

Example Party Wall Notice Letter

To *Adjoining Owner*
Of *Your address*

Date *----*

Dear *Mr. Standley*

The Party Wall etc Act 1996 Notice of proposed works – Party Structure Notice.

As the owner/s of *Building Owner's building* *Carlton Park Avenue* which is adjacent to your premises at *Carlton Park Avenue 1/we, Mr. Smith* of *home address* notify you that in accordance with our rights under section 2 of the Party Wall etc Act 1996 *1/we* intend to carry out building works.

The proposed works are a loft conversion incorporating steel beams which will be placed onto the party wall. *(Plans detailing this may be included for your neighbours benefit)*

The proposed works *do / do not* involve special foundations.

1/we intend to start works on *date of works dd/mm/yy* *[if you want to start within the 2 month notice period add - or on the earlier date of [date] with your written agreement]*

If you are content for the works to go ahead as proposed please complete, sign and return the attached letter within 14 days of receiving this letter.

If you do not confirm in writing that you are content for the work to go ahead as proposed we will be 'in dispute' under the Act.

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor'?

If the answer is yes I suggest using *Agreed Surveyor's name* but would be happy to receive your alternative proposal.

If the answer is no, please let me know whom you would appoint as your surveyor.

Yours sincerely

Building Owner's signature/s

PARTY STRUCTURE NOTICE

67 Bellvue Road
South Croydon
London
CR8 7PL

John Willis
65 Bellvue Road
South Croydon
London
CR8 7PL

17 January 2023

Dear John Willis,

The Party Wall etc. Act 1996
Notice of proposed works under section 2 of the Act - Party Structure Notice

As the owner of 67 Bellvue Road, South Croydon, London, CR8 7PL, which is adjacent to your premises at 65 Bellvue Road, South Croydon, London, CR8 7PL, I Brenda Willis of 67 Bellvue Road, South Croydon, London, CR8 7PL notify you that in accordance with my rights under section 2 of the Party Wall Act etc. Act 1996 I intend to carry out building works.

Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

The proposed works are: Cut pockets no more than halfway into the party wall to allow steel beams to be inserted.

I intend to start work on or after 06 February 2023.

If you are content for the works to go ahead as proposed, please complete, sign and return the attached letter within 14 days of receiving this letter.

If you do not confirm in writing that you are content for the works to go ahead as proposed, we will be 'in dispute' under the Act.

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor'? If the answer is yes, I suggest using Bright Futures Ltd of 92 Hertfield Avenue, Enfield, London, EN2 9QR, but would be happy to receive your alternative proposal. If the answer is no, please let me know who you would like to appoint as your surveyor.

Yours sincerely,

Brenda Willis

Date of signature

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Can An Event Wall Surface Contract Be Verbal? Call Currently Act 1996 will be in charge of the sensible expenses of both their own and the adjacent proprietor's surveyor. This is a crucial question for property owners considering their choices. Can a celebration wall surface contract be verbal, or must it always be in creating? The brief response is yes-- a spoken party wall agreement can be lawfully binding. Nonetheless, there are numerous vital considerations you need to be aware of. At LENIO, we provide a complete variety of Event Wall solutions to direct you smoothly with the requirements of the Party Wall and so on.

- If your neighbour is preparing building jobs and you're not sure what it indicates for you, we're here to help. Just share a couple of details below, and we'll return to you to chat with the propositions in level, easy terms. In most situations, your neighbour is responsible for your land surveyor's practical costs under the Party Wall and so on.
- Usually the building proprietor being the celebration executing the works and that offers notification thus initiating the Celebration Wall surface and so on.
- Act 1996 does not explicitly offer retrospective honors, they can be agreed upon via settlement and formalised by land surveyors.
- The primary step is to talk with your neighbour and ask them regarding the job they are executing.
- Share your fundamental details and what type of construction work your neighbour is intending.

What Happens If Your Neighbour Dissents

If you need to serve notices, our party wall surface notice service deals with the complete process from £ 49. A Party Wall Surface Award is a legitimately binding contract that sets out the scope of the jobs, exactly how and when they will be executed, and how threats will certainly be taken care of. It's prepared if the neighbor dissents to the Notification. Yes, spoken agreements can be lawfully binding, but they're tough to show and enforce. If your neighbor has actually started works that are notifiable under the Celebration Wall Surface Act however has actually failed to offer the suitable valid notices after that a short-term injunction can be obtained at the County Court by the Adjoining Proprietor (neighbouring residential property). Share your standard information and what type of building and construction job your neighbor is preparing. The more information you give, the much faster we can examine the impact and encourage you on the following steps. Uploading any type of notices or drawings is optional yet valuable.

Can my neighbor affix points to my limit wall?

Crucial Elements Of The Celebration Wall Without Surveyor Agreement Theme

Act 1996 is an Act of Parliament that supplies a structure for stopping and dealing with disagreements regarding building work that influences event walls, boundary walls, and neighbouring structures. If your project influences a party wall, limit wall surface, or excavations near a neighbouring home, you may be legitimately needed to comply with the Party Wall etc. Event Wall Surveyors at LENIO Professional can guide house owners and designers with this process, ensuring complete compliance while preserving favorable connections with neighbors. The primary step is to speak with your neighbour and inquire regarding the work they are accomplishing. If this is the case, you can notify them of their lawful commitments and recommend that they offer you with an event wall surface notification. The land surveyors do not have any territory over [Boundary Surveying Services](#) planning or the layout facet of the structure proprietors functions nor can they be entailed on any kind of potential loss of light or boundary disagreement. It is additionally a referral paper to assist prevent conflicts or possible incorrect insurance claims for dilapidation thus protecting both owners. To conclude, while a verbal celebration wall arrangement can technically be legally binding, it is not suggested. The absence of written paperwork raises the possibility for misconceptions, disputes, and problem in imposing the terms. A composed event wall surface contract provides much-needed legal protection, quality, and safety for both homeowner. For a smoother construction procedure and to avoid future disputes, it's always best to ensure your agreement is formally documented in writing.