

Contents

<i>Preface</i>	xiii
<i>Using this book</i>	xv
<i>Table of Cases</i>	xvi
<i>Table of Legislation</i>	xxviii
1 The essence of Land Law	1
Introduction	1
The ownership of land	1
Law and equity	6
The process of buying and selling land	14
Personal and proprietary rights in land	24
The whole picture	25
Reform	26
Further reading	26
2 Rights in land before 1926	27
Introduction	27
The rule governing legal rights in land before 1926	28
The rule governing equitable rights in land before 1926	29
3 Rights after 1925 in unregistered land	33
Introduction	33
The Land Charges Acts of 1925 and 1972	33
The unregistered land system in operation	35
Using the Land Charges Act 1972	41
The advantages and disadvantages of the Land Charges Act 1972	44
Buying and selling unregistered land	46
Further reading	49
4 Registered land	50
Introduction	50
The Registers of the Land Registration Act 2002	51
The basic principles behind the Land Registration Acts 1925 and 2002	52
Distinguishing between 'first registration of title' and 'dispositions of registered land'	54
Events which trigger the first registration of land that was previously unregistered land	54
Dealing with land when it is already registered	57
The interaction between interests that override and interests entered as a notice or protected by a restriction	71
The effect of complying with the requirements of the Land Registration Act 2002	71

The effect of not complying with the requirements of the Land Registration Act 2002	71
Alteration and rectification of the register	72
The advantages and disadvantages of the Land Registration Act 2002	74
Buying and selling in registered land	74
Further reading	77
5 Adverse possession	78
Introduction	78
The rationale for adverse possession	78
The essentials of adverse possession	81
Period of time requirements for adverse possession	90
Possible results of a claim to adverse possession	101
A question on adverse possession	105
Adverse possession and human rights	110
Further reading	119
6 The use of trusts in land	120
Introduction	120
The origins of the trust	120
An overview of the use of trusts in land	123
7 Successive interests in land	125
Introduction	125
The nature of successive interests in land	125
Successive interests held under a strict settlement before 1997	127
Successive interests held under a trust for sale before 1997	128
Successive interests in land after 1996	130
8 Express co-ownership in land	131
Introduction	131
The nature of express co-ownership	131
The joint tenancy	131
The tenancy in common	133
Express co-ownership	134
Severance	144
The type of trust in express co-ownership before 1997	153
The type of trust in express co-ownership after 1996	153
A question on express co-ownership and severance	154
Further reading	159
9 Implied co-ownership in land – resulting and constructive trusts	160
Introduction	160
The nature of resulting and constructive trusts	160
Resulting trusts	164
Constructive trusts	172
Other means by which to claim an interest in the family home	195
The structure of resulting and constructive trusts before 1997	197
The structure of resulting and constructive trusts after 1996	197
Reform	198

A question on interests arising under a resulting or constructive trust	198
Further reading	203
10 The Trusts of Land and Appointment of Trustees Act 1996	204
Introduction	204
A summary of trusts in land so far	204
The Trusts of Land and Appointment of Trustees Act 1996	205
The Trusts of Land and Appointment of Trustees Act 1996 applied to successive interests in land	217
The Trusts of Land and Appointment of Trustees Act 1996 applied to express co-ownership interests in land	220
The Trusts of Land and Appointment of Trustees Act 1996 applied to implied co-ownership interests	225
A question on the application of the Trusts of Land and Appointment of Trustees Act 1996 when there are successive interests in land	228
A question on the application of the Trusts of Land and Appointment of Trustees Act 1996 when there is express co-ownership in land	230
A question on the application of the Trusts of Land and Appointment of Trustees Act 1996 when there is implied co-ownership under a resulting or constructive trust	232
Further reading	235
11 Overreaching and the protection of interests under a trust of land	236
Introduction	236
Interests that can be overreached	236
Action which must be taken in order to overreach an equitable interest under a trust of land	240
The situations in which overreaching applies	245
The effect of not overreaching an equitable interest under a trust of land	249
A question on overreaching when there are successive interests in land	260
A question on overreaching when there is express co-ownership in land	263
A question on overreaching when there are interests arising under a resulting or constructive trust	266
Further reading	270
12 Proprietary estoppel	271
Introduction	271
The elements of proprietary estoppel	271
The nature of the interest	280
The range of remedies available to satisfy a claim	280
The protection of estoppel rights	283
The differences between a proprietary estoppel-based claim and a constructive trust-based claim	286
A question on proprietary estoppel	287
Constructive trusts, proprietary estoppel and the requirements of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989	290
Further reading	297
13 Licences	298
Introduction	298
Bare licences	299
Contractual licences	300

	A licence coupled with the grant of a property right	304
	Further reading	304
14	Freehold covenants	305
	Introduction	305
	The nature of a freehold covenant	307
	Including strangers in the contract	309
	Assigning the benefit of the covenant to future purchasers	312
	The running of the benefit at common law	315
	The running of the benefit in equity	318
	The running of the burden at common law	322
	The running of the burden in equity	325
	The modification or discharge of a restrictive covenant	331
	Remedies for the breach of a restrictive covenant	333
	Reform	334
	Commonhold	334
	How to use the Boxes in this chapter	336
	A question on freehold covenants	337
	Restrictive covenants and the discussion on section 78 of the Law of Property Act 1925	344
	Further reading	347
15	Leases	349
	Introduction	349
	The essence of a lease	352
	The effect of not meeting the requirements for a lease	358
	The distinction between a lease and a licence	358
	The creation of a lease	363
	The protection of a lease	371
	The effect of a contractual licence on a third party	377
	A question on leases	377
	The mystery of the non-proprietary lease	384
	Taking possession and human rights	387
	Further reading	391
16	Leasehold covenants	393
	Introduction	393
	A landlord's covenant that the leased premises are fit for habitation	393
	A landlord's covenant for quiet enjoyment	395
	A landlord's covenant not to derogate from his grant	396
	A tenant's covenant to pay rent	397
	Covenants to repair	400
	A landlord's covenant to repair	402
	A tenant's covenant to repair	405
	A covenant by the tenant not to assign or sublet the leased premises	409
	Other aspects of leases	413
	Reform	414
	The enforceability of leasehold covenants	416
	The enforceability of leasehold covenants in leases created before 1996	418
	The liability of a tenant to be sued	418
	The ability of a landlord to sue	424

The ability of a tenant to sue	426
The liability of a landlord to be sued	428
The unsatisfactory position of the tenant before 1996	430
The enforceability of leasehold covenants in leases created after 1995	431
The liability of a tenant to be sued	431
The ability of a landlord to sue	439
The ability of a tenant to sue	440
The liability of a landlord to be sued	441
The enforceability of leasehold covenants in a sublease	444
Two questions on the enforceability of leasehold covenants	446
Further reading	454
17 Easements	455
Introduction	455
The essence of an easement	456
The effect of not meeting the conditions for the essence of an easement	463
The creation of an easement	464
The effect of not creating an easement in a recognised way	484
The protection of an easement	485
Remedies for unlawful interference with an easement and how easements come to an end	491
Reform	494
A question on easements	494
Easements – the interpretation of section 62 of the Law of Property Act 1925	503
Further reading	507
18 Mortgages	508
Introduction	508
The creation of a mortgage	508
The right to redeem a mortgage	511
The equity of redemption	512
Restrictions on the right to redeem	512
Unfair collateral advantages imposed by the lender	515
Undue influence	516
The remedies of the mortgagee (the lender) on default of the mortgage repayments	526
The rights of the mortgagor (the borrower) on default of the mortgage repayments	535
The priority of mortgages	540
The tacking of mortgages	542
A question on mortgages	543
Further reading	547
<i>Index</i>	549

The essence of land law

<http://www.palgrave.com/law/Stroud2e/>

- ▶ Introduction
- ▶ The ownership of land
- ▶ Law and equity
- ▶ The process of buying and selling land
- ▶ Personal and proprietary rights in land
- ▶ The whole picture
- ▶ Reform
- ▶ Further reading

Introduction

This chapter looks at what is meant by the ownership of land, the difference between law and equity, and the nature of legal and equitable rights. The chart on page 2 shows the way the chapter is structured, and will introduce the way boxes are used in the text throughout this book. In later chapters we will use this box structure to understand the nature of Land Law and the different interests in land.

Let's examine each box in the chart on page 2 in turn.

The ownership of land

Box A

THE OWNERSHIP OF LAND

1. Title to land
2. Interests in and over land

The first part of this section gives you a very brief history of the ownership of land. While it may be the part of a book you might initially miss out, may I suggest that you don't do so here. The history explains how people own land and gives you an insight into some of the rather archaic but important terms that are still used today.

From the early Middle Ages all land was owned by the Crown. However, the King used to give out parcels of land to his lords in return for services to the Crown. Of course, in those far-off days, owning land did not just mean enjoying lots of space. The landowner would also own the crops, woodland, fish and wildlife, all of which could be exploited for his benefit. Land meant wealth. The King would give Lord Toff a parcel of 1,500 acres of land in Derbyshire, for example, and in return Lord Toff would supply the King with 30 fully equipped mounted soldiers when necessary. The name of the interest the King gave to Lord Toff was 'estate'. Lord Toff held an estate in land. The conditions on which Lord Toff held the land were known as tenure, a word which comes from Latin, meaning 'to hold'. Lord Toff would then give his servant, Joleyn, the use of 250 acres of the land in return for Joleyn working on the land for him and also for saying prayers at least three times a week to

THE ESSENCE OF LAND LAW**Box A**

THE OWNERSHIP OF LAND

1. Title to land
2. Interests in and over land

Box B

LAW AND EQUITY

1. Legal and equitable estates and interests
2. The creation of legal and equitable estates and interests

Box C

THE PROCESS OF BUYING AND SELLING LAND

Box D

PERSONAL AND PROPRIETARY RIGHTS IN LAND

Box E

THE WHOLE PICTURE

absolve Lord Toff of his sins. Joleyn would also hold an estate in the land granted to him, again subject to the conditions of tenure that were determined by Lord Toff.

