

MODULE DESCRIPTOR

MODULE TITLE	LAND LAW		
MODULE CODE	LW3600 (L6)	CREDIT VALUE	20 UK CREDITS / <u>10 ECTS</u>
SCHOOL	SCHOOL OF LAW		

MODULE AIMS

This module considers the foundations of Land Law in England and Wales. To that end, the module not only analyses the estates, interests and other concepts which lie at the forefront of Land Law. It also explores the rationale behind the principles, statutes and cases relating to Land Law.

The module places particular emphasis on how Land Law interacts with the Law of Contract, Equity and Trusts and other areas of law, such as Family Law. Accordingly, the module analyses the interaction between rules derived from common law, equity and statute.

MODULE CONTENT

Indicative syllabus content:

1. What is meant by 'land' and what is meant by 'chattels'.
2. The different ways estates and interests in land can be held, particularly in the light of the Law of Property Act 1925 and the Law of Property (Miscellaneous Provisions) Act 1989.
3. The concept of Land Registration and its implications, particularly in the light of the Land Registration Act 2020
4. The acquisition, protection and disposal of legal and equitable estates and interests in land – in the context of unregistered and registered land.
5. The nature of co-ownership and trusts in relation to land, including joint tenancies and tenancies in common, coupled with roles of trustees and beneficiaries; survivorship and the severance of joint tenancies in equity; the impact of the Trusts of Land and Appointment of Trustees Act 1996.
6. The characteristics of a freehold and the characteristics of a lease; the difference between a lease and a licence; the relationship of Landlord and Tenant; common leasehold covenants; the enforceability of leasehold covenants; remedies for breaches of a lease; and the termination of leases.
7. Proprietary rights and interests in land, particularly easements, mortgages and freehold covenants
8. Other related issues ancillary to the above.

INTENDED LEARNING OUTCOMES

On successful completion of this module a student will be able to:

1. Understand the nature and implications of the estates, interests and other concepts which lie at the forefront of Land Law.
2. Evaluate how and why Land Law embodies a variety of rules, principles and ideas which are derived from common law, equity and statute.
3. Recognise how and why Land Law interacts with the Law of Contract, Equity and Trusts and other areas of law, such as Family Law.
4. Apply the knowledge and understanding gained on this module in answer to both essay questions and problem questions.

TEACHING METHODS

Campus delivery will be organised around lectures and workshops. Lectures will introduce new legal ideas and concepts and build an outline of the structure of legal rules and principles. Further reading of cases and statutes in secondary and primary legal sources will consolidate and expand the breadth of knowledge and depth of understanding. Small group workshops will allow students to test their level and range of understanding and reflect formatively on areas of strength and weakness. Workshops will also develop and support general legal techniques and skills in support of legal reading, analysis, writing, drafting and note taking, legal problem solving through IRAC type techniques, as well as test formative knowledge and understanding. Summative assessment will focus on the accuracy of synoptic knowledge across the whole syllabus and evaluate legal problem-solving skills and the ability to create structured legal arguments that draw reasoned conclusions through factual scenarios that raise key legal issues from the syllabus. Module support materials (lecture outlines lecture recordings, Office Mix presentations, Power-points slides,

workshop questions, cases, case materials, technique and skills materials, exemplar assessments) will be located on a dedicated module virtual learning environment, which will also be used as the repository for assessment submission, student communication, and e-discussion boards.

ASSESSMENT METHODS

This module is assessed through one Written Examination and one Case Study.