



✓ **Eviction Notice Only** ★★★★★ Rated 4.8 / 5.0 from 247 reviews

# Eviction Notice served correctly, fast

Legally Valid Eviction Notices for England, Wales & Scotland —  
£49.99 one-time



[Get Your Notice Now →](#)

[Preview before you buy](#)

✓ England: Section 21 / Section 8 · Wales: Section 173 · Scotland: Notice to Leave

✓ **433** landlords used this today

## What you get (3 documents)



### Notices (1)

✓ Section 21 (Form 6A) or Section 8 (Form 3) — Court-ready eviction notice



### Guidance (2)

✓ Service Instructions — How to legally serve your notice

✓ Service & Validity Checklist — Pre-service compliance verification



## Jurisdictions Covered



### **England**

- ✓ Section 21 Notice (Form 6A) — no-fault eviction
- ✓ Section 8 Notice (Form 3) — grounds-based eviction
- ✓ Service Instructions
- ✓ Service & Validity Checklist

*Housing Act 1988 framework*



### **Wales**

- ✓ Section 173 Notice — no-fault possession (6 months)
- ✓ Fault-Based Notice (RHW23) — contract breach, arrears, ASB
- ✓ Service Instructions (Wales)
- ✓ Service & Validity Checklist (Wales)

*Renting Homes (Wales) Act 2016 framework*



### **Scotland**

- ✓ Notice to Leave (PRT) — with your selected grounds
- ✓ Service Instructions (Scotland)
- ✓ Service & Validity Checklist (Scotland)

*Private Housing (Tenancies) (Scotland) Act 2016 framework*

## Why Landlord Heaven



**LANDLORD** HEAVEN  
LEGAL DOCUMENTS FOR LANDLORDS

See exactly what you get before paying



Edit answers + regenerate instantly  
(unlimited)

Make changes and regenerate at no extra  
cost



Stored in your portal for at least 12  
months

Download and save documents any time



Correct forms for England, Wales and  
Scotland

NI supported for tenancy agreements only



Ask Heaven legal assistant helps you  
avoid invalid notices and rejected  
applications

Guidance on compliance blockers, routes,  
and dates



One-time payment — no subscription  
Pay once, get your documents, done

## How It Works

1

### Answer Simple Questions

Our wizard asks about your  
property, tenancy, and grounds  
for eviction. Ask Heaven helps  
you choose the right route.

2

### Preview Your Documents

See exactly what you'll get with  
watermarked previews. Edit  
answers and regenerate  
instantly until you're satisfied.

3

### Download & Serve

Pay once, download your  
documents, and follow the  
service instructions to serve  
your notice correctly.

[Start Your Notice Now →](#)



# How We Compare

Landlord Heaven vs Solicitor		
Feature	Landlord Heaven	Typical Solicitor
Price	£49.99 one-time	Typically £200-2,500+ (hourly fees)
Speed	Instant generation	Days to weeks
Availability	24/7, including weekends	Business hours only
Preview before paying	✓	✗
Edit and regenerate	Unlimited, no extra cost	Extra fees for redrafts
Document storage	At least 12 months in portal	Varies
England, Wales, Scotland support	✓	Depends on firm
AI guidance throughout	✓	✗
Legal representation in court	✗	✓
<b>Note:</b> Landlord Heaven provides document generation and guidance. We do not provide legal representation or advice tailored to your specific circumstances.		

Landlord Heaven vs Free Templates		
Feature	Landlord Heaven	Free Templates
Price	£49.99	Free
Dates auto-calculated	✓	✗

Jurisdiction correctness	England, Wales, Scotland specific	Often generic/outdated
Compliance blockers flagged	✓	✗
Service instructions included	✓	Rarely
Preview before download	✓	Sometimes
Edit and regenerate	Unlimited	Manual editing only
Portal storage	At least 12 months	✗
Ask Heaven guidance	✓	✗
Official form formats	Government-approved forms	Varies widely

**Why pay?** Free templates often use outdated forms, wrong jurisdiction rules, and leave you guessing on dates and service methods. Invalid notices waste time and money — getting it right the first time is worth far more than **£49.99**.

# Why Choose Notice Only?



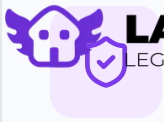
## Fast - Under 10 Minutes

Answer questions, preview your documents, and download. No waiting days for solicitor appointments.



## Official Forms

Government-approved forms: Form 6A (Section 21), Form 3 (Section 8), RHW forms (Wales), Notice to Leave (Scotland).



**LANDLORD**HEAVEN  
LEGAL DOCUMENTS FOR LANDLORDS

## Compliance Checks

Ask Heaven flags common blockers: deposit protection, gas safety, EPC, How to Rent. Fix issues before serving.



## One-Time Payment

£49.99 covers everything. No subscription, no hidden fees. Unlimited regenerations included.

# Frequently Asked Questions

## What documents do I get?



You receive 3 documents: (1) Your eviction notice (Section 21, Section 8, Section 173, or Notice to Leave depending on jurisdiction), (2) Service Instructions explaining how to legally serve your notice, and (3) Service & Validity Checklist to verify compliance before serving.

## Can I preview before I pay?



## What if I need to make changes?



## Which jurisdictions do you support?





What if my notice is invalid?



How long are documents stored?



Do you provide legal advice?



## Related Resources



### What Is a Section 21 Notice?

Complete guide to no-fault evictions



### Section 21 vs Section 8

Which eviction notice to use



### Eviction Notice Template UK

All eviction notice types



# Ready to Get Your Notice?

Preview before you pay. Edit and regenerate instantly. Stored in your portal.

**Start Your Notice - £49.99 →**

One-time payment • Unlimited regenerations • No subscription



Court-ready legal documents for UK landlords.



## Products

Complete Eviction Pack

Notice Only Pack

Money Claim Pack

Ask Heaven AI

Pricing

## Tools & Templates

Free Tools

Document Validators

Section 21 Template

Section 8 Template

## Landlord Guides

All Landlord Guides

England Guides

Scotland Guides

Wales Guides

N. Ireland Guides

UK-Wide Guides

## Tenancy Agreements

England

Wales

Scotland

Northern Ireland





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