Q: *When did these feudal services end?*

A: Over the years many of the services performed for the Crown were replaced by monetary payments. However, the whole system started to become extremely unwieldy, a situation compounded by social change following the English Civil War. The monetary payments ceased to become worth collecting, and the difficulty in obtaining remedies against people who didn't provide services or the cash equivalent meant that the system collapsed. One aspect remains, though. All land is still owned by the Crown. If there really is no one to inherit land when a person dies, the land will return to the Crown and be sold in the normal way on the Crown's behalf. Although you think you own the property called Yourland, it is actually still owned by the Crown, and the interest that you own in the land is still called an estate.

Q: *Were there different types of estate that the King could give you?*

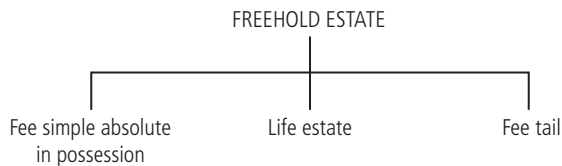
A: Yes. The name of the estate you held was determined by how long you had been granted the land for. There were two main estates: the freehold estate, which can be split into three further estates, and the leasehold estate.

A freehold estate is one whose duration is unknown when it is first acquired.

Compare this to a leasehold estate. A leasehold estate is one that goes on for a period of time that is set when you acquire the estate. A more familiar way of putting this is to say that land is leased. A lease for 10 years gives you a leasehold estate for 10 years.

The freehold estate can be split into three further parts.

Look at each of these in turn. First, the *fee simple absolute in possession*.



Fee means an estate capable of being inherited. As long as there is someone to inherit, the estate can go on for ever.

Simple means there are no restrictions on who can inherit the estate.

Absolute means there are no conditions attached to the holding of the estate. For example, if you own the fee simple in Yourland until you marry, your estate is not absolute because there is a condition attached to it.

In possession means the estate is being enjoyed at the present. The enjoyment of it is not postponed to a future date. You are in possession of this book right now. Your use of it is in the present, not postponed to sometime in the future. You must note, though, that *in possession* does not mean in occupation of the land.

Q: *So when people say that they own their houses, do they actually hold a freehold estate in fee simple absolute in possession?*

A: They hold an estate that doesn't have a predetermined ending (freehold); it is capable of being inherited (*fee*); it can be inherited by anyone (*simple*); there are no conditions

attached to the holding of the estate (absolute); and they are actually in possession of their interest in the land (in possession), so yes. This is what the lay term *ownership* means, as in 'Fred owns Greenacres'. Although it can never be absolute ownership, an estate in fee simple absolute in possession is the closest you can have to it. While we will talk about ownership in this book, you must always remember that people don't actually own land, but hold an estate in it.

Q: *Is a life estate as obvious as it sounds?*

A: Yes. Imagine you have been left Yourland in a will for you to use during your lifetime, after which Yourland is to pass to Fred. You have a life estate. It is classified in the freehold category because, at the start of your life, no one can tell how long you are going to live.

Q: *And the fee tail?*

A: *Fee* means it is an estate capable of being inherited. *Tail* means there are restrictions on who can inherit the estate, for example only male heirs. A fee tail falls under the freehold estate because the estate has no predetermined end.

Now look at the leasehold estate.

A leasehold estate is where you hold an estate in the land for a certain period of time. If you lease Greenacres from Fred for 10 years, you own a leasehold estate in Greenacres for 10 years, after which Greenacres returns to Fred. Fred continues to hold the freehold estate in fee simple absolute in possession of Greenacres during the lease. Technically speaking, Fred owns the *freehold reversion* of Greenacres, which comes from the fact that, after 10 years have passed, Greenacres *reverts* to him, as the leasehold estate has then ended.

Q: *How can Fred still own a fee simple absolute in possession when I am in possession of Greenacres under the lease?*

A: 'In possession' does not mean in occupation. It means that Fred is enjoying his interest in Greenacres at the present time and his interest is not postponed to a future date. Being *in possession* also includes receiving rents and profits. Fred will be receiving rent from you so he still has an estate in possession.

Q: *Why do I need to know about estates in land?*

A: The point is that people who think they own their houses actually own an estate in fee simple absolute in possession. People who lease property actually own a leasehold estate. Furthermore, section 1 of the Law of Property Act 1925 is a very important statutory provision in Land Law and it uses the terms described above.

Box A1 Title to land

Although we often talk about ownership of land, the correct way of putting it is to say that a person has title to land, for example Fred holds the title to Greenacres. *Title* here means a claim to ownership of an estate in land.

Q: *How do you show a claim to ownership of an estate in land?*

A: This used to be determined by possession. If you had possession of the land, you were deemed to have title to the land. This is where the phrase 'possession is nine-tenths of the

law' comes from. Your possession could be defeated only by someone who could claim a better right to possession of the land. A better right meant a prior right.

Q: *So if someone could prove that he had possessed the land before you, he had a better right to it and you had to leave?*

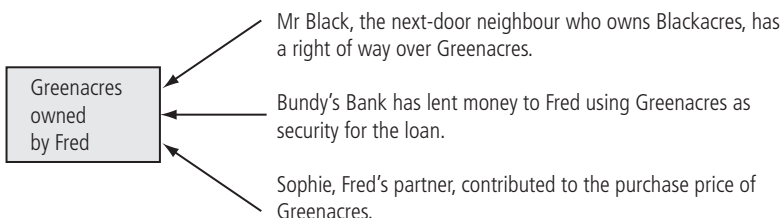
A: Yes. This was less than helpful when it came to buying land. To remedy this situation a number of Limitation Acts were passed. The current one is the Limitation Act 1980. These Limitation Acts barred any person with prior possession from claiming the land after a certain period of time had passed. This meant that if you were in possession of the land, nobody could challenge your possession after this set period of time. However, if you yourself stopped possessing the land and a stranger started to possess it, you would also be time-barred from reclaiming the land after the set period of time. This area of law is known as adverse possession, with the more familiar term of 'squatter's rights'.

Q: *Is possession of land still relevant today?*

A: Not nearly as much as it used to be. In the United Kingdom land is classified as unregistered land or registered land. The difference between the two is that in unregistered land title to an estate in land is proved by documentation and possession, although it is still possible to acquire land by possession alone. In registered land, a person's title to an estate in land is entered on a register and this title is guaranteed by the state. It is still possible, although difficult, to acquire registered land by possession. Where title to an estate in land is entered on a register that is guaranteed by the state, the owner will have title because of the fact of registration. In unregistered land, where there is no register, title to an estate in land must be proved by documentation, and the owner is said to have documentary title to the land. Acquiring land by possession alone gives a possessory title.

Box A2 Interests in and over land

Even though Fred may hold the estate in fee simple absolute in possession in Greenacres, other people can have lesser interests in and over Greenacres at the same time. Look at some examples of possible interests that other people could have in and over Greenacres.



These are just some of the interests in and over land that are discussed in this book.

Law and equity

Box B

LAW AND EQUITY

1. Legal and equitable estates and interests
2. The creation of legal and equitable estates and interests

Throughout the whole of Land Law you will continually refer to law and equity, and legal and equitable rights. Strict legal rights that came from the common law were often seen as unfair. Over time, rules of equity or fairness were developed to balance the common law, giving people an equitable right as distinct from a legal right. The acquisition and administration of legal and equitable rights differ, as do the remedies, and these differences pervade much of Land Law. A historical perspective will explain how these jurisdictions have developed and the distinctions between them.

The Norman Kings were responsible for the development of a centralised court system. If your right was recognised at law by the common law courts, you had a legal right which was enforceable against everybody. A legal right was an important right, just as it is these days. However, actions in the common law courts were very difficult to pursue because you had to obtain a writ which matched the type of action you wanted to bring, and that cost money. If there wasn't a writ already in existence for a situation similar to your claim, you then had to persuade the Chancellor to come up with a new one, which was not an easy matter. So instead people petitioned the King for 'justice'. The King was chosen because he was the most powerful person in the kingdom. The King passed the petition to the Chancellor, who took a look and decided whether to intervene. If the Chancellor approved of your petition he would award you a right – a right recognised in the interests of justice and fairness in any given situation. The result was a system of rules and precedents that became known as equity, and the right you were awarded was known as an equitable right, rather than a legal right.

Q: *Is this where the Court of Chancery and the Chancery Division originate from?*

A: Yes. The Chancellor was so inundated with enquiries during the fourteenth and fifteenth centuries that a separate court was established. This was the Court of Chancery, in which the equitable principles and rules were administered. These principles were based on fairness and justice, and, over time, became an established set of rules. However, it was not until the Judicature Acts (Supreme Court of Judicature Acts of 1873 and 1875) that common law and equity were administered in the same court.

Q: *So did the Court of Chancery just say that the common law decision was wrong and then impose its own solution?*

A: The Court of Chancery didn't just dismiss the common law decision. Instead, in situations where it was unjust or unfair for one party to rely on his strict legal rights, the Court of Chancery would tell that party either to do or refrain from doing something, which would then lead to a just result. The courts administering the principles of equity imposed equitable remedies, such as specific performance and the injunction, which are

remedies directed against a particular person. Specific performance requires a party to carry out an act, for example to transfer land to someone else. An injunction requires a party to stop doing something, for example, to stop building a house. If you didn't do what the court told you to do or stop doing what you weren't supposed to do, you were in contempt of court and liable to find yourself in prison.

