

Line of Junction Notice

Party Wall etc. Act 1996 — Section 1(2)

To: *The Adjoining Owner/s*

of:

From: *The Building Owner/s*

of:

Being the owners of: *The Building Owner/s Property*

.....

which adjoins your land/premises known as: *The Adjoining Owner/s Property*

.....

HEREBY SERVE YOU WITH THE NOTICE Under **Section 1(2)** it is intended;

1(2) With your written permission, new wall will be built as a party wall, astride the boundary.

If you **are content for this wall to be built as a party wall**, astride the boundary then please complete, sign and return the attached response letter within 14 days.

If **no written response is received from you or you do not provide consent within 14 days**, the wall will be built wholly on own land up to but not beyond the boundary line.

THE ACCOMPANYING PLANS SHOW THE SITE AND THE BUILDING WORKS PROPOSED.

It is intended to commence works as soon as Notice has run, **One Calendar Month**, or earlier by written agreement.

Under **Section 1(3)** of the Act, **your consent is required in writing**, if no consent is given, new wall will be constructed, entirely on own land after the expiration of the notice period. In case, under **Section 1(8)** where dispute have arisen, it will be dealt with under **Section 10** of the Act which requires that both parties should concur in the appointment of a surveyor or should each appoint one surveyor and in those circumstances, would appoint: **Tim Haq of Party Wall Specialists Limited, The Old Church, 89B Quicks Road, Wimbledon, London SW19 1EX.**

Name:

.....

Signed: Date:

All owner/s must print full names and sign the Notice and insert date, where there may be more than one owner of the property.

Section 1(2) Consent & Dissent

Party Wall etc. Act 1996 — Section 1(4)

To: *The Building Owner/s*

of:

From: *The Adjoining Owner/s*

of:

Being the owners of: *The Adjoining Owner/s Property*

.....
which adjoins your land/premises known as: *The Building Owner/s Property*

HEREBY SERVE YOU WITH THE NOTICE Under **Section 1(4)** it is intended;

The Building Owner/s:

As Adjoining Owners under the Act, and having received Party Wall Notices under Section 1(2) in respect of proposed works at your property, where you are proposing to build a new wall which will be on the Line of Junction and astride two lands. and without prejudice to any of the rights under the Act;

You can only tick ONE option.

I/We DO Consent to The Notice — I Allow you to build a wall, astride Two lands.

I/We DO NOT Consent to the Notice — I DO NOT allow you to build a wall, astride two lands.

(Building Owner will build the proposed wall, wholly on own land)

Name:

.....

Signed: Date:

All owner/s must print full names and sign the Notice and insert date, where there may be more than one owner of the property.