

Legal Indemnity Insurance

Insurance Product Information Document

Company: Commercial Title Insurance Solutions Product: Absence of Easement

Commercial Title Insurance Solutions (CTIS) is a trading name of Guaranteed Conveyancing Solutions Limited (GCS Ltd.). GCS Ltd. arranges your Policy and is authorised and regulated by the Financial Conduct Authority (with reference number 306655). Registered in England and Wales (number 3623950) at GCS House, High Street, Heathfield, East Sussex TN21 8JD.

This document only provides a summary of this policy. Please read your Policy Wording, Schedule and Key Facts for full details.

What is this type of insurance?

This Absence of Easement policy has been designed for the situation where a legal right to use an access to a commercial property, and/or to use the service pipes, wires and cables connected to it cannot be established.



What is insured?

In the event you are prevented from using the Means of Access and/or services connecting to the Property:

- ✓ The reduction in value of the property
- ✓ The cost of obtaining the right to use the current access and/or services or creating new access and/or services
- ✓ Compensation, legal costs and expenses awarded
- ✓ Other costs and expenses with Insurer's consent



What is not insured?

- ✗ Loss arising from failure to pay a fair share of maintenance costs
- ✗ Obstruction of the access and/or services by the Insured or anyone acting on their behalf
- ✗ Any access or services permitted by licence
- ✗ Vehicular access over common land or village green
- ✗ Any change of use carried out less than 12 months before policy commencement



Are there any restrictions on cover?

- ! The policy does not cover new development or change of use



Where am I covered?

- ✓ The Policy provides cover for the Property as noted in the Policy Schedule



What are my obligations?

- You must take care to ensure information provided to the Insurer which is relevant to this cover is accurate. If you have taken out the policy for business purposes, you must also disclose sufficient information to ensure a fair presentation of the risk is made. Failure to do so could invalidate the policy or lead to a claim not being paid in full or at all.
- Not to disclose the existence of the policy to third parties other than genuine purchasers of your interest in the Property and their mortgagees without prior consent of the Insurer
- To tell us as soon as possible if you become aware of circumstances which could give rise to a claim under the Policy
- To co-operate with the Insurer, respond to requests for documents and provide the information about a claim that your Insurer may need



When and how do I pay?

Your premium can be paid as a one-off payment which can be made by cheque or bank transfer.



When does the cover start and end?

The cover under the Policy will take effect on the Commencement Date as specified on your Policy Schedule and will remain in force without limit in time and the agreed Limit of Indemnity is specified on your Policy Schedule.



How do I cancel the contract?

If you are an individual buying a policy which provides cover for you in a private capacity, you may cancel this policy within 14 days of its conclusion or receipt of the policy document. To cancel you should contact the person who arranged the cover. You will be entitled to a refund of the premium paid less a deduction based upon the duration of cover provided unless a claim becomes payable under the policy prior to cancellation taking effect.

Important: cancellation may place you in breach of contract in relation to a property sale or mortgage

Mortgagees: cancellation by any other insured will not affect the rights of any mortgage lender unless the mortgage lender is aware of or agreed to the cancellation of the policy.