

Key Considerations for Individuals Involved in a Property Dispute

-  **What You Want to Achieve**

Consider the outcome that matters most to you. You may want access restored, building work stopped, a boundary clarified, compensation paid or a jointly owned property sold. A clear objective helps your solicitor assess the most effective and proportionate strategy.
-  **The Financial Value of the Dispute**

Think carefully about the financial impact of the issue and the value of the outcome you are seeking. Litigation costs can sometimes exceed the amount at stake, so the potential benefit should be considered alongside legal fees, expert costs and the time involved.
-  **Your Property Documents**

Gather any title registers, title plans, conveyancing documents, transfers, leases, tenancy agreements or previous deeds relating to the property. These documents may contain important information about ownership, boundaries, covenants and access rights.
-  **A Clear Chronology**

Prepare a short timeline explaining when the problem began, what has happened and how the other party has responded. Include relevant dates for conversations, building works, access restrictions, damage or previous attempts to resolve the dispute.
-  **Correspondence with the Other Party**

Keep copies of letters, emails, text messages and other communications. Avoid sending aggressive or speculative messages, as correspondence may later be used as evidence during negotiations or court proceedings.

 Photographs, Plans and Other Evidence

Photographs, videos, measurements, historic plans and witness accounts can help establish what has happened. Keep original files where possible and record the dates on which photographs or videos were taken.

 Whether Expert Evidence Is Required

Boundary, structural damage, valuation and right of way disputes may require input from a surveyor, engineer or valuer. We can advise whether expert evidence is necessary and help ensure that the right professional is instructed.

 Any Urgent Deadlines

Tell us immediately if building work is about to begin, access has been blocked, damage is continuing or a property sale is at risk. Urgent legal action may sometimes be necessary, although an injunction can involve significant cost and should be considered carefully.

 Previous Attempts to Settle

Provide details of any proposals, meetings, mediation or informal agreements that have already taken place. This helps us understand whether further negotiation is likely to be productive and prevents previous discussions from being unnecessarily repeated.

 Legal Expenses Insurance

Check your home insurance policy to see whether it includes legal expenses cover. Depending on the policy and the nature of the dispute, your insurer may contribute towards the cost of legal advice or proceedings.

 Your Ongoing Relationship with the Other Party

Many residential property disputes involve neighbours, relatives or joint owners who will continue to have contact after the matter concludes. A negotiated resolution can often provide a more practical long-term outcome than a court judgment.



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