Q: *What happens if there is a conflict between law and equity?*

A: Equity will prevail: see Supreme Court of Judicature Act 1873 section 25(11), now incorporated into the Supreme Court Act 1981 section 49(1), and *Walsh v Lonsdale* (1882). If there is a conflict between common law, equity and statute, statute will prevail over both common law and equity.

Q: *Are equitable remedies granted automatically?*

A: No. Equitable remedies are discretionary. Furthermore, given that the rules of equity are based on fairness, rather than on strict legal rights, if you want to claim an equitable remedy then you must have behaved equitably yourself. These rules of etiquette are encapsulated in a series of moral proverbs. Examples include:

- ▶ *Delay defeats equity.* If you wait too long before seeking an equitable remedy, you will not be awarded one as it will be seen to be unfair to the other party who has relied on his legal rights for a long time.
- ▶ *Equity will not assist a volunteer.* If you haven't given some form of consideration, payment or service for the act of the other party, you will not obtain an equitable remedy.
- ▶ *He who comes to equity must come with clean hands.* If you have behaved with bad faith, for example by lying or causing a nuisance to the other party, then again you will not be awarded an equitable remedy.
- ▶ *Equality is equity.* Generally, equity will divide property equally in the absence of any other evidence to the contrary.

There are many more examples but these give the general picture.

Box B1 Legal and equitable estates and interests

Before 1926, there were a large number of estates and interests in and over land that could be legal. There were problems with allowing such a large number of legal estates and interests. The problem with legal estates was as follows. When land was sold, everyone with a legal estate in the land had to sign the documents of sale, which made selling land difficult or impossible if you couldn't find them. As far as legal interests were concerned, a purchaser of land was bound by any legal interests that existed over the land, whether or not he knew about them. This meant that buying land was difficult for a purchaser, because he could never be sure who had a legal interest over the land he had purchased.

Q: *So if Lord Toff bought Greenacres centuries ago, he would have been bound by the rights of other people over the land provided that their rights were legal?*

A: Yes, and it wouldn't have mattered whether Lord Toff knew about, or could have found out about, such legal rights. Legal rights were important then, and are still so

today. If you have a legal right to drive on the road, you expect to be able to exercise that right. You don't expect Mr Brown, the next-door neighbour, to tell you that you can't drive when you have a legal right to do so. However, the number of legal estates and interests that existed in land before 1926 made the selling of land difficult because of the number of legal owners there could be, and it made the buying of land precarious because you couldn't be totally sure who would appear to claim a legal right over the land after you'd bought it. The result was the enactment of section 1 of the Law of Property Act 1925, which reduced the number of estates and interests in land that were capable of being legal. Section 1(1) states:

The only estates in land which are capable of subsisting or of being conveyed or created at law are –

- (a) An estate in fee simple absolute in possession
- (b) A term of years absolute.

Section 1(1) talks about estates. The fee simple absolute in possession is ownership as we know it today. A term of years absolute refers to the leasehold estate. Section 1(1) states that these two estates alone are *capable of subsisting* or of being *conveyed or created at law*. The section doesn't state that these estates are legal; only that they are capable of being so. Whether the estate is *actually* legal or not is then determined by how it has been created or transferred. The distinction here is that estates in section 1(1) can be legal, but only if they are created or transferred in an approved manner. If you create or transfer them in the wrong way, they will not be legal.

Q: *What was the effect of this section?*

A: As there were fewer legal estates in land, fewer people were required to sign if the land was sold. The situation was further improved here, because the Trustee Act 1925 also limited to four the number of people who could appear on the documentation to a legal estate.

Q: *What happened to estates that were legal before 1926 and were prevented from continuing as legal estates because they were not in section 1(1) of the Law of Property Act 1925?*

A: Section 1(3) of the Law of Property Act 1925 says that all other *estates*, interests and charges in or over land take effect as equitable interests. This meant that the estate was recognised in equity, but not at law.

Q: *Did this matter?*

A: A legal estate was enforceable against everyone in the world. An equitable estate was not enforceable against everyone in the world, so in this respect it did matter.

Section 1(2) of the Law of Property Act 1925 is concerned with interests in or over land. Before 1926, a large number of interests in or over land could be legal, and would therefore bind a person who bought the land they were exercised over. Section 1(2) of the Law of Property Act 1925 reduced the number of legal interests that could exist at law. The main ones that will concern you are detailed in section 1(2)(a) and (c) of the Law of Property Act 1925. Section 1(2)(a) relates to an easement. An easement is a right over someone else's

land. An example could be a right of way or a right to lay drains. Section 1(2)(c) relates to a mortgage. When Fred, for example, grants a mortgage over Greenacres to Bundy's Bank, Bundy's Bank lends a capital sum of money to Fred to be repaid with interest. Bundy's Bank will use Greenacres as security for this loan. If Fred defaults on the mortgage repayments, Bundy's Bank has the power to sell Greenacres to recoup any outstanding mortgage money. After 1925 an easement and a mortgage are the two main interests over the land of another capable of being legal, and therefore binding a person who buys that land. Section 1(2) doesn't state that these interests are legal, only that they are capable of being so. Again, the distinction here is that these interests can be legal, but only if they are created in an approved manner. If you create them in the wrong way, they will not be legal. The exact detail of each of these clauses is discussed in Chapter 17 on easements and Chapter 18 on mortgages.

Q: *What happened to interests that were legal before 1926 and were prevented from continuing as legal interests because they were not in section 1(2) of the Law of Property Act 1925?*

A: Section 1(3) of the Law of Property Act 1925 says that all other estates, *interests* and charges in or over land take effect as equitable interests. This meant that the interest is recognised in equity, but not at law.

Q: *Did this matter?*

A: A legal interest was enforceable against everyone in the world. An equitable interest was not enforceable against everyone in the world, so in this respect it did matter.

Summary of section 1 of the Law of Property Act 1925

Section 1 of the Law of Property Act 1925 reduced the number of estates and interests in land that were capable of being legal. This section did *not* state that these estates and interests were legal; only that they were *capable* of being legal. The effect of this reduction in the number of legal estates and interests in land was to make the selling and buying of land easier and safer.

Box B2 The creation of legal and equitable estates and interests

Q: *If only certain estates and interests are capable of being legal, how do you know whether they are actually legal?*

A: Section 52(1) of the Law of Property Act 1925 states:

All conveyances of land or of any interest therein are void for the purpose of conveying or creating a legal estate unless made by deed.

A conveyance is any instrument, excluding a will, that transfers property from one person to another. This section means that if you want to create or transfer a legal estate or interest in land you must use a deed.

Q: *What is a deed?*

A: A deed is defined in section 1 of the Law of Property (Miscellaneous Provisions) Act 1989.

A deed

- ▶ must make clear on the face of it that it is a deed, either by describing itself as a deed or by stating that it has been executed as a deed

and

- ▶ it must be signed by the person granting the interest in the deed in the presence of a witness who attests his signature

and

- ▶ it must be delivered as a deed.

By definition, then, a deed must be in writing. The witnessing of a deed is called attestation and the witness must sign and date the deed.

Q: *How do you deliver a deed?*

A: You do not have to deliver a deed physically. It's sufficient that the person granting the interest in the deed makes it clear that he intends to be bound by the deed. This is usually inferred from the fact that he signs it.

Q: *So does this mean that there are two conditions for an estate or interest in land to be legal?*

A: Yes. The estate or interest must be capable of being legal, which means it must be mentioned in section 1(1) or (2) of the Law of Property Act 1925, *and* the estate or interest must have been created by means of a deed. As always, however, there are exceptions to every rule, and so there are exceptions to the requirement that you have to use a deed to create a legal right.

Q: *Why are there exceptions?*

A: A deed is rather bureaucratic and, by the time you've consulted a solicitor, expensive. It would be unfair to impose the requirements of a deed on some of the most common short-term transactions in land, and so exceptions are created. One example is where a flat is let out on a short-term lease. It would be impractical to expect people to use a deed every time this happens. Thus, a short-term lease can be created under section 54(2) of the Law of Property Act 1925 either orally, or else in writing which doesn't have to comply with any formality.

Q: *So how do you create an equitable interest in land?*

A: As the system of rules and precedents in equity became established, the conditions in which equitable interests were recognised also became established. Equitable interests can be created both formally and informally, and both intentionally and unintentionally. One of the most common instances where an equitable interest arises is when there is an agreement, a contract, to create an interest in land or to sell land. Before we look at why this happens, we'll go through the requirements for the contract.

Before 1989 a contract for the creation or sale of an interest in land could be:

either

- ▶ in writing

or

- ▶ by an oral agreement if the oral agreement was evidenced in writing

or

- ▶ by an oral agreement where the party relying on the oral agreement had started to carry out his side of the bargain. If A promised B a right in A's land, and B acted in reliance on that promise, the courts of equity would recognise that B did have a right in A's land. It couldn't be a legal right as it hadn't been created by deed, but, in the interests of justice, equity would grant B an equitable right in A's land. This was called the equitable doctrine of part performance.

After 26 September 1989, all contracts for the creation or sale of an interest in land became governed by section 2 of the Law of Property (Miscellaneous Provisions) Act 1989. Under section 2, the contract must be:

- ▶ in writing

and

- ▶ signed by or on behalf of both parties to the contract

and

- ▶ it must contain all the express terms of the agreement.

