

# PROPERTY ACCEPTABILITY LIST

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

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

Investment	Will we consider the property investment?		
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<b>Residential Property</b> (full or part)		✘	
<b>Restaurants</b> (depends on location, use, etc)			✘
<b>Scrap Yards</b>		✘	
<b>Shops</b>	✘		
<b>Shops with flats</b>		✘	
<b>Stables</b>			✘
<b>Vets</b> (care on any residential elements)	✘		
<b>Warehouses</b> (built post 1970)	✘		
<b>Warehouses</b> (over 20,000 square feet & built pre 1970's)	✘		
<b>Wind Farms</b>			✘
<b>Woodland</b>		✘	
<b>Woodland</b> (used for paintballing)		✘	
<b>Workshops</b>	✘		
<b>Workshops</b> (including several buildings in a yard)	✘		
<b>Yards</b> (i.e. builders yard)	✘		

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