UK AND NIGERIA / PROPERTY MARKETPLACE

Bridge

Buy, sell or swap property between the UK and Nigeria, with the checks, costs and professionals in one place.

Search both markets, trust what you see, negotiate in one conversation and take every deal from first offer to completion with your advisers.

Two markets one search

Checks you can see

Cash, swap or both

Professionals on hand

Why it matters

Property across borders is hard because everything is scattered: listings in two places, messages in many apps, advisers you have not met and costs you only learn later. Bridge brings the whole journey into one workspace so you can move with confidence.

Prepared by BFT Solutions Limited

01 / WHY BRIDGE

The usual way, and a better one

Where Bridge changes the experience of property across borders

	THE USUAL WAY	WITH BRIDGE
Finding property	✗ Separate portals in each country, no common search	✓ One platform for both markets. Filter by city, type, budget and bedrooms, compare three side by side, save searches
Knowing who to trust	✗ Unknown sellers and claims you cannot check	✓ Visible checks: owner ID checked, title report reviewed, valuation on file. A badge appears only when the check exists
Staying informed	✗ Checking sites again and again	✓ Alerts for new matches, price cuts on saved homes and strong swap partners
Swapping property	✗ Little tool support for swaps	✓ Exchange studio shows the value gap. A fit score explains why a property suits yours
Understanding costs	✗ Surprises late in the process	✓ Estimates for UK stamp duty and legal fees, Nigerian fee defaults and a repayment estimate, all editable
Due diligence	✗ Checks tracked in scattered messages	✓ A shared room records document requests, five due diligence checks and a full activity timeline
Finding advisers	✗ Searching for lawyers and surveyors from afar	✓ A directory of reviewed, regulated professionals in both countries, with introductions on request
Viewing from abroad	✗ Hard to arrange and easy to mistime	✓ Viewings in UK and Nigeria time, a host, a video link, a calendar file and a live tour checklist
Agreeing the rate	✗ Disagreements about the exchange rate later	✓ Both sides acknowledge the agreed rate, shown beside an indicative market rate

Designed to reduce surprises

Fewer separate tools, fewer scattered messages and a clear record at every step.

Comparisons describe common experiences of cross-border property searching in general terms and do not refer to any named company. Badges record checks that were completed. They are not guarantees of ownership, title or value.

02 / THE BENEFITS

What you gain

Benefits for everyone involved in the deal

Buyers

- Shortlist from both markets in one place and compare three homes side by side
- Save a search and be told when a match is published or a saved home drops in price
- See an illustrative total cost before you offer, including a monthly repayment estimate
- Read the checks recorded on each listing and report anything that looks wrong

Sellers and owners

- Reach buyers in two countries with a shareable page for every property
- Add photos, floor plans and a video tour so buyers can picture the home
- See how your listing performs: views, saves, shares and proposals
- Offer your property as part of a swap and see the cash difference clearly

Agents and developers

- Upload up to 50 properties at a time from a spreadsheet
- Stand out with featured placement and a plan sized to your volume
- Public listing pages that search engines can find, with social preview cards
- Show buyers the checks on file: ID, title report, valuation

Diaspora clients

- Manage the early steps from anywhere: viewings, documents, checks and costs
- Viewings in UK and Nigeria time with a host, video link and calendar file
- Plain-language guides on buying from abroad, power of attorney, paying and fraud
- A professional in each country, introduced when you ask

Professionals and advisers

- Be listed in a directory of reviewed, regulated professionals
- Receive introductions from clients who chose to share their details
- Start from recorded terms, document requests and an activity timeline
- Featured placement for visibility

One workspace for everyone in the deal

Buyers, sellers, agents and advisers see the same recorded facts, not their own versions.

03 / THE DEAL ROOM

From first offer to completion

A shared, private workspace for the people in the deal

Once an offer is accepted in principle, both sides get a transaction room. Everything that used to live in separate emails and chats sits in one place, so you and your advisers always know where things stand.

DEAL PROGRESS

Next: share documents

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Terms	Documents	Viewing	Due	Settlement	Completion
agreed	shared	confirmed	diligence	arranged	reported

Illustration with sample data

EXCHANGE FIT

Surrey villa

STRONG FIT · 90

Four bedrooms · £125,000

- Asking prices are within 1% of each other
- The other owner is looking in Abuja
- Same number of bedrooms
- Both are villa properties

Illustration with sample data

COST ESTIMATE · NIGERIA PURCHASE

Legal fees	₦14,250,000
Agency fee	₦14,250,000
Consent, stamp duty, registration	₦8,550,000
Estimated total	**₦37,050,000**

13% of a ₦285,000,000 price. Editable assumptions.

Illustration. Estimates only, not advice

Inside every room

- Document requests with one-click templates and private file sharing
- Viewings with a host, video link and calendar file
- Cost and repayment estimates you can adjust
- Five due diligence checks, each recorded with the professional who did it
- Agreed exchange rate acknowledged by both sides
- A full activity timeline and a record you can download

One shared record

Less time re-explaining where a deal stands, and fewer misunderstandings between the parties.

Illustrations use sample data to show how Bridge works. Costs, rates and figures are examples. Bridge does not hold money, give legal, tax or financial advice, or complete any transfer. Your appointed professionals handle contracts, payment and the legal transfer.