Q: *What kind of transaction does section 2 apply to?*

A: It applies to a contract for the creation of a new interest in land and to a contract for the sale, transfer, lease or mortgage of other interests in land. Just about everything you are likely to come across, really.

Q: *So if Fred agrees in a contract to sell Lilac Cottage to me, does that contract have to be in writing, signed by or on behalf of me and Fred, and contain all the express terms of the agreement?*

A: Yes. It is a contract for the sale of Fred's legal fee simple estate in the land, and so it must meet the requirements of section 2. It is known as an estate contract, as it is a contract for the sale of a legal estate in the land.

Q: *What happens if the contract doesn't meet the requirements of section 2?*

A: It is void. It is as though it never existed. This means that the equitable doctrine of part performance can no longer exist. You cannot have part performance of a void contract as you do not have a contract at all to perform.

Q: *Do you have to sign the contract yourself?*

A: No. It can be signed by an authorised agent.

Q: *Do all the terms have to be in the document?*

A: No. You can incorporate them into the main document by referring to them.

It is possible for both parties to sign one document which contains all the expressly agreed terms. Alternatively, and more commonly under section 2, two identical copies of the document containing all the express terms of the contract are made, and the purchaser signs one, while the vendor signs the other. Until the exchange of contracts actually takes place, either party can withdraw from the transaction because there is no valid contract that meets section 2 of the Law of Property (Miscellaneous Provisions) Act 1989. If there is a variation of the contract, the variation must also meet section 2: see *McCausland v Duncan Lawrie Ltd* (1997).

Q: *What happens if you forget to put an expressly agreed term into the contract?*

A: The court has been able to view the term missed out of the written agreement as a collateral contract, a separate contract, provided the missing term is not for the sale or disposition of an interest in land. In *Record v Bell* (1991) the missing term was to do with providing evidence that the seller was the owner of the land. The purchaser, who wanted to get out of buying the property, argued that the contract for sale was void because it did not contain all the express terms of the contract. It was held that the missing term was a second contract. This second contract was collateral to and separate from the first contract which was for the sale of the land. The second contract was not for the sale of land, so did not have to meet the requirements of section 2 and was enforceable. Given that this second contract was separate from the main contract for sale of the land, the main contract therefore contained all the express terms and was held to be enforceable. *Tootal Clothing Ltd v Guinea Properties Management Ltd* (1992) is another case that illustrates this point. The court can also order rectification and performance of the contract under section 2(4) of the Law of Property (Miscellaneous Provisions) Act 1989 if it is convinced that the term should have been included. In *Wright v Robert Leonard Developments Ltd* (1994) the term missing in the written agreement was held to be an integral part of the contract, so it could not be seen as a separate collateral contract. Even so, because there was evidence that the parties had intended to include the term, the contract was rectified and enforced. In *Grossman v Hooper* (2001) there was criticism of the use of collateral contracts and emphasis was placed on looking at whether the term missed out of the written agreement was vital to the contract going ahead. All these ruses rather make a nonsense of the fact that a written contract which does not include an express term is void because it does not satisfy the requirements of section 2. People have arguably tried to avoid the formal requirements of section 2 in other ways, and these other ways are discussed in Chapter 12.

Contracts are important because we use them constantly in buying and selling land. They are also important because they are capable of specific performance. This means that the court can order specific performance of the contract in the event of a breach.

Q: *Why wouldn't you just award damages, for example, if a vendor refused to sell the land after he'd entered into a contract to do so?*

A: Land is considered to be unique. Damages are inadequate if there is a breach of a contract to sell land to you, because you could never find an identical piece of land again, even if you were awarded damages. This means that where there is a breach of a contract for the sale of land, you can claim the remedy of specific performance, and ask the court to order that the contract is carried out according to its terms and that the land is sold to you.

And now to return to the question of how an equitable interest arises here. Because the contract is capable of specific performance, it will immediately create an equitable interest in favour of the purchaser.

Q: *Why does the contract immediately create an equitable interest in favour of the purchaser?*

A: This is because of two factors. First, a contract relating to land is capable of specific performance. Secondly, there is an equitable maxim that states 'equity looks on that as done which ought to be done'. As the court will enforce the contract, equity views the purchaser as having a right in the land immediately. It can be only an equitable right, as the land has not yet been conveyed by deed to the purchaser.

Take an example and look at a situation that everyone will recognise. Fred owns Lilac Cottage. It is a delightful, charming, thatched cottage with a brook running through the garden, apple trees laden with fruit, birds chirping merrily in the trees. You have fallen in love with it and, in return for a large sum of money, you enter into a written contract with Fred which satisfies section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, in which Fred agrees to sell Lilac Cottage to you. Several days later, Fred changes his mind about selling. You are distraught. You are never going to find another cottage like it, so the common law remedy of damages would never compensate you adequately. Lilac Cottage is unique and the contract for the sale of it is capable of specific performance. This means that you could go to court and demand that Fred sell the legal estate of Lilac Cottage to you. As 'equity looks on that as done which ought to be done', this will immediately give you an equitable right, an equitable estate in Lilac Cottage, because specific performance is available.

Q: *Can you argue that no two houses are the same, even ones on a housing estate?*

A: Yes. Each plot of land is unique because, for example, it doesn't have the same view.

We can now widen this argument to say that all contracts for the creation or sale of *interests in or over land* are also contracts capable of specific performance. Because land is unique, the rights in and over land are also unique, and so specific performance is the only acceptable remedy.

Q: *So if a contract to create or sell an interest in or over land is breached, equity can order specific performance of it?*

A: That's right. And because these sorts of contracts are capable of specific performance and equity looked on that as done which ought to be done, equity recognised that you had a right in the property, an equitable right, before the case ever went to court. You could never have a legal right because you hadn't used a deed.

This means that, within the framework of the law, you can have either legal or equitable interests in land depending on how they have been created.

Q: *If, for example, Fred grants Peter a lease of Lilac Cottage for 10 years by deed, will this be a legal lease or an equitable lease?*

A: Putting Boxes B1 and B2 together, it is capable of being a legal estate in land in accordance with section 1 of the Law of Property Act 1925. It has been created by deed, therefore satisfying section 52(1) of the Law of Property Act 1925, and so it will be a legal lease.

Q: *And if Fred had agreed in a written contract satisfying section 2 of the Law of Property (Miscellaneous Provisions) Act 1989 that he would grant Peter a lease of Lilac Cottage for 10 years, Peter would have an equitable lease?*

A: Yes. The lease in this case could never be legal as it hadn't been created by deed. However, provided the agreement satisfied section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, Peter could go to court and ask for the remedy of specific performance. Lilac Cottage is unique, and a lease of Lilac Cottage is unique, so damages are an inadequate remedy. As 'equity looks on that as done which ought to be done', the agreement or contract would immediately create an equitable interest in favour of Peter, here an equitable lease.

The process of buying and selling land

Box C

THE PROCESS OF BUYING AND SELLING LAND

It is important to know the mechanics involved in buying and selling land, and conveyancing is the process by which this is done. To illustrate the conveyancing process, imagine that Fred owns Greenacres.

Q: *Is that the shorthand way of saying that Fred owns the legal estate in fee simple absolute in possession in Greenacres?*

A: Yes. He owns a freehold estate that has no determinable end. There are no restrictions on who can inherit Greenacres. There are no conditions attached to the holding of Greenacres, and Fred is in possession of his interest in Greenacres right now. Fred decides to sell Greenacres and puts the house on the market. Peter looks round Greenacres and decides he wants to buy it. A 'deal' is negotiated. The first thing Peter will want to check, usually via his solicitor, is whether Fred actually owns Greenacres. How he does this depends on whether or not Greenacres is registered. Two systems exist in parallel in the United Kingdom – unregistered land and registered land – and they are discussed in detail in Chapters 3 and 4. If Greenacres is unregistered land, Fred will have to rely on documentation to prove that he holds the title to Greenacres. These documents are called 'title deeds'. Registered land is what it says it is. The estate of Greenacres will appear on a register, and the name of the owner, Fred here, will also appear on the register.

Q: *Doesn't the purchaser, Peter, have to carry out searches as well?*

A: Yes. In addition to checking the title to Greenacres, Peter's solicitor will also make searches to check that there are no adverse matters affecting the property. Some examples of these searches are:

- a. A search of the Local Land Charges Register together with enquiries of the Local Authority. The Local Land Charges Register is held by the Local Authority and shows restrictions or burdens on the land which are binding on any owner. The enquiries reveal information about the property such as its planning history and whether any new roads or traffic calming measures are proposed.

- b. An environmental search to check the past use of the land. Is Greenacres built on a landfill site? Is it on contaminated land which will cause risk to the occupiers? Is it in an area prone to flooding?
- c. A drainage search to check that the property is connected to the mains drainage and mains water supply. The alternative would be septic tanks or a private water supply from the ground, and this can put a buyer off.
- d. A search to check whether other people have an interest in the land. The owner of adjoining Blackacres may have a right of way, for example, over Greenacres. How this information is obtained depends on whether the land is registered or not, and this is discussed in detail in chapters 3 and 4.

Q: *Will Fred have to provide a Home Information Pack for Peter?*

A: He will. A Home Information Pack (HIP) must contain the following information: an Energy Performance Certificate showing how energy efficient the house is; information as to whether the property is registered or unregistered land; a Local Land Charges Register search; evidence that the seller actually owns the property; and details of the lease if the property is leasehold. A Pack is now compulsory.

