

Property Disputes Solicitors in Essex



If home is where the heart is, it's no wonder property disputes can feel particularly stressful.

Our team have dealt with hundreds, if not thousands of property disputes over the years, and there is a reason why we are one of the most trusted solicitors for property disputes in the UK. Here's where having an experienced legal team on side makes all the difference.

Our dispute resolution team regularly advises private clients on all kinds of issues around property, including:

- Boundary disputes
- Covenant and easements
- Property ownership disputes
- Rights of access disputes
- Co-ownership claims.

We understand how upsetting a dispute can be, so rest assured we'll aim to get you the best possible resolution, quickly and in the most stress free method possible.

"Property disputes can be extremely messy, often involving large sums of money. We have a dedicated team on hand to support you during a very emotional and stressful time."

Michael Callaghan, Partner

Q. What is a boundary dispute?

A. A boundary dispute is a disagreement between two (or more) parties regarding the boundary line of a property. This can sometimes be resolved informally by discussion between the parties. However, it may be that further assistance is required. This may mean contacting the Royal Institution of Chartered Surveyors or entering into a boundary agreement. It is highly recommended that the parties seek legal advice before entering into any such agreement.

Q. What is a party wall?

• A. A party wall is wall separating and shared by two or more properties. The most common example of this would be the wall that joins and separates terraced houses. Other examples may include the floor/ceiling between flats, and garden walls. It does not include timber fences.

Disputes can arise when one party is carrying out building work without prior permission from the other party.

Q. What is a covenant?

A. A covenant is a promise to do something or not do something in regards to the property. A positive covenant may stipulate that you must carry out maintenance work on an aspect of the property for example. A restrictive covenant means that you agree not to do something; for example, not using the property for any other purpose than that specified in the covenant.

Positive and restrictive covenants differ when the property title has changed hands, as restrictive covenants will also bind the new owner whereas positive covenants will not. Speak to our expert team of property dispute solicitors today for advice.

Q. What is an easement?

A. An easement is a right granted by one land owner (A) to another person to benefit from A's land. A typical example of this may be a right of way. There are many forms of easement including a right to support and a right to light. Easements are subject to certain formal requirements to be valid. For more information regarding easements call our expert team for advice.

Q. What is registered land?

A. Since 1990 it has been compulsory, upon completion of transaction, to register land at HM Land Registry. The records held at the Land Registry constitute as evidence of legal title. Records held regarding registered land will include the title plan, property register, proprietorship register and charges register. Speak to our expert team of conveyancers at Gepp Solicitors.

Q. What is unregistered land?

A. Unregistered land is land that has not been subject to a transaction since the 1990 and has therefore not been subject to the rules regarding registering land. The title deeds known as the Epitome of Title will show an unbroken chain of ownership over a number of years and will include documents such as conveyances, leases, easement deeds, death certificates and grants of probate.