

PROPERTY ACCEPTABILITY LIST

Investment	Will we consider the property investment?		
	Yes	No	Refer to Phoenix (to be approved on a case by case basis)
Airfields		×	
Amusement Arcades (operated from retail unit)	×		
Bed & Breakfast (B&B's)		×	
Boat Hut		×	
Caravan Parks (only purchase the land)		×	
Car Parks (i.e. similar to NCP) full repairing lease only			×
Car Parks (i.e. just land, no buildings)		×	
Car Park - Just land but linked to existing scheme property (i.e. land to be used as a further car park for existing property)	×		
Car Showrooms	×		
Chapel Of Rest	×		
Cinemas			×
Dry Cleaners			×
Fishing Rights		×	
Foreign (non UK) located commercial property		×	
Funeral Parlour	×		
Garage (i.e. repairs / brake centre / tyre fitting) - retail unit	×		
Golf Courses		×	
Hairdressers	×		

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Holiday Accommodation / Timeshare		✗	
Hotels		✗	
Hotel Rooms (i.e. similar structure to Guest Invest)		✗	
Industrial Units	✗		
Land - agricultural	✗		
Land - commercial development			✗
Land - commercial tips / landfill		✗	
Land - forestry (no intended use)		✗	
Land - forestry (tenant in place for management / chopping)		✗	
Land - Recycling			✗
Land - residential development		✗	
Land with a lake (fishing rights)		✗	
Leisure Complexes (i.e. tenpin bowling)			✗
Listed Buildings	✗		
Lock up Garage (purchase of multiple units)			✗
Lock up Garage (single unit purchase)		✗	
Motels		✗	
Night Clubs		✗	
Nursing Homes		✗	
Offices (converted from a residential building)	✗		
Offices (purpose built)	✗		
Petrol Stations		✗	
Petrol Stations (former stations converted to other use)			✗
Post Office (only purchase bricks & mortar value of building)	✗		
Properties with an energy rating of E, F or G			✗
Pubs			✗

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Residential Property (full or part)		✗	
Restaurants (depends on location, use, etc)			✗
Scrap Yards		✗	
Shops	✗		
Shops with flats		✗	
Stables			✗
Vets (care on any residential elements)	✗		
Warehouses (built post 1970)	✗		
Warehouses (over 20,000 square feet & built pre 1970's)	✗		
Wind Farms			✗
Woodland		✗	
Woodland (used for paintballing)		✗	
Workshops	✗		
Workshops (including several buildings in a yard)	✗		
Yards (i.e. builders yard)	✗		

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