Q: *Does the seller have to provide any other information?*

A: The seller also has to fill in a Seller's Property Information Form, also known as 'pre-contract enquiries', which asks general questions about the house, such as about the supply of gas and electricity and disputes with the neighbours. The form used to have the following question 13: 'Is there any other information which you think the buyer might have a right to know?'. In *Sykes v Taylor-Rose* (2004), Mr and Mrs Sykes had purchased a house from Mr and Mrs Taylor-Rose and had subsequently discovered, by courtesy of a television documentary and a note pushed under their door, that the house had been the scene of a gruesome murder and dismembered body parts had been hidden around the property. They moved out and had to sell the house at a loss of £25,000 because of its history. They therefore claimed damages from Mr and Mrs Taylor-Rose because the latter had answered 'No' to question 13 on the form, although they had known about the murder. It was held that the words in the question were to be given their normal meaning and an honest, personal and subjective answer did not amount to misrepresentation. There was no legal obligation to give the history of the house, and the words 'right to know' did not include anything which might affect the enjoyment or value of the property. Although Mr and Mrs Taylor-Rose knew about the murder, their answer was honestly given and they were not liable. Question 13 has now been omitted from the form, but if you'd been in the same situation, what answer would you have given?

When everyone is happy with the title and the search results a contract is signed.

Q: *Does this contract have to satisfy section 2 of the Law of Property (Miscellaneous Provisions) Act 1989?*

A: Yes. As discussed in Box B2, the contract must be in writing, it must be signed by or on behalf of both Fred and Peter, and it must contain all the express terms of the agreement. It is known as an estate contract because it is a contract to convey the legal estate in Greenacres to Peter. Normally the seller and the buyer each have an identical contract which they each sign. Their solicitors telephone each other to agree that the

contracts are identical, to confirm the amount of the deposit to be paid by the buyer and to agree that they are to enter into an exchange of contracts by telephone. If the contract doesn't satisfy section 2, it will be void, which means it is as though it never existed. This doesn't mean to say that Peter cannot buy Greenacres; only that the contract to sell Greenacres to Peter does not exist.

Q: *Assuming the contract satisfies section 2, is it a specifically enforceable contract?*

A: Yes. Greenacres is land. Land is unique. If Fred backed out of the agreement, damages would be an inadequate remedy for breach of the contract, because Peter would never be able to find a property identical to Greenacres. This means that Peter could ask the court to order specific performance of the contract, and Fred would have to sell Greenacres to him. It also means that equity views Peter as having an equitable interest in Greenacres already because of the maxim 'equity looks on that as done which ought to be done'. After all, he has complied with the statutory requirements for the contract, he has given consideration in the form of a deposit, and he would never be able to find another house like Greenacres. As equity regards that as done which ought to be done, Peter will have an equitable interest in Greenacres. This will be an equitable estate in Greenacres. He cannot own the legal estate in Greenacres yet, as it has not been transferred to him by deed. Remember that section 52(1) of the Law of Property Act 1925 states that a legal estate or interest in land must be created by a deed. Peter must then enter his estate contract on a register. This ensures that his estate contract takes priority over that of anyone else Fred might be tempted to sell Greenacres to if a higher offer were made.

Q: *Why doesn't Fred just transfer Greenacres to Peter by deed immediately Peter tells him that he wants to buy Greenacres?*

A: There is nothing to stop this happening. However, there is no proof at this point that Fred actually owns Greenacres! If Fred conveyed Greenacres to Peter immediately by deed, Peter could be in for an unpleasant surprise. Also, Fred needs to make sure that he has somewhere to move to, so all the people in a chain of transactions agree to the same completion date, which is when the legal estate is transferred to the purchaser by deed.

Q: *What happens if Fred hasn't told the whole truth and the terms of the contract don't reflect the actual situation?*

A: In this case, Peter is allowed to withdraw from the contract and the court will not order specific performance. However, assuming everything is in order, a completion date will be written into the contract on exchange. The completion date for a house could be 10 working days from the date of exchange. For a development site, it could be 10 working days from the date the buyer received his planning permission, which could be some six months after the date of exchange. On the completion date the purchase price minus the deposit is paid. Fred then transfers the legal estate in Greenacres to Peter by deed and Peter can take physical possession of the land. Even so, Peter is not recognised as having the legal title until the transaction has been registered at the Land Registry. This is discussed in Chapter 4. When this has happened, in lay terms, Peter will own Greenacres. Tax is payable on residential property as a percentage based on its market value. The scale is 1% of the market value for properties valued at between £125,000 and £250,000. Properties over £250,000 are charged at 2.5%.

Q: *What happens if I'm buying a house with someone else, like my spouse or partner?*

A: In this case, your solicitor will ask you how you intend the property to be owned. For example, do you want to own it in equal or unequal shares? The deed which transfers the land to you has an option which your solicitor fills in to confirm how the property is to be held. The ways in which you can hold land together are covered in Chapter 8.

Q: *Is the conveyancing process the same for the purchase of a house such as Greenacres as for the purchase of several acres of land for redevelopment?*

A: Yes, except that some terms of the contract may be different. In a development situation, the trigger for completion may be the grant of planning permission, and, of course, VAT will come into it.

Q: *What will Peter actually own when he buys Greenacres?*

A: Section 205(1)(ix) of the Law of Property Act 1925 gives a definition of land.

'Land' includes land of any tenure, and mines and minerals, whether or not held apart from the surface, buildings or parts of buildings (whether the division is horizontal, vertical or made in any other way) and other corporeal hereditaments; also a manor, an advowson, and a rent and other incorporeal hereditaments, and an easement, right, privilege, or benefit in, over, or derived from land . . .

So land includes mines and minerals. In *Coleman v Ibstock Brick Ltd* (2007) the court had to decide whether brick shale, clay and fireclay were minerals because 'minerals' had been excluded from the sale. Only the fireclay was classified as a mineral and the seller was able to claim damages for the fireclay that had already been mined by the purchaser. Coal belongs to the Coal Authority under the Coal Industry Act 1994 and oil, gas and petroleum belong to the Crown under the Petroleum Act 1988.

Q: *How can land be divided horizontally?*

A: You could sell the rights to a mine under your land, for example. If you owned a block of flats and sold the top one to Peter, this also would be a horizontal division of land. In this case Peter will own what is called a flying freehold. If Peter allowed the roof to collapse, you wouldn't have any redress against him if the rest of the flats were damaged. Any obligation on him to keep his property in repair is almost impossible to enforce because it is a positive obligation rather than a negative obligation. This is why flats are leased rather than owned outright because in a lease you can impose positive obligations on Peter to keep his roof in repair and these obligations are enforceable. The system of Commonhold discussed in Chapter 16 seeks to resolve some of these problems but there are significant difficulties in practice with the system of commonhold to the extent that people try to avoid it.

Q: *How much of the airspace above a house do you own?*

A: There is a Latin phrase '*cuius est solum eius est usque ad coelum et ad inferos*' which means that whoever owns the land owns up to the heavens and down to the bowels of the earth. The claim that you own up to the heavens and down is far from true, not least because if a plane flew over your garden you could not sue for trespass. The Civil Aviation Act 1982 allows an aircraft to fly at a reasonable height given its circumstances over your land and you have the right to the height necessary for the use and enjoyment of your land. You can also sell airspace – think of a walkway suspended over land.

Q: *Can you buy bits of the moon?*

A: Sheer lunarcy! There is no shortage of opportunities on the internet to buy bits of the moon but I suggest that you work out who owns the moon because you cannot buy what someone doesn't own and you cannot sell on something that you don't own.

Q: *In the definition of land, what is meant by a corporeal hereditament?*

A: A corporeal hereditament is a physical attribute of the land, for example, a building. This is in comparison to an incorporeal hereditament, which is an intangible right such as a right of way over the land.

Q: *What happens if I find something on my land? Who does it belong to?*

A: If something is buried, it is seen as part of the land. Unless the rightful owner claims it, it belongs to you, even if you didn't find it. If something is found lying on the ground, it belongs to the owner of the land provided the owner has made it clear that he has control over the land. The more the public is allowed access, the less likely that is. In *Parker v British Airways Board* (1982) a bracelet found by a passenger on the floor of the airport lounge was held to belong to the finder and not to British Airways because it didn't have sufficient control of the premises. So if you find an envelope with £1million in it in a bank vault, it belongs to the bank. If you find it in a park, it belongs to you.

Q: *Who does treasure found on land belong to?*

A: Treasure used to have a limited meaning and belonged to the Crown under the doctrine of treasure trove. This meant that too many items were kept by finders and were lost from the public view so the Treasure Act 1996 has extended the definition of treasure. Under this Act ownership of the treasure rests with the Crown. You must report your find to the local coroner and you may be given a reward from the Crown.

Q: *We've talked about what Peter owns when he buys Greenacres, but what can Fred take with him when he moves out of Greenacres? There are all sorts of stories about people taking the light bulbs and the door knobs.*

A: Under section 62(1) of the Law of Property Act 1925 a conveyance of land includes the following:

A conveyance of land shall be deemed to include and shall by virtue of this Act operate to convey, with the land, all buildings, erections, fixtures, commons, hedges, ditches, fences, ways, waters, watercourses, liberties, privileges, easements, rights, and advantages whatsoever . . .

This means that when land is sold everything described in section 62 will pass to the buyer, so that will include sheds, outhouses and conservatories which come into the definition of a building.

Q: *What's a fixture in section 62?*

A: A fixture is seen as something that is attached to the land and has become part of the land. There is a Latin phrase – *quicquid plantur solo, solo cedit* – which means that whatever is fixed to the land becomes part of the land. Something that is not attached to the land and does not become part of it is known as a chattel or a fitting.

