

LOFT CONVERSION PARTY WALL AGREEMENT

Property Address: _____

Parties:

Owner (the "Building Owner"): _____

Adjoining Owner (the "Adjoining Owner"): _____

Recitals:

WHEREAS, the Building Owner intends to carry out a loft conversion (the "Works") at the Property Address, which adjoins premises owned by the Adjoining Owner; and WHEREAS, the Parties wish to regulate their respective rights and obligations in relation to the Works and the Party Wall and/or boundary between their properties in accordance with the Party Wall etc. Act 1996 (the "Act").

1. Definitions and Interpretation

In this Agreement, unless the context requires otherwise: "Act" means the Party Wall etc. Act 1996; "Building Owner" means the owner of the Property Address; "Adjoining Owner" means the owner of the adjoining premises; "Works" mean the loft conversion works described herein. Headings are for convenience only and do not affect interpretation.

2. Consent and Compliance

The Adjoining Owner hereby consents to the Works subject to the provisions of this Agreement and the Act. The Building Owner shall carry out the Works in compliance with all applicable laws, regulations, and best practices.

3. Scope and Description of the Works

The Works shall consist of the loft conversion described as follows: installation of structural supports, internal alterations, and any necessary party wall works as agreed. Detailed plans and specifications are attached hereto as Schedule A and form part of this Agreement.

4. Party Wall Notices and Awards

The Building Owner confirms that all requisite notices under the Act have been served upon the Adjoining Owner. Any Party Wall Awards or Agreements made pursuant to the Act are incorporated herein and form part of this Agreement.

5. Access and Working Hours

The Building Owner and its contractors shall have reasonable access to the Adjoining Owner's property during normal working hours to carry out the Works. Working hours shall be restricted to 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. No work shall be carried out on Sundays or public holidays.

6. Protection of the Adjoining Owner's Property

The Building Owner shall take all reasonable precautions to protect the Adjoining Owner's property from damage arising from the Works. Any damage caused shall be remedied at the Building Owner's expense promptly.

7. Indemnity and Insurance

The Building Owner shall indemnify the Adjoining Owner against all claims, damages, losses, and expenses arising from the Works. The Building Owner shall maintain adequate insurance covering public liability and property damage throughout the duration of the Works.

8. Dispute Resolution

Any dispute arising out of or in connection with this Agreement or the Works shall be resolved in accordance with the procedures set out in the Act. The Parties agree to appoint a single agreed surveyor or, failing agreement, to appoint surveyors as provided by the Act.

9. Entire Agreement

This Agreement, together with any schedules and annexures attached hereto, constitutes the entire agreement between the Parties relating to the subject matter hereof and supersedes all prior discussions, negotiations, and agreements.

10. Variation

No variation of this Agreement shall be effective unless made in writing and signed by both Parties.

11. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The Parties submit to the exclusive jurisdiction of the courts of England and Wales.

BUILDING OWNER'S SIGNATURE

ADJOINING OWNER'S SIGNATURE

Signature: _____

Signature: _____

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