

Formal Party Wall Agreement

Subject: Party Wall Agreement Request

Dear [Neighbor's Name],

I am writing to formally notify you of my intention to carry out building works at my property located at [Property Address]. The proposed work includes [brief description of works, e.g., extension, loft conversion, or wall repair] which may affect the shared party wall between our properties.

As required by the Party Wall Act, I am seeking your agreement to proceed. I have attached detailed plans of the proposed work along with the schedule of expected timelines. Please review the documents and let me know if you agree, or if you would like to appoint a surveyor to represent your interests.

I would appreciate your confirmation at your earliest convenience so that we can move forward responsibly and in compliance with the law.

Yours sincerely,

[Your Name]



London Event Wall Surface Property Surveyors The Structure Owner need to offer a Notice at least 2 months before reducing right into, raising, or otherwise working on this wall surface. A limit wall surface (not part of a

structure) developed astride the limit line and used to divide two homes-- frequently a garden wall surface made from masonry, not timber. Defined by the Work as developing only when a Dissent is revealed or implied (i.e., no reply within 14 days).

What to try to find when choosing a property surveyor?

- Select somebody local. Make sure they're RICS qualified. Check their referrals and reviews. Shop around and request for free quotes. Don't just listen to your estate agent. Condition report. Homebuyer report. Building survey. If the fence comes from you, you can normally repaint or stain your side. You
- must still take care not to influence your neighbor's side
- or home. Repaint and tarnish can run
- with spaces, drip

Commonly, the Structure Owner's Land surveyor undertakes the Schedule of Problem. They get in the residential or commercial property and check any type of component of the structure(s) or framework that drops within their remit, which is generally limited to just those locations near to the jobs. An Arrange of Condition aims to capture and document the problem of a property before it might transform. A benchmark baseline is provided by the Set up of Problem versus which any kind of future changes in problem can be evaluated. This is important since it can be made use of as an item of forensic evidence to develop with affordable certainty whether and when any damages took place during the building or lease periods. A Concurred Property surveyor is assigned collectively by both celebrations to resolve the issue, while a 2nd Property surveyor is assigned when each party wants their own rep.

- Pick the project that finest suits your proposed works.
- For cellar projects these fees can be considerable due to the design review called for-- please contact us for a cost quote.
- Getting the series incorrect-- underpinning too long a section, or stopping working to support the remaining wall-- can create rapid and severe settlement on the neighbor's side.
- Either celebration can appeal the honor to the Region Court within 14 days.
- New wall built astride the boundary, calls for neighbour permission.
- Functions can start when the Schedule of Problem record has actually been shared with both celebrations.

Typical Project Types

The Schedule of Problem provides the evidence base. The land surveyor can figure out obligation and need the structure proprietor to make great. Also if you decide not to designate an Agreed Property surveyor, it is essential the property surveyor you choose is certified, impartial, and offered throughout the process. Getting the sequence wrong-- underpinning also long an area, or stopping working to support the continuing to be wall surface-- can trigger fast and severe negotiation on the neighbour's side.

Authorization + Timetable Of Condition

Both you and the property surveyor get a copy instantaneously. Single-page feedback with all 4 choices (1(a) permission, 1(b) permission + SoC, 2 Agreed Land surveyor, 3 Own Surveyor), YES/NO toggles, trademark block. Excavation within 3 metres of the AO building going much deeper than its foundations.

Serving Party Wall Surface Notifications

The formal lawful record generated by the assigned land surveyor(s) that deals with the conflict and sets out exactly how jobs are to be accomplished. Needed for excavation within 3 metres (below neighbour's structures) or 6 metres (45-degree line). Must be served a minimum of one month before works, with strategies revealing deepness and any recommended base. Because there is just one surveyor, total expenses are commonly less than the two-surveyor course. A single surveyor assigned by both events-- the quickest and most [Disability Adaption Reporting by Survey One](#) economical alternative.