Q: *Is it important to know the difference between a fixture and a chattel?*

A: Yes, it is, because under section 62 a conveyance of land will include all fixtures with the land. If you are selling a house, after contracts have been exchanged you are not allowed to remove any fixtures from the house because you have then contracted to sell the land which includes the fixtures. You can take any chattels with you as they are not part of the definition of land.

Q: *Can I never remove a fixture from my house?*

A: In your capacity as owner of the freehold you can remove a fixture up to the time you exchange contracts for the sale of the property. You cannot remove fixtures between the time a potential buyer inspects the property and exchange of contracts. In *Taylor v Hamer* (2002), the seller had removed flagstones after the buyer inspected the property but before exchange of contracts. It wasn't a case of 'buyer beware' because the seller had invited an offer for the property as shown, which would have included the flagstones, and hadn't said anything to the contrary. It was held under simple morality the seller had to tell the buyer if he intended to take something like flagstones that would be classified as fixtures. The seller wasn't stealing the flagstones because they were his, but he did not sell what the buyer was entitled to have conveyed to him. The seller had to replace the flagstones or pay for substitutes.

Q: *Is there an easier way of making sure there is no confusion over what you are going to take with you?*

A: If you sell a house you will be asked to fill in a Fixtures, Fittings & Contents Form. This is a list of just about every item imaginable, asking whether you are taking it or leaving it. This list then becomes part of the contract, and so there is no dispute.

Q: *How do you tell the difference between a fixture and a chattel if you haven't filled in the form or an object doesn't appear on the Fixtures, Fittings & Contents Form?*

A: There are two tests to apply. The first is the degree of annexation. If an object is attached to the land then it is deemed to be a fixture. If it is not attached to the land, it is deemed to be a chattel. So, in *Holland v Hodgson* (1872) spinning looms bolted to the floor of a mill were seen as fixtures, and in *Aircool Installations v British Telecommunications* (1995) an air-conditioning unit fitted onto a building was a fixture. Conversely, printing machines resting on their own weight on the floor were seen as chattels in *Hulme v Brigham* (1943). In *Dean v Andrews* (1985) a large prefabricated greenhouse was bolted to a concrete plinth which stood on the ground but was not fixed to the ground. The greenhouse was a chattel.

Q: *Does it matter how an object is fixed?*

A: No, although the more securely an object is fixed, the more it will be seen as a fixture. The degree of annexation is the first test, but it does not necessarily determine whether the item is a fixture or a chattel because of the second test. This second test looks at the purpose of annexation. It has long since been held that this is the more important test. In *Hamp v Bygrave* (1982) it was stated that the purpose of annexation is now of first importance. The purpose of annexation test looks at why the object was fixed. Was it to improve the land or was it simply fixed so that the owner could enjoy or use the item? If

the object was attached to make a permanent improvement to the land or the object was an integral part of the property, it would be a fixture. If the object was attached to the land simply so that it could be enjoyed or because that was the only way it could be used, it could still be a chattel even though it was firmly attached to the land. One of the best illustrations concerns the tapestry cases. In *Re Whaley* (1908) the house was a 'complete specimen of an Elizabethan dwelling house' and the tapestries that had been attached to the walls were held to be an integral part of the property, and therefore fixtures. In *Leigh v Taylor* (1902), though, tapestries had been tacked on to canvas which was nailed to strips of wood which were nailed to the wall. They were held to be chattels because you couldn't enjoy the tapestries other than by hanging them up and they were never intended to become an integral part of the house. It was also said in *Leigh v Taylor* that just because it's far easier to attach things these days (think of Blutack) it doesn't mean to say they become fixtures.

Q: *Does the amount of damage caused by removing an item make a difference?*

A: The view is that the more damage done on removal, the more likely it is to be a fixture. In *Leigh v Taylor* (1902) the tapestries had been removed without causing any damage and the very nature of their slight attachment also meant they were chattels.

In *Berkley v Poulett* (1977) there was a dispute over whether pictures which had been fixed into the recesses of a panelled wall in the Queen's Dining Room and the Queen's Ante-Room were fixtures or chattels. Lord Scarman asked whether the design of the room was either panelled walls with recesses for pictures which could be enjoyed as pictures, or a room with walls comprising both panelling and pictures where the pictures were part of the 'composite mural' i.e. were part of the whole effect. He decided that the former had been intended because, although the panelling was Victorian, the pictures were a mixed collection. The rooms were not along the same lines as the Elizabethan rooms in *Re Whaley*. Despite the 'painstaking and attractive arguments of Mr Millett for the plaintiff', which had lasted for five and a half days, Lord Scarman found that the pictures were chattels put on the wall to be enjoyed as pictures.

Q: *Does this second test mean that each case is decided on its facts depending on the circumstances?*

A: Yes. There are examples of cases where the item has been held to be a chattel in one case and a fixture in another, such as the tapestry cases. In *D'Eyncourt v Gregory* (1866) carved figures and marble vases in the hall which rested on their own weight were part of the architectural design of the hall and staircase rather than ornaments which had been added afterwards. They were therefore fixtures. Stone lions at the top of the steps in the garden and stone garden seats were also fixtures on the same basis. *Berkley v Poulett* (1977) concerned a white marble statue weighing half a ton standing on a plinth which itself was fixed in position. The plinth that the statue was on was a fixture because it was an integral part of the architectural design of the west side of the house. The statue was a chattel because the object on top of the plinth could be changed depending on the owner's taste and was not part of the architectural design. A sundial resting on a pedestal was held to be a chattel as it was detachable.

Q: Does the seller's intention matter?

A: The court will not take into account the subjective intention of the seller because the answer will inevitably be 'it's a fitting and I can take it with me', but it can look at the objective factors if they throw light on the situation: see *Elitestone Ltd v Morris* (1997). In *Hamp v Bygrave* (1982) the garden urns, statues and ornaments could have been chattels because they rested only on their own weight, or they could have been fixtures because they were intended to be part of the garden. Mr Justice Boreham looked at the objective intention of the parties. The fact that the particulars of sale mentioned the items as being included in the sale indicated they were fixtures. The sellers had talked about reducing the price of the property by excluding the items from the sale, again leading to the inference that they were fixtures. The sellers' solicitor had said that the items were included in the sale. On this basis they were fixtures.

Q: How do you classify the house itself?

A: The definition of land includes buildings, and a conveyance of land includes buildings. However, that did not stop the court being asked to adjudicate on this in *Elitestone Ltd v Morris* (1997), where the parties had disagreed about the status of a chalet bungalow which rested on concrete foundation blocks in the ground. It was argued that it was a chattel on the basis that it wasn't attached to the land. The House of Lords held that when considering a house the answer 'was as much a matter of common sense as precise analysis'. Whereas a house that could be moved in sections could arguably be a chattel, the bungalow couldn't be removed without destroying it. Lord Lloyd of Berwick drew an analogy with an example given in *Holland v Hodgson* (1872), where stones placed on top of one another to form a drystone wall would become part of the land, but the same stones piled up in a builder's yard for convenience in the form of a wall would remain a chattel. When the timber was assembled into wall frames for the bungalow, it became part of the structure which was part and parcel of the land. The reason the timber was brought onto the land was so obvious that the fact the bungalow wasn't attached was irrelevant. Lord Lloyd went to cite, *per curiam*, a threefold classification from Woodfall on *Landlord and Tenant*, release 36 (1994):

... an object brought on to land is either (i) a chattel, (ii) a fixture, or (iii) part and parcel of the land itself, with objects in categories (ii) and (iii) being treated as being part of the land.

This classification seems eminently sensible and deals with cases like *Elitestone*, where the chalet bungalow was seen as part and parcel of the land.

Q: What about a houseboat then?

A: In *Chelsea Yacht and Boat Co Ltd v Pope* (2000) it was held that it was a chattel because the mooring ropes could be undone, the boat could be moved without damaging it or the land and it had not become part of the land, not least because it was unclear what land it might have become part of. As Lord Justice Tuckey said:

I support this conclusion on the grounds of common sense. It is common sense that a house built on land is part of the land. (See Lord Lloyd in *Elitestone* at page 692 H). So too it is common sense that a boat on a river is not part of the land. A boat, albeit one used as a home, is not of the same genus as real property.

Hurrah for common sense. *Cinderella Rockerfellas Ltd v Rudd* (2003) confirmed the status of a boat as a chattel, although the case was to do with rateable values.

Q: *Most of these cases relate to grand houses with grand schemes. What happens in a mock Elizabethan, Tudor style, Renaissance inspired suburban house today with all mod cons?*

A: *Botham v TSB Bank plc* (1996) is a good example here. Mr Botham's house had been repossessed by the Bank. The Bank wanted to sell the house to recover the money that Mr Botham still owed it on the mortgage. When there is a mortgage, any fixtures belong to the lender whether the objects became fixtures before or after the creation of the mortgage.

Q: *Presumably it was in the Bank's interests to argue that everything was a fixture?*

A: Yes, because if items were classified as fixtures, they would be included in the sale. The price the Bank could ask for the house would be higher, and so the Bank would stand more chance of getting back the money it had lent to Mr Botham. Conversely, it was in Mr Botham's interest to argue that everything was a chattel so that he could take it with him. Starting off in the soft furnishings department, it was held that carpets could be easily removed from gripper rods and could be used elsewhere. They were not intended to make a permanent improvement to the building. The curtains were only attached to enable them to be used as curtains. Removal of either the carpets or the curtains would not cause damage. Both were chattels.

Q: *What would happen if there were carpet squares stuck down with glue?*

A: According to *Botham*, they would be fixtures.

