



PARTY WALL AGREEMENT

This Agreement is made on the date of the last signature below between:

1. Brenda Willis of 67 Bellvue Road South Croydon London CR8 7PL (**Party One**);
2. John Smith of 100 Victoria Avenue Hucclecote GL4 9GJ Gloucester (**Party Two**);

Background

- A. Party One is the owner of the property known as 67 Bellvue Road South Croydon London CR8 7PL (**First Property**).
- B. Party Two is the owner of the property known as 100 Victoria Avenue Hucclecote GL4 9GJ Gloucester (**Second Property**).
- C. The First Property and the Second Property are separated from each other by a party wall (the **Party Wall**) which will be maintained and repaired at the joint expense of the respective owners. All spouts, fall pipes, sewers, drains, wire conduits, flues chimneys stacks, eaves, troughs in under or upon the First Property and the Second Property used in common for the passing and running of water soil gas electricity smoke and other services will be maintained and repaired at the joint expense of the respective owners.
- D. The Party Wall has fallen into disrepair. Party One and Party Two have agreed that the works to be carried out are set out in the Schedule to this agreement (the **Works**). The Works will be carried out by Party One and Party Two will contribute to the costs of the repair as set out in this agreement.

IT IS AGREED AND DECLARED as follows:

1. Party One will carry out or arrange to be carried out the Works quickly, in a proper and workmanlike manner and will complete the Works on the 25 January 2023. This includes work needed to make good the Party Wall and put it in good structural repair and condition, employing professionals where needed.
2. Party One has the right for themselves or their agents or workmen to enter the Second Property and to erect scaffolding supports or other temporary structures for the purpose of carrying out the Works but so far as possible the said Works will be carried out from the First Property.
3. Party Two will permit Party One, their agents or workmen to enter the Second Property to carry out any work in the fulfilment of this Agreement.
4. During the Works being carried out, Party One will cause as little inconvenience and disturbance as possible to Party Two and will protect and keep secure the Second Property and make good any damage caused to the Second Property.
5. Party One will dispose of all rubbish and materials during the Works and will remove all scaffolding supports or other temporary structures after the Works have been completed leaving the Second Property in a good clean and tidy condition.
6. Party Two will contribute towards one half of the costs incurred by Party One to carry out the Works and any extra work, including the cost of effecting any necessary insurance, (but not including the cost of making good any decoration to the First Property) of the costs to be paid to Party One within one month of Party One providing an invoice to Party Two.
7. Party Two is responsible for making good at their own cost any damage to the decoration of the Second Property from the Works being carried out.
8. Party One will indemnify Party Two in respect of any claims or demands arising from the Works and shall take out and maintain adequate insurance whilst the Works are carried out.
9. This Agreement is made in full and in place of any other agreement, whether oral or

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Tornado Event Wall Surveyors Can The Very Same Surveyor Act For Both Events? This leads to a two-Surveyor set up with two sets of Property surveyor's charges which is definitely excellent for Event Wall surface Surveyors. Allaire Conte is a senior recommendations author covering real estate and individual finance trends. She previously acted as deputy editor of home services at CNN Highlighted Money and was a lead writer at Orchard, where she simplified complicated real estate subjects for everyday viewers. She holds an MFA in Nonfiction Composing from Columbia University and a BFA in Composing, Literary Works, and Publishing from Emerson College. When she's not blogging about homeownership obstacles and housing market changes, she's biking around Brooklyn or baking cakes for her pals. These arrangements maintain your residential or commercial property civil liberties while avoiding future conflicts-- and could be much faster and less pricey than lawsuits.

Celebration Wall Notice Fundamentals For 2026 Home Extensions: Cost-free Templates, Timelines, And Neighbor Approval Methods

For a complete breakdown of how these policies apply in technique, the Event Wall surface Act 3-metre regulation guide provides comprehensive technological context. The Record of Survey prepared by you, or under your instructions, requires to reflect all the essential details and evidence used to develop your limit decisions, and even that proof you evaluated, but determined not to depend on. You may need to look for lawful suggestions and launch proceedings in court if the scenario isn't resolved informally. We'll evaluate your drawings, validate what's called for, and prepare the documents so you can develop with confidence. Celebration Structure Notices call for at least 2 months before jobs. Line of Junction Notifications and Nearby Excavation Notices commonly require 1 month. The reality is, lots of Surveyors go economical to motivate company, whilst lots of Adjacent Proprietor's Surveyors understand they can escape charging much more as their charge is not subject to competition and law-- save for a Third Surveyor reference. A recommendation is not excellent, as it is merely paying more money to Surveyors to establish whether their fees are okay, and this self-regulated set-up is barely inspired to drive down costs. A study is a legal file, normally a map, that reveals the accurate boundaries and dimensions of your land. It's typically prepared by a qualified land surveyor and could additionally note frameworks, easements, and setbacks. Keep records also when authorization is given When a neighbor consents in writing, both celebrations should take outdated photos of any type of existing fractures or flaws and maintain duplicates of all created correspondence [2]

Can I make use of the exact same celebration wall surveyor as my neighbor?

If your neighbor does not give permission, you will need a Celebration Wall surface Honor and, for that reason, a celebration wall land surveyor. Typically you and your neighbour will utilize simply one land surveyor (a great idea as it means only one collection of charges).

The Function Of The Agreed Land Surveyor Vs Different Land Surveyors

- When work entails an existing celebration wall-- the most typical circumstance for rear extensions-- the structure proprietor should provide two complete schedule months' notification prior to job begins [1]
- If it had not been-- and your plan includes expanded coverage-- it may be covered.
- Building a new wall surface on the border line or excavating near a neighbour's foundations calls for only one month's notice [1]
- A Property surveyor competing on cost must warn his appointing proprietor that his cost is reduced.

The location regarding where those papers can be located for inspection by the surveyor needing to evaluate this information should also be kept in mind in the legend, or notes made on the map. The lack of revealing all evidence approved and declined could be the factor there is litigation over your map, or limit resolution. A party wall notice is a formal lawful record offered under the Event Wall surface etc. It educates an adjacent proprietor that structure work is prepared which may influence a common wall surface, boundary, or close-by foundations. As you can see, there is not much that can be examined to look for consistency with this section. Bear in mind, the area land surveyor evaluates your map based upon the details given by the professional, and rarely does the region surveyor check out the subject property to examine the outcomes of your study. Their obligation is to fix matters in conflict in a reasonable and functional means. For homeowners who do need specialist support, comprehending party wall surface land surveyor costs ahead of time assists with exact budgeting. The fastest and most affordable route through the party wall process is composed neighbour permission. When a neighbour provides written acceptance within the 14-day window, there is no requirement to designate a celebration wall property surveyor or acquire an official Celebration Wall surface Award [2] This short article is not a guide to performing border studies and preparing Records of Surveys, however just a tip to bear in mind what your task as Professional Land Surveyor is, and an extremely crucial one, at that. Also in 1907, the body of the Us senate understood the importance of the duties of the Professional Land Surveyor and set guidelines that also today we count on. Those people who had the insight to pass these statuaries plainly comprehended the issues after that, and the potential for future issues. " Perhaps the worst arguments develop from a failure of one property surveyor to uncover all readily available evidence. 2 surveyors having the same evidence, if just as informed and equally intelligent, need to come to the same final thoughts. Sadly, all land surveyors are not equally persistent in their search. The one with all the proof generally comes to the appropriate verdict, whereas the one with partial evidencemakes faulty locations." This is a quote from Phase 5, Evidence and Procedures, and is for both area proof [ansteysurveyors uk](#) and study.