04 / INCLUDED

Everything in one platform

Twenty-four reasons Bridge makes cross-border property easier

Find

- Search by city, type, budget, bedrooms
- Compare up to three properties
- Save searches with alerts
- Price reduced and newest filters
- Map of the area and gallery
- Photos, floor plans, video tours

Trust

- Owner ID checked badge
- Title report reviewed badge
- Valuation on file badge
- Report a listing in one click
- Reviewed professionals directory
- Plain-language fraud guidance

Negotiate

- Offers and counteroffers in one thread
- Cash, swap, or swap plus cash
- Value gap shown clearly
- Fit score for swap partners
- Agreed exchange rate recorded
- Alerts when a strong partner appears

Complete

- Shared private deal room
- Five due diligence checks tracked
- Viewings in UK and Nigeria time
- Document requests and templates
- Costs and repayment estimates
- Activity timeline and download

Works on your phone, tablet and computer

Sign in once and keep every search, listing and deal in one workspace.

Some alerts and checks depend on the services switched on for your account, such as email, SMS, WhatsApp and identity verification. Availability can change.

05 / FOR AGENTS AND OWNERS

Plans that grow with you

Start free, upgrade when your volume grows

OWNER

Free

Private owners selling or swapping a home

- Up to 2 active listings
- Shareable public listing page
- Alerts to buyers whose search matches
- A deal room for every proposal
- Listing performance numbers

BEST FOR AGENTS

AGENT

Pricing on request

Estate agents and authorised agents

- Up to 25 active listings
- CSV bulk import
- 1 featured listing a month
- Everything in Owner

DEVELOPER

Pricing on request

Developers and larger portfolios

- Up to 200 active listings
- CSV bulk import
- 5 featured listings a month
- Everything in Agent

More ways to stand out

Featured placement

Featured listings sort first and carry a Featured tag. Featured professionals appear first in the directory.

Verification

Show buyers an owner ID check, a reviewed title report and a valuation on file.

Performance

See views, saves, shares and proposals for each listing so you know what works.

Not sure which plan fits? Tell us how many properties you manage and we will suggest one.

Plan allowances shown are current defaults and may be adjusted. Plans are arranged directly with BFT Solutions Limited: price, payment and term are agreed with you, and nothing is charged automatically. If a paid plan ends you return to the Owner plan and your listings stay.

06 / TRUST AND SAFETY

Honest about what Bridge does

Clear limits, so you can plan with confidence

What Bridge does

- ✓ Brings listings, offers, viewings, documents and checks into one place
- ✓ Records the checks that were completed and who completed them
- ✓ Introduces regulated professionals you can choose to instruct
- ✓ Shows illustrative costs and an indicative exchange rate
- ✓ Gives plain-language guides for buyers and sellers abroad

What Bridge does not do

- ✗ Hold, receive or transfer your money
- ✗ Give legal, tax, mortgage or financial advice
- ✗ Prove ownership or guarantee title or value
- ✗ Complete the contract or the legal transfer
- ✗ Endorse or guarantee any professional

Questions clients ask

Does an approved listing prove ownership?

No. Review lets a listing appear. Your advisers check ownership, authority to sell and restrictions, for both properties in a swap.

Does accepting an offer complete the deal?

No. Acceptance in principle records the terms. Contracts, evidence and approvals follow with your advisers.

Who handles the money?

Your appointed professionals. A payment reference in Bridge is a record, not proof that funds cleared.

Is the exchange rate a quote?

No. Bridge shows an indicative rate and records the rate both sides agree. Final amounts depend on the rate your provider obtains.

What if one side of a swap cannot complete?

Ask both sets of advisers to agree how the transfers depend on each other before you commit.

Always confirm a professional's registration with the relevant regulator and agree fees directly with them. Never pay a property deposit to an individual, and be careful of requests to pay by cash or cryptocurrency or to move quickly.

07 / GETTING STARTED

Start in four steps

1

Browse or list

Buyers shortlist and compare. Owners and agents add details, photos and a video, or import many properties at once.

2

Offer and negotiate

Choose cash, a swap or both. Counter, accept in principle or decline, all in one conversation.

3

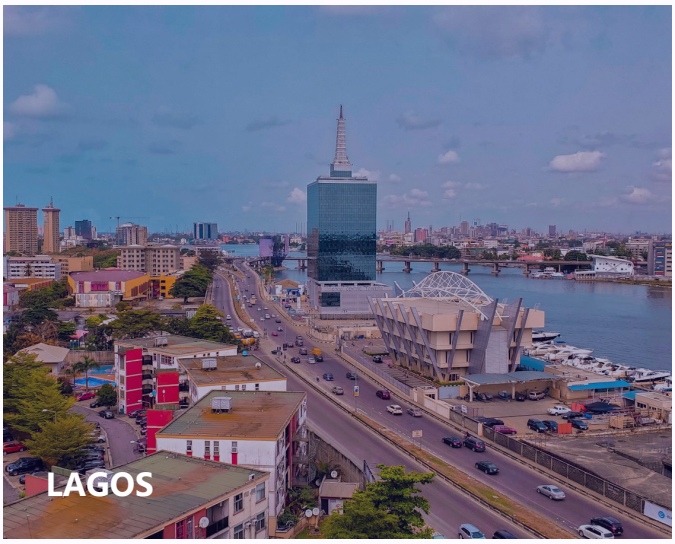
Open the deal room

Arrange viewings, request documents, track checks, review costs and agree the exchange rate.

4

Complete with advisers

Your professionals handle contracts, payment and the legal transfer. Bridge records progress.





Request a private walkthrough

Tell us whether you want to buy, sell or swap, and where your search starts. We will show you how an offer moves from a listing into the deal room, and which plan fits you.

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Scan to visit

Photography is illustrative (Unsplash). Illustrations and figures use sample data. Bridge is provided by BFT Solutions Limited and does not hold money, give legal, tax or financial advice, verify ownership or complete transfers. Features and plan allowances may change.