Q: *And in the lighting department?*

A: The light fittings were chattels, as would be lampshades and chandeliers. The judge adopted the test in *British Economical Lamp Co Ltd v Empire, Mile End, Ltd* (1913), where the light fittings were not shown to be part of the electrical installation in the flat and so were not fixtures. And, once and for all, in any exam question, under the same authority the light bulbs are chattels. In *Botham*, the gas fires, which were attached by a gas pipe with a gas tap to turn the gas on and off at the mains, were the same as electric fires plugged in. They rested on their own weight and were attached to the gas pipe only so as to be usable, and so were also chattels.

Q: *And in the kitchen area?*

A: As far as the gas hob, the extractor fan unit, the integrated dishwasher and the fitted oven were concerned, the degree of annexation was slight and simply enabled the item to be used. They could be disconnected without damage and were not a permanent improvement to the building. They were also items that would need replacing after a relatively short period of time. The kitchen units, including the sink, would cause damage if removed and were surrounded by wall tiling, which meant that they would be seen as a permanent improvement and therefore a fixture.

Q: *And I don't suppose the facilities for ablution were left out of the discussion?*

A: No. The taps, plugs, soap dish, towel rail and lavatory roll holders were fixtures because they were items necessary for a room used as a bathroom and were intended to be a lasting improvement to the property. Had there been a freestanding Victorian bath, this could have been a chattel and, if so, any Victorian taps would also have been chattels.

Q: *What happens if the land is leased to a tenant and the tenant installs fixtures? Who is entitled to these fixtures when the lease comes to an end?*

A: All fixtures become part of the land, but the tenant is entitled to remove fixtures that have been attached for trade, ornamental or domestic purposes at the end of the lease or within a reasonable time afterwards. In *Spyer v Phillipson* (1929) the tenant was allowed to remove antique panelling that he had put up because it was an ornamental fixture. An agricultural tenant has the right to remove any fixtures under the Agricultural Holdings Act 1986. This must be done either before the end of the lease or within two months thereafter, provided the tenant has given one month's notice to the landlord and has paid all the rent. Any tenant must repair damage caused by the removal of fixtures. In *Mancetter Developments Ltd v Garmanson* (1986) the tenant was liable for the repair of holes in the walls left by the removal of extractor fans.

Q: *Fred is clearly going to be concerned about things like fixtures and chattels when he sells Greenacres. What sorts of issues can arise when there is more of a business element in the sale?*

A: Consider the following examples. You want to buy a small area of land from the Local Authority to extend your garden and have agreed a purchase price of £5,000. This price reflects the land value as garden land. If the land was large enough to construct a house on though, you could make a profit by developing the land, and so the £5,000 paid would not reflect the true value of the land. A Local Authority is under an obligation to achieve the best possible price for land and so wouldn't want to miss out on the profit it could have made had it sold the land for redevelopment instead. The Local Authority could therefore extract a negative promise from you restricting the use of the land to a garden only. This is known as a negative or restrictive covenant and is discussed in Chapter 14. Alternatively, it could impose a positive promise, a positive covenant, on you, where you would have to pay a percentage of any profit you made from any later development of the land. The Local Authority will need to know if and how these promises can be enforced against anyone you sell the house to.

Now consider a different example. A developer is negotiating to buy a plot of land for several million pounds which he intends to develop as a housing estate. The land is accessed by crossing over adjoining land that the seller wants to keep. The developer needs to secure a right of way over that adjoining land and he needs to ensure that the right of way can be used forever by the individual owners of the houses that are going to be built on the housing estate. This right of way is known as an easement and is discussed in Chapter 17. Other property issues will need to be resolved here as well. The seller might make it a condition that the developer construct a road (a positive covenant) and also maintain it (a positive covenant). The developer will want to pass on this liability to individual house buyers (again a positive covenant) until the road is adopted by the local authority.

Q: *Does the law in this book apply to both residential and commercial situations?*

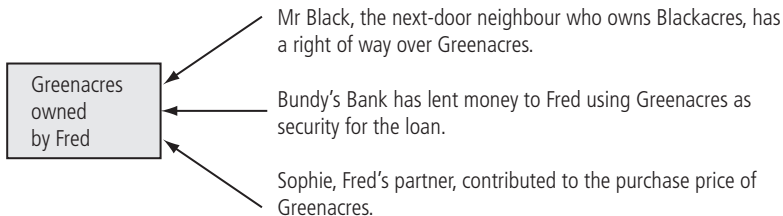
A: Yes.

Personal and proprietary rights in land

Box D

PERSONAL AND PROPRIETARY RIGHTS IN LAND

You must now distinguish between rights that are personal in nature and rights that are proprietary in nature. A personal right can be enforced only against a specific individual. For example, if you enter into a contract with Fred to buy a book and Fred sells the book to Jemima instead, your right to the book is enforceable only against Fred. You have only a right to claim damages for breach of contract. However, if you had paid for the book and ownership had passed to you, but Fred had given it to Jemima, you would have a right to claim the book itself. This is a proprietary right, a right in the property itself. Interests in land are either personal or proprietary. If a right is personal, it can be enforced only against the person who granted it, not against anyone else. If a right is proprietary in nature, it can be enforced against other people. Personal rights are called rights *in personam*, rights against the person. Proprietary rights are called rights *in rem*. *Rem* means 'object' in Latin so you have a right in the object itself, here in the land. Look at the example of Fred and the range of possible interests over Greenacres.



Now imagine that Fred has decided to move house. He has put Greenacres on the market and Peter is interested in buying it. If the rights of Mr Black, Bundy's Bank, and Sophie are personal rights, they will be enforceable only against Fred. However, if their rights are proprietary in nature, they could be binding on Peter.



Q: *How do you know which rights in land are personal and which are proprietary?*

A: There is a recognised category of proprietary rights in land. The main ones are discussed in this book and include leases, easements, restrictive covenants, equities acquired by estoppel, mortgages, and interests acquired under a trust.

Q: *Who decides whether rights are proprietary or not?*

A: The courts or Parliament.

Q: *Does the list of proprietary rights in land increase all the time?*

A: No. An increase in the list would make the buying and selling of land more uncertain. Peter would have no wish to buy Greenacres if more and more people could claim a proprietary right over Greenacres which could be binding on him. Even if he did buy Greenacres, his own use of the land might be hampered by other people's rights over Greenacres, and so owning Greenacres would become less and less attractive.

Q: *Is there a unifying link between all the proprietary rights you can have in and over land?*

A: There is no clear unifying link. However, a proprietary right in land must be capable of clear definition, not least so that the parties are fully aware of the individual rights and duties of each of them: see *National Provincial Bank Ltd v Ainsworth* (1965).

Q: *Can both legal and equitable rights be proprietary in nature?*

A: Yes.

Q: *So if Mr Black, Bundy's Bank and Sophie had either legal or equitable proprietary rights over Greenacres, their rights could bind Peter?*

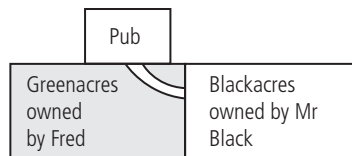
A: Yes.

The whole picture

Box E

THE WHOLE PICTURE

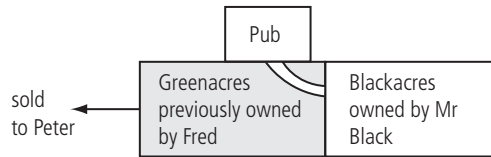
You can now start to bring strands of this chapter together. Imagine the following situation. Fred owns Greenacres. This means he owns the legal estate in fee simple absolute in possession in Greenacres. He has given Mr Black, the next-door neighbour who owns Blackacres, the right to walk over his land as a short cut. The right could have been given in either a deed or a contract.



Mr Black has an interest over Greenacres.

If Fred refuses to let Mr Black walk over Greenacres, Mr Black can sue for breach of Fred's promise in the deed or contract and ask for specific performance. This is not a problem.

Imagine that Fred then sells Greenacres to Peter.



The question is whether Peter has to let Mr Black continue to use the right of way he was granted by Fred over Greenacres. You now have several questions to answer.

What sort of right does Mr Black have over Greenacres? How has it been created? Is it legal or equitable, or is it not recognised in either jurisdiction? Is it proprietary in nature and therefore capable of binding Peter when he buys Greenacres? Under what circumstances should it be binding on Peter?

If it is binding on Peter, it means that he must let Mr Black continue to use the right of way over Greenacres even though he, Peter, is now the new owner of Greenacres.

The answers to these questions are the essence of Land Law. The next three chapters look at the circumstances in which Peter will be bound by any interest that Mr Black has over Greenacres, the answer to which will be of paramount importance to both Peter and Mr Black.

Chapter 2 looks at what their position would have been before 1926, some aspects of which are still relevant today. Chapters 3 and 4 look at their position following the major reform that took place in Land Law in 1925. The remaining chapters in this book look at the nature and the creation of the individual estates and interests in land.

Reform

The Law Commission has announced its intention to modernise the law concerning ownerless land and land held by the Crown and the royal Duchies. It has also announced its intention to abolish the several remaining but significant elements of feudal law dating from 1066 because they cause uncertainty for the public, practitioners and the courts, and there is conflict with modern case law and statute. After 942 years, clearly there is no urgency to complete this project.

