

Example letter 4 - Line of Junction Notice - new wall astride the boundary

To *Adjoining Owner* [see note 4]
Of *Adjoining Owner's main address* [see note 5]

Date [see note 7]
Dear *title* [see note 8]

The Party Wall etc Act 1996 Notice of proposed works under section 1(2) of the Act - Line of Junction Notice.

As the owner/s of *Building Owner's building* [see note 3] which is adjacent to your premises at *Adjoining Owner's building* [see note 6] I/we *Building Owner* [see note 1] of *Building Owner's main address* [see note 2] notify you that in accordance with our rights under section 1 of the Party Wall etc Act 1996 I/we intend to build at the Line of Junction between our properties.

[Only if applicable add - Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.] [See note 9]

I/we would, with your written permission, like to build a new wall as a party wall astride the boundary. If you are content for me/us to build a party wall astride the boundary please complete, sign and return the attached letter [see note 12] within 14 days. If I/we do not receive your written permission or you dissent the wall will be built wholly on my/our own land up to the boundary line

The proposed works are: *description of the wall* [see note 15]

I/we intend to start works on date of works [see note 10] [*if you want to start within the 1 month notice period add* - or on the earlier date of [date] with your written agreement - see note 11]

[Only if applicable add - Under the right given by section 1(6) of the Party Wall etc Act it is intended to put projecting foundations under your land.]

[Only if applicable add - Under section 7(4) of the Party Wall etc Act with your written permission, I wish to lay special foundations extending under your land.]

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor'?

If the answer is yes I suggest using *Agreed Surveyor's name* [See note 13] but would be happy to receive your alternative proposal.

If the answer is no, please let me know whom you would appoint as your surveyor.

[Only if you are willing to send further notices and documents to the adjoining owner by email add:] If you are willing to receive further notices and documents required under the Act from me/us by email from [email address] could you confirm your willingness to do so and provide details of your email address (See note 14).

Yours sincerely

Building Owner's signature/s [See note 14]