



BARRY LAWSON
CLOSE

What does the Part wall say if I want to build up against or across the boundary line?

You plan to build a party wall or party fence wall outside the boundary line.

You must inform the Adjoining Owner by serving a notice if the proposed work will be a wall wholly on your own land but up against the boundary line.

The Act contains no enforcement procedures for failing to serve a notice. However, you start work without having first given notice to the adjoining owner. The adjoining owner may seek to stop your work through a court injunction or seek other legal redress.

How long in advance do I have to serve the notice?

The notice must be served at least 2 months before starting date for building the wall. The notice is only valid for 1 year, so do not serve it too long before you wish to build.

What happens after I serve notice outside building the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall outside the boundary line, the work (as agreed) may go ahead. The expense of building the wall will be shared between the two owners. The use of that wall will be shared.

The agreement must be in writing and should record details of the location of the