

# Property Suitability Criteria

## Home Reversion Plan



Acceptable properties must be domestic dwellings of traditional masonry construction, located in mainland England, in a good state of repair and occupied as the main residence.

In addition:-

- All properties will be subject to application and valuation (minimum valuation is £100,000)
- All properties must be acceptable as mortgage security to a bank or building society
- All properties must be free of any tenancy restrictions
- The seller must demonstrate good clean title
- For leasehold properties, Individual dwellings not conforming to the above criteria but of prime quality may be considered subject to application and valuation, but with the following exceptions:-

### Unacceptable Properties

- New build properties – Any newly built property less than 2 years old or where the developer is still on site and marketing new properties within the same development.
- All flats
- Retirement homes & sheltered housing with warden on site.
- Caravan / park homes
- Commercial properties
- Properties defective under the 1984 Housing Act
- Pre-fabricated Reinforced Concrete (PRC)
- Large Panel Systems (LPS)
- Steel framed or steel-clad properties
- Flat roofed properties
- Single skin construction
- Dwellings containing Mundic concrete or High Alumina cement
- Properties with agricultural restrictions
- Properties at high risk of flooding

### Individual Consideration - please refer with full details

- Leasehold Properties – Remaining lease length plus the age of the youngest client must be 170 years, or more.
- Age Restricted properties
- Listed Buildings
- Timber framed dwellings
- Craft technique properties
- Properties with asbestos roofs
- Thatched roof dwellings
- Ex Local Authority Properties
- Properties with Flying Freehold
- Concrete slab / block construction
- Poured concrete
- Properties within close proximity to a railway line or other major transport link
- Properties with access via an un-adopted road
- Properties within the vicinity of commercial premises
- Properties close to mobile telephone masts, electricity pylons or nuclear power stations
- Properties built on or significantly close to a landfill site / contamination site

**It is not possible to list all property types and we may consider or decline property types not listed here. However, please note our underwriter's decision is final. For further information, please call Bridgewater Equity Release on 0800 032 2118, or email [enquiries@bridgewaterequityreleaselimited.co.uk](mailto:enquiries@bridgewaterequityreleaselimited.co.uk)**

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