

## **PARTY WALL AGREEMENT LETTER**

To: \_\_\_\_\_

From: \_\_\_\_\_

Address of the property where works will take place:  
\_\_\_\_\_

**Dear Sir/Madam,**

**We hereby give you notice pursuant to the Party Wall etc. Act 1996 of our intention to carry out works to the party wall/shared structure at the above property. Please find the full details of the proposed works, timing and relevant rights and obligations set out below.**

### **1. Description of Proposed Works:**

The works to be undertaken include (but are not limited to): - [Insert detailed description of works, e.g., rebuilding/refacing the party wall, underpinning, excavation, etc.]. - All works will be carried out in accordance with the Party Wall etc. Act 1996 and relevant statutory requirements. - Any scaffolding will be erected in compliance with regulations and with minimal disruption.

### **2. Proposed Start Date and Duration:**

The proposed start date for the works is as soon as practicable after the expiry of the statutory notice period. The estimated duration of the works will be approximately [insert duration]. All reasonable endeavours will be made to complete the works promptly and efficiently.

### **3. Party Wall Surveyors:**

In accordance with the Party Wall etc. Act 1996, either party may appoint a surveyor to act on their behalf. If both parties agree, a single 'agreed surveyor' may be appointed. The surveyors will resolve any disputes and prepare a Party Wall Award detailing the rights and responsibilities of the parties.

### **4. Rights and Obligations of the Parties:**

Both parties have the right to inspect the works and to ensure that they comply with the Party Wall Award. The adjoining owner(s) will be entitled to require reasonable access for inspection and to have any damage caused by the works repaired promptly. The building owner undertakes to take all reasonable care to prevent damage and disturbance.

### **5. Access to Adjoining Owner's Property:**

If access to the adjoining owner's property is necessary for the works, reasonable notice will be given and access arrangements agreed in advance. All reasonable efforts will be made to minimise inconvenience.

### **6. Compensation:**

Any claims for compensation by the adjoining owner for damage or loss caused by the works will be handled in accordance with the Party Wall etc. Act 1996. The building owner reserves the right to challenge any unreasonable claims.

**7. Dispute Resolution:**

In the event of any dispute arising from this notice or the works, the provisions of the Party Wall etc. Act 1996 will apply. The parties shall seek to resolve disputes amicably and, if necessary, by appointment of surveyors and preparation of a Party Wall Award.

**8. Confirmation:**

Please acknowledge receipt of this notice and confirm whether you consent to the proposed works or intend to appoint a surveyor. Your cooperation is appreciated to ensure compliance with the Party Wall etc. Act 1996.

**BUILDING OWNER'S SIGNATURE**

**ADJOINING OWNER'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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