



Home Finance for Properties in Wales - Guidance Notes

IMPORTANT – Due to the COVID-19 pandemic, this document must be read in conjunction with our new '**Home Finance Property Types – Guidance Notes**' document, which can be found [here](#).

Gatehouse Bank Policy for Properties in Wales

This policy is necessary due to the current Covid-19 pandemic risk and its impact within the UK. The Bank's panel valuers are currently unable to conduct a physical property inspection in Wales and therefore, at this time, we are unable to provide finance on a number of property types.

Below is a list of properties that until further notice we are unfortunately unable to provide finance for in Wales. This list should be read in conjunction with our 'Home Finance Property Types – Guidance Notes' document.

- Property values in excess of £1million
- HMO's (including student lets)
- Multi-Unit Freehold Blocks
- Flats in blocks +6 storeys
- No online visibility of the property or property attributes
- New build property (built in last 24 months)
- +4 bedrooms (BTL only)
- Studio flats
- Flats with cladding
- Commercial property
- Shared ownership
- Occupancy / age restrictions
- Significant land (+2 acres)
- Listed buildings
- Modern methods of construction (MMC)
- Short leases (<85 years)
- EPC rating F/G or no valid EPC (BTL only)

- Properties above or adjacent to commercial premises
- Suspected Flying freehold (+20%)
- Properties subject to renovation / refurbishment
- Suspected Poor condition
- Properties in areas known, or suspected to be subject to:
 - High or extreme flood risk
 - Coastal erosion risk
 - Structural / subsidence issues
 - Mundic
 - Contaminated land
 - Electro Magnetic Field's (EMFs)

If you have any queries on the above list, please contact our Case Managers and Underwriters [here](#).