

Business Finance Proposal Form



Funding Circle Rep	Matthew Barker - 020356 74687
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Date	13 June 2024

Business

Company Name	TWO TWO PROJECTS LTD
Trading/Registered Address	Station House, North Street, Havant, Hampshire, England, PO9 1QU
Registration number	08749788
Is the entity part of a group structure?	No
Date incorporated	25 October 2013
Summary of Business Activities	Property developer
Website	-

Proposed Finance

Amount and Term	£300k
Date Required	June 2024
Purpose of loan	What do you need the loan for (LP)? The loan is needed to cover the remaining amount required for a land purchase totaling £1.25 million. The business currently has £925,000 in cash available in a separate account, gaining interest. The land, located on a farm, includes 2 acres with planning permission to convert an agricultural building into residential property. This project is expected to be a straightforward flip, valued at over £2 million, offering an estimated £700,000 ROI within six months. Additionally, the business is due to receive another £130,000 from a property sale on June 27th. The loan of £300,000 will be used to bridge the gap needed to secure the land purchase.

Current Position (per last filed accounts)

Annual Turnover	£2,129,999
Profit/Loss	£550,000
Shareholder Funds	£267,665
Overdraft Limit	N/A
Existing Government + other Debt (CBILS, BBL, Loan, HPs etc.)	N/A

Director/Shareholders

	Applicant 1	Applicant 2	Applicant 3
Name & Shareholder %	FINBARR KNEAFSEY	MICHELLE KNEAFSEY	
Home Address:	WESTWOOD HOUSE, UXMORE ROAD, CHECKENDON, READING, RG8 0TD	WESTWOOD HOUSE, UXMORE ROAD, CHECKENDON, READING, RG8 0TD	
Previous address (if less than 2 years):	Same as current address	Same as current address	
Homeowner/Tenant:	Homeowner	Homeowner	
Value:	£2.74m	£2.74m	
Mortgage Balance:	£987,406 across 3 properties	£987,406 across 3 properties	
DOB:	07/11/1979	25/11/1985	

Phone 1:	07825705077		
Phone 2:			
Email:	kneafseys@gmail.com		
Consent to Search (Y/N?):	Y	Y	

Primary Contact

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