

First Title Policies Do Make a Difference...



A blocked entryway prevented access to Tesco's employee parking which could have dramatically impacted on their busiest trading period of the year. Read how First Title overcame the problem of avoiding court action and settling the claim with no costs incurred by Tesco's...



Tesco PLC, one of the UK's leading retailers had a problem. It started when the company purchased land adjacent to one of its stores for use as a staff car park. Soon, an issue of legal right of access to the land arose, which was through a neighbouring property which Tesco did not own. The problem: Tesco did not have an express legal right of way.

The situation worsened when the neighbour erected a fence that effectively blocked access to the car park. Fortunately for Tesco, they had the benefit of title insurance policy from First Title.

Within two weeks, First Title had obtained a High Court injunction ordering the neighbour to take down part of the fence to allow Tesco to regain access to its site. This was critical to Tesco's business, since access was being obstructed at the beginning of December – the busiest time of the year for the successful retailer.

Call: **+44 (0)20 7160 8218**
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First Title reached a settlement with the neighbouring property owner that gave Tesco, at no cost, a comprehensive right of way to the land. The claim was covered under First Title's policy that protects against actual monetary loss or damage incurred due to a right of access. First Title's policy covered the costs and legal expenses necessary to defend the title.

Today, Tesco employees are able to park conveniently near their store and the Tesco management team were extremely pleased that they chose to insure their purchase through First Title.

"First Title provided a quick and effective service to overcome a problem which could have ultimately ended up in court. They were proactive in getting an agreement first and foremost, but at the same time were prepared to fund the court proceedings if necessary. We feel that First Title provided a first-class insurance service."

Tesco Stores PLC

First Title Insurance plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. First Title Insurance plc is registered in England under company number 01112603. Registered office: First Title Insurance plc, ECA Court, 24-26 South Park, Sevenoaks, Kent, TN13 1DU.

Leading Title Insurance