

# Commercial Finance: Property type index.

Property Type	Notes	Standard LTV
Aparthotel	A serviced apartment complex/hotel with furnished suites of rooms including kitchen facilities, available for long-term or short-term rental.	Up to 70%
Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or areas for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).	Up to 65% & refer to BDM
Car park	Land which is currently in use as a car park.	50%
Caravan park	Means an area where caravans may be parked and used for holidays or as permanent homes.	Refer To BDM
Children's home	A property that is used as a residential home for children and has a property class that is not C3 or C4.	Up to 70% Subject to social housing review
Day Centre for adults	A property providing day care and recreation facilities for adults who cannot be fully independent.	Up to 70% Subject to social housing review
Day Centre for children	A property providing day care and recreation facilities for children who cannot be fully independent.	Up to 70% Subject to social housing review
Development site	Land or property that has the benefit of planning permission, which is to be developed into commercial property (no development to take place during the life of the loan).	Refer to BDM
Development site (Residential)	Land or property that has the benefit of planning permission, which is to be developed into residential property (no development to take place during the life of the loan).	Refer To BDM
Development site (Semi-commercial)	Land or property that has the benefit of planning permission, which is to be developed into semi-commercial property (no development to take place during the life of the loan).	Refer To BDM
Drinking establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).	Up to 65%
Equestrian centre	An equestrian facility that is created and maintained for the purpose of accommodating, training or competing horses. Based on their use, they may be known as a barn, stable, or riding hall and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable.	Refer to BDM

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Farmland	Land that is or is intended to be developed for agricultural or farming purposes at any time during the term of the relevant mortgage loan.	50%
Farmhouse	A residential property attached to a farm, especially the main house in which the farmer lives.	Up to 65%
Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops.	Up to 65%
General industrial	A property used for industrial processes other than one falling within office/ business premises. This includes a property used as an MOT testing centre or other car factory or printing factory (excluding incineration purposes, chemical treatment, landfill or hazardous waste). Any industrial process which cannot be carried out in a residential area without detriment to that area, by reason of noise, vibration, smells, fumes, smoke, soot, ash, dust or grit.	Up to 65%
Golf course	An area of land laid out for golf with a series of 9 or 18 holes each including a tee, fairway and putting green and often one or more natural or artificial hazards.	Refer to BDM
Hot food takeaways	A property used for the sale of hot food for consumption off the premises.	Up to 70%
Hotels (Temporary use)	Hotels that are currently being used for alternative purposes.	Refer to BDM
Hotels and hostels	Hotels, hostels, boarding and guest houses where no significant element of care is provided.	Up to 70%
Land	Land that is not and will not, for the term of the relevant mortgage loan secured on it, be developed, including land that has agricultural buildings that are not being used for agricultural or farming purposes or land in an urban setting.	50%
Live development	Land or property that has the benefit of planning permission to be developed into commercial property and the development will take place during the life of the loan.	Refer to BDM
Live development (residential)	Land or property that has the benefit of planning permission, to be developed into residential property and the development will take place during the life of the loan.	Refer to BDM

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Live development (semi-commercial)	Land or property that has the benefit of planning permission, to be developed into semi-commercial property and the development will take place during the life of the loan.	Refer to BDM
Multi-unit freehold block	A multi-unit freehold block (MUFB) is a single freehold property which has been split up into multiple units. The block must contain more than 10 units.	Up to 70%
Multi-unit freehold block (residential)	A multi-unit freehold block (MUFB) is a single freehold property which has been split up into multiple units. The block must contain less than 10 units or be in a residential like structure i.e. detached house.	Up to 75%
Nightclubs	An entertainment venue that is open from the evening until early morning, having facilities such as a bar and disco or other entertainment	Up to 65%
Non-residential institutions	Clinics, health centres, crèches, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training centres.	Refer to BDM
Office/ business premises	Offices (other than those that fall within financial and professional services), research and development of products and processes, light industry appropriate in a residential area.	Up to 70%
Partially commercial use	The property type must serve both commercial and residential purposes with the commercial element being less than 50% of the property by sq ft.	Up to 70%
Petrol station	An establishment selling fuel for motor vehicles (including EV charging stations)	Refer to BDM
Properties with cladding	EWS1 must be less than 5 years old at point of funding.	Up to 75%
Purpose built student accommodation	Purpose-built student accommodation is housing designed specifically for students.	Up to 70%
Quarry	A place, typically a large, deep pit, from which stone or other materials are or have been extracted.	Refer to BDM
Residential care home - elderly	A property with a C2 property use class that provides accommodation and personal care and supports those who are elderly and/or have dementia.	Up to 70% Subject to social housing review

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Residential care home – high dependency (by referral)	A property with a C2 property use class which provides accommodation and personal care for those who are disabled and/or those with learning difficulties.	Refer to BDM
Residential institutions	Hospitals, boarding schools, residential colleges and training centres.	Refer to BDM
Restaurants and cafes	A property used for the sale of food and drink for consumption on the premises i.e. restaurants, snack bars and cafes	Up to 70%
Secure residential institution	A property used for the provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as a military barracks..	Refer to BDM
Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.	Up to 70%
Shops - retail park	A shopping retail park situated outside a town or city, typically containing several large chain/warehouse type stores.	Up to 65% & refer to BDM
Shops - shopping centre	A purpose-built group of retail stores and service establishments usually with ample parking facilities and usually designed to serve a community or neighbourhood.	Up to 65% & refer to BDM
Storage or distribution	A property that is as a for storage facility or distribution centre (including, without limitation, a warehouse). This class includes open air storage.	Up to 70%
Waste management site	Waste processing and recycling sites.	Refer to BDM
Bungalow - detached	A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is detached.	Up to 75%
Bungalow - end terrace	A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is an end terrace.	Up to 75%
Bungalow - mid terrace	A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is a mid-terrace.	Up to 75%



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Bungalow - semi-detached	A low house having only one storey or, in some cases, upper rooms set in the roof, typically with dormer windows which is semi detached.	Up to 75%
Flat/Maisonette - converted	Converted flats are the opposite of purpose-built. A converted flat is when part of a house or other large building is converted into a flat.	Up to 75%
Flat/Maisonette - purpose built	Purpose-built flats refer to properties that were developed as apartment units from the outset, unlike those created through the conversion of existing structures.	Up to 75%
House - detached	A detached building for human habitation, one that consists of a ground floor and one or more upper storeys.	Up to 75%
House - end terrace	An end terrace building for human habitation, one that consists of a ground floor and one or more upper storeys.	Up to 75%
House - mid terrace	A mid terrace building for human habitation, one that consists of a ground floor and one or more upper storeys.	Up to 75%
House - semi Detached	A semi-detached building for human habitation, one that consists of a ground floor and one or more upper storeys.	Up to 75%
Farmhouse	A residential property that is attached to a farm, especially the main house in which the farmer lives.	Up to 70%