	N/A	£0	31 August 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QO85H
95%	5.68%	N/A	£0	31 August 2027	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	2 February 2030	QP11H

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%	5.07%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QO87H
60%	5.19%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QO88H
75%	5.20%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QO89H
75%	5.32%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QO90H
85%	5.25%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QO91H
85%	5.37%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QO92H
90%	5.26%	N/A	£999	31 August 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QP12H
90%	5.38%	N/A	£0	31 August 2027	£6k	£1.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QP13H
95%	5.65%	N/A	£0	31 August 2027	£6k	£570k	Yes + First Time Buyer Only Homebuyer solution	2 February 2032	QP14H

10 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%	5.29%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2037	QO96H
60%	5.39%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2037	QO97H
75%	5.34%	N/A	£999	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2037	QO98H
75%	5.44%	N/A	£0	31 August 2027	£6k	£2.0m	Yes + First Time Buyer Only Homebuyer solution	2 February 2037	QO99H

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%	4.20%	0.45%	£999	31 August 2027	£6k	£2.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q531V
75%	4.44%	0.69%	£999	31 August 2027	£6k	£2.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q532V
85%	4.49%	0.74%	£999	31 August 2027	£6k	£2.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q533V
90%	4.95%	1.20%	£0	31 August 2027	£6k	£1.0m	No ERC + First Time Buyer Only Free Valuation	2nd anniversary	Q534V

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 your client is buying.

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

For example:

Purchase price	Client's 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 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 buying a new residential property.

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

Benefit package ERC - if your client redeems their mortgage on or before **2 December 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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