

Acceptable Property Guide

Pure Lump Sum

A mortgage will only be granted on a residential property if deemed by the surveyor as acceptable security. Properties which the surveyor deems not readily saleable, in poor repair, needing major essential works or in the process of significant renovation or alteration will not be accepted.

ACCEPTABLE	CONSIDERATIONS	NOT ACCEPTABLE
Property value		
<ul style="list-style-type: none"> • Minimum £70,000 with no maximum 		<ul style="list-style-type: none"> • Less than £70,000
Location		
<ul style="list-style-type: none"> • England • Wales 		<ul style="list-style-type: none"> • Properties outside of England and Wales • Scotland • Properties built within 75m of pylons, over-head power cables or mobile phone masts
Property type		
<ul style="list-style-type: none"> • House/bungalow • Flats/maisonette • Less than 10 acres subject to no agricultural restrictions 	<ul style="list-style-type: none"> • Barn conversions • Ex public sector houses & bungalows • Listed buildings – Grade 2 • Properties adjacent to commercial properties • Flying Freeholds of less than 25% total floor area • Up to 15 acres of land 	<ul style="list-style-type: none"> • Studio flat • Ex public sector flats/maisonettes or where local authority/housing association are still the freeholder • Listed buildings – Grade 1 & 2 star • Commercial properties or above commercial properties • Flying Freehold greater than 25% of total floor area • Over 15 acres of land • Park homes, caravans, house boats, mobile homes or temporary structures
Tenure		
<ul style="list-style-type: none"> • Freehold • Leasehold with a minimum of 75 years remaining on the lease • Other Freehold • Possessory title providing title insurance covered 	<ul style="list-style-type: none"> • Blocks over 6 storey height – must be in prestigious block, well maintained development and served by lifts 	<ul style="list-style-type: none"> • Freehold flats/maisonettes • Commonhold tenure • Sheltered or age restricted accommodation • Leasehold with less than 75 years remaining • Properties subject to a Trust • Properties registered as a small holding or having agricultural ties etc

ACCEPTABLE	CONSIDERATIONS	NOT ACCEPTABLE
Construction-Walls		
<ul style="list-style-type: none"> • Standard construction • Modern timber frame (post 1965) • Steel framed houses & bungalows built post 2000 • Cob construction • Wimpey no fines concrete • Laing easiform concrete 	<ul style="list-style-type: none"> • Tudor style timber • Steel framed blocks of flats 	<ul style="list-style-type: none"> • Non-standard construction (see 1984 Housing Act) • Older timber frame (pre 1965) • Properties where underpinning has taken place within the last 3 years • Asbestos walls • Single skin walls that are deemed non-traditional or non-standard • Colt construction • Prefabricated or any properties constructed of or supported by concrete
Construction-Roof		
<ul style="list-style-type: none"> • Tile/slate • Thatched roofs • Other types of roof construction as deemed satisfactory by the surveyor 	<ul style="list-style-type: none"> • Flat roofs 	<ul style="list-style-type: none"> • Asbestos roof
Owner-Occupation		
<ul style="list-style-type: none"> • Main residency • Home office use 	<ul style="list-style-type: none"> • Applicants may be accepted where there are lodgers residing without security of tenure to a maximum of 2 people, either one couple or two individuals 	<ul style="list-style-type: none"> • Business use • No letting to family members
Other Factors		
		<ul style="list-style-type: none"> • Properties which are subject to coastal erosion or have flooded within the last 10 years • Retentions