



KNIGHT
FENCING LTD

A Guide To Fencing & Your Boundary Rights

What you need to know to stay on the right side of your neighbours and of the law



Fencing and your boundary rights

Your property boundary and boundary rights aren't something you think about very often. But when you need to, it really does pay to know exactly what you can and can't do when it comes to installing, repairing and using fencing.

Whether there's a dispute over fencing or fencing needs replacing or fixing, you'll save money and avoid serious stress if you know what your boundary rights are.

So, to help make sure you do, we've put together the following advice based on the questions we're asked the most.



Do I have to put a fence up?

This might surprise you, but you don't have to have fencing – there's no law that says you do.

You're only legally obliged to put up fencing under certain conditions. The most common are if you live next to a railway, if you need to prevent livestock from leaving their fields and if your deeds require you to.

However, there are a lot of good reasons to put fencing around your property – safety and security are the big ones. A well-installed, good-quality fence will help keep things in (children and pets) and other things out (burglars and other unwelcome guests).

In addition, good-quality, properly installed fencing (and gates) can make your property more attractive and significantly add to its value.

How do I mark my boundary?

Customers having new fencing installed often ask us exactly where they should position their new fence. Getting it right avoids (potentially costly) disputes over encroachment in the future.

As a rule of thumb, the outer face of the fence should be placed along the boundary. The posts should stand on your land.

Of course, there are plenty of types of fencing, and where you should position your fence can change depending on the style you choose. But the golden rule still applies whether you have closeboard panel fencing, post and wire fencing or trellis panels: the outermost part of your fence or posts should always be placed against the boundary (not over it).

If your fencing needs any type of footing to secure it, the footing is allowed to be partly beneath your neighbour's land. According to the Party Wall etc. Act 1996, this does not constitute encroachment.



What can I do if my neighbour's fence is falling down?

This is a common problem.

There's nothing like damaged or broken fencing to strain neighbourly relations. However, regardless of the state of your neighbour's fencing, you are not allowed to do any repairs, including painting, staining, varnishing or installing new panels or trellis.

What you can do is to put up your own fencing alongside your neighbour's fence, or pop down to your local garden centre and pick up some free-standing plants or shrubs to hide the damage.

Remember, properly installing and maintaining your fence saves you money and avoids stress. Invest in and look after your fencing and you'll spend less on repairs and you're less likely to get into an argument with your neighbours over its condition.

What fencing am I responsible for?

This must be the boundary-related question we get asked the most.

Firstly, there is no general rule such as the fence to the left or to the right. So, with that myth busted, the best thing to do is to dig out your deeds (ownership is decided by the original landowner, so can differ from property to property). Your deeds should tell you who owns what and who is responsible for the upkeep of what fencing.



What are the rules on fencing height?

The rules on fencing height are part of local planning policy, so for a definitive answer you should get in touch with your local authority planning office.

As a rule of thumb, garden fences in your back garden are permitted to be a maximum of two metres high.

Can I paint, stain or varnish my neighbour's fencing?

As with leaning something against or hanging something on your neighbour's fence, you should only paint, stain or varnish your neighbour's fencing with their permission.

However good your intentions, if you do it without their say so it's criminal damage.

Can I use my neighbours fencing as a support for plants, etc.?

It's simple: you can only do this if your neighbour says you can.

If you lean something against or hang something on your neighbour's fence without permission and the extra burden on the panels causes damage to the fencing (which is very likely to happen sooner or later), you will have to pay for the repairs.

How can I work out the age of my fencing?

If you had the fencing installed and kept a record of payment, then your invoice should tell you how old your fencing is.

If you don't have an invoice, it's worth going through old family photos. There's a chance that you'll be able to identify a clear change in the fencing and work out a date based on the photos.

Some customers have asked if tree dating is a good way of finding out the age of fencing. The short answer is no. It's a good way of determining the age of the wood, but not the fence.

Want to know more about our fencing? Need your fencing installed? Our fencing experts and specialist installation team are ready to help. Give us a call, send us a message or come and visit us.

Recommended fencing for your property

Our range of high-quality residential fencing and gates includes:



Heavy-duty closeboard panels

Built to last, our heavy-duty closeboard panels are easy to erect and are designed to withstand high winds.



Five bar gates

Our traditional-look five bar gates are strong and versatile, and can be adapted to special widths and heights.



Trellis panels

Our timber trellis panels are expertly made. Robust and long-lasting, they are attractive and easy to install.



Closeboard fencing panels

This popular fencing is renowned for its strength and durability. It's attractive, versatile and easy to install.



Post and rail fencing

Strong and durable and made to the highest standard, our post and rail fencing is attractive and easy to install.



Waney-edge panels

Easy to install and long-lasting, these popular fencing panels are attractive and require only minimal maintenance.



Palisade picket fencing

Decorative in appearance, this hard-wearing fencing is available in a range of styles and sizes, and is easy to install.



Post and wire fencing

Easy to install, our post and wire fencing is robust and built to last, and offers extra protection at its base.



Metal railings and gates

Our metal railings and gates look good and provide excellent security. They are strong and durable, and complement brick walling.

**To find out more about residential fencing
from Knight Fencing, contact us on:**

t: (01243) 641272 | 01579 529298

e: info@knight-fencing.co.uk

w: www.knight-fencing.co.uk



**KNIGHT
FENCING LTD**