

Northern Ireland Commercial Known Risks



Below is a list of commercial risks which are available from First Title for Northern Ireland.

COMMERCIAL	
Absent Landlord	Listed Building Consent
Adverse Possession	Local Property Certificate
Building Regulations	Missing Deed / Lease
Defective Lease	Planning Permission
Easement (Drainage / Services / Water Supply)	Possessory Title
Easement (Vehicular and / or Pedestrian)	Qualified Title
Flying or Creeping Freehold	Reserved Rights (Access)
Freehold Flat (Mortgage Lender Only)	Reserved Rights (Service Media)
Insolvency	Restrictive Covenant
Lack of Title - Error in a Deed	Title Subject to a Lease
Limited or No Title Guarantee	Unknown Restrictive Covenant (Missing Deed)

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