Further reading

Law Commission (1987), *Formalities for Contracts for Sale etc. of Land* (Law Com No 164)

M. Haley, 'The Law of Fixtures: an Unprincipled Metamorphosis?', *Conveyancer and Property Lawyer*, Mar/Apr (1998) 137

S. Bridge, 'Part and Parcel: Fixtures in the House of Lords', 56 *Cambridge Law Journal* (1997) 498

A

Access to neighbouring land, 468

Adverse possession,

adverse, meaning, 82

deducing title, and, 4–5

essential requirements,

absence of permission, 87

acknowledgement of ownership,
effect of, 88–89

discontinuance of possession by
owner, 81–82

intention to possess, 85–87

possession, 83–85

time limits, 91, 92–93, 94–95, 96
100–101

factual possession, 83–85

human rights, consideration in, 79,
110–118

legalised theft, as, 79

licences, effect of, 88

meaning, 4–5

model question, 105–110

open possession, 85

ownership, claiming, 4–5

rationale, 78–79

registered land,

boundary disputes, 99–100

effect of claim, 103–105

equity by estoppel, 98–99

entitlement for some other reason,
98–99

future interests, 97

occupancy conditions, 96

owner under disability, 96–97

registration requirements, 88–89

protection of interest, **76**

tenants, and, 96

third party rights and, 103–105

time limits, 94–95, 96, 100–101

results of claim, possible, 103–105

unregistered land,

proving title in, and, 47

effect of claim, 101–103

occupancy conditions, 92–93

owner under disability, 93

protection of interest, **48**

future interests, 94

tenants, and, 91–92

third party rights and, 102

time limits, 91, 92–93

Agents,

contract, signing, 11

Annexation of covenants,

common law, at, 315–317

equity, in, 318–322, 344–347

meaning, 315–316

Assignment,

bare licence, of, 299

contractual licence, benefit of, 301

freehold covenant,

benefit of, 312–314

leasehold covenants,

assign or sublet, not to, 409–413

B

Bankruptcy,

beneficiary of trust of land, of,
215–217

trustee of land, of, 217

Beneficial interests. *See also* Constructive
trusts and Resulting trusts

constructive trusts,

agreement implied from conduct,
177–182

detrimental reliance, concept of, 175

detrimental reliance, express
agreement, 175

detrimental reliance, implied
agreement, 182–183

express agreement, 173–174

* The entries in bold refer to tables.

- Beneficial interests (*cont.*):
 quantification of shares, express agreement, 176
 quantification of shares, implied agreement, 183–189, 194
 express co-ownership, 137–138
 resulting trusts,
 general principles, 164–171
 quantification of shares, 171–172
 trusts of land. *See* Trusts of land
- Bona fide purchaser, 29
- Boundary disputes,
 adverse possession, rationale for, 78–79
 registered land, in, 99–100
- Buying and selling land. *See* Sale and Purchase
- C**
- Car parking,
 easements, 462
- Certain term,
 lease, of, 354–355
- Charge, legal,
 grant of, registration, 60
- Chattels. *See* Fixtures
- Civil partners,
 rights of, 196
 bankruptcy of, 215
- Cohabitation, acquiring rights and. *See* Resulting trusts and Constructive trusts
- Co-ownership,
 express. *See* Express co-ownership
 implied. *See* Implied co-ownership
 overview of trusts in land, 123–124
- Commonhold,
 association, 335
 community statement, 335
 unit, sale or leasing, 335–336
- Consideration,
 doctrine of notice, 29–32
 land charges, effect on, 43
 lease,
 requirements for, 355–356
 overreaching equitable interests,
 mortgages, 245–248
 sale and purchase, 240–243
 marriage, 30, 40, 41
 resulting trusts. *See* Resulting trusts
 true value of land, not, 30
- Constructive trust,
 common intention, as basis for, 173
 contribution, nature of, 181–182
 formalities, absence of, 162, 291, 292, 294
 legal title, both parties on, 189–194
 meaning and scope, 160–163
 model question, 198–202
 mortgage payments, and, 170, 181
 nature of, 160
 new model, 178–180
 overreaching, 238
 proprietary estoppel distinguished, 286, 287
 proprietary estoppel and statutory formalities, relationship with, 290–297
 quantification of shares in express agreement, 176
 quantification of shares in implied agreement, 183–189, 194
 requirements for claims,
 agreement implied from conduct, 177, 182
 detrimental reliance, concept of in express agreement, 175
 detrimental reliance, concept of in implied agreement, 182–183
 express agreement, 173–174
 reform, proposals for, 198
 resulting trust,
 distinguished, 171, 177, 181, 184, 194
 preferred to, 170–171
 structure after 1996, 197
 structure before 1997, 197
- Contracts,
 breach, damages for, 12, 13, 24
 collateral, 12
 creation for sale or disposition of interest in land, 10–12, 15–16
 estate, meaning, 303
 including express terms, 11
 land charges registration, 35, 45, 48
 part performance of, 11, 291
 position when terms omitted, 12
 rectification of, 12
 specific performance of, 13–14, 16
 terms of, 11–12
 third parties, statutory rights of, 311–312, 446
 words ‘subject to contract’, relationship with proprietary estoppel, 296–297

- Covenant,
 freehold. *See* Freehold Covenants and Leasehold Covenants
 indemnity, 323, 433
 meaning, 305
- Conveyancing,
 definition, 9
- Crown,
 land ownership by, 1–3
 treasure, ownership of, 18
- D**
- Damages,
 breach of contract, for, 12, 13, 24
 contracts for sale, 12
 land charges errors, 44, 72–74
 land registry errors, 44
 leasehold covenants, for breach of,
 claim by landlord, 398, 407, 411
 claim by tenant, 395, 396, 397–404
 proprietary estoppel, remedies under, 282
 restrictive covenants, breach of, 307,
 333–334
- Deed. *See also* Formalities
 definition, 9–10
 legal rights, creation of, 9
 requirements, 9–10
 transfer of property by, 9, 16
- Detrimental reliance,
 constructive trusts. *See* Constructive trust
 proprietary estoppel, 277
- Dispute resolution,
 commonhold provisions, 335
 trusts of land,
 court, application to, 211–212
 express co-ownership, practice and
 procedure, 222–223, 224–225
 implied co-ownership, practice and
 procedure, 227
 successive interests, practice and
 procedure, 220
 matters determining court's decision,
 212–217
 model questions, 228–235
- Distress,
 non-payment of rent, for, 398
- Divorce, property division in, 196
- Doctrine of conversion, 130, 206–207
- Doctrine of notice,
 actual notice, 30
 constructive notice, 30
 imputed notice, 30
 interests covered by, post 1925, 38, 48
 pre-1926 rules, 29–32
 unsatisfactory nature of, 31–32
- E**
- E-conveyancing, 53
- Easement,
 abandonment of, 493
 car parking, 462
 compared to freehold covenant, 461
 creation of,
 express grant by deed, 465–466
 express grant, reservation, 483
 express grant, written contract, 466
 implied grant, mutual intention,
 468–469
 implied grant, necessity, 467–468
 implied grant, reservation, 483–484
 implied grant, rights passing with
 conveyance, 471–476, 503–506
 implied grant, rule in *Wheeldon v
 Burrows*, 469–471, 476
 prescription. *See* Prescriptive Rights
 ending of, 493–494
 essential requirements for, 456–464
 excessive use of, 463
 exclusive use of land, and, 461–462
 express grant. *See* Creation
 express reservation. *See* Creation
 implied grant. *See* Creation
 implied reservation. *See* Creation
 failure to create in recognised way,
 484
 failure to meet requirements, 463–464
 fencing, of, 344, 460
 legal, 404–415, 419
 meaning and scope, 455
 model question, 494–503
 new types of, 461
 overriding interests, as. *See* Overriding
 interests
 prescription. *See* Prescriptive rights
 proprietary estoppel, remedies under,
 281–282
 protection of,
 registered land, 59, 66–67, 76, 488–490
 unregistered land, 35, 48, 485–488
 reform, proposals for, 494
 right of way, creation and maintenance,
 458

- Easement (*cont.*):
 right or privilege converted to, 471–476,
 503–506
 rights capable of being, 456–458
 section 62 discussion, 503–506
 unlawful interference with, 491–493
- Equitable interests. *See also* Overreaching;
 Personal rights
 contracts for sale or disposition, 10–14,
 15–16
 creation, 10
 doctrine of notice, 29–32
 effect of 1925 Act, 7–9
 enforceability, 13
 express co-ownership, 136–144
 history of, 7–9
 land charges. *See* Land charges
 leases, 368–371
 mortgage, 510
 restrictive covenants as, 328, 333
 resulting and constructive trusts, nature
 of, 160–163
 severance of joint tenancies, 144–153
- Equitable rights,
 binding in adverse possession of
 unregistered land, 102
 bona fide purchaser for value without
 notice, not binding on, 29
 pre-1926, 29–32
- Equity,
 detrimental reliance, concept of, 175
 doctrine of notice, 29–32
 freehold covenants,
 assignment of benefit, 313
 benefit running with land, 318–322,
 344–347
 burden running with land, 325–330
 history of, 6–7
 maxims of, 7
 mortgages, equity of redemption, 512
 origin of the trust, 120–121
 specific performance, remedy of, 13, 14,
 16
- Estate contracts. *See* Contracts
- Estates in land,
 buying and selling, process of, 14–17
 equitable interests, taking effect as,
 7–8
 freehold, 3–4
 history of, 1–3
 life, 4
 proving title, 4–5
 registration, 52–53
 successive interests. *See* Successive
 interests
 types of, 3–4
- Estoppel,
 proprietary. *See* Proprietary estoppel
- Express co-ownership,
 beneficial, 137
 determination of lease when there is,
 367–368
 equitable title, 136–144
 joint tenancies, 131–133. *See also* Joint
 tenancies
 legal title, 134–136
 meaning and scope, 131–132
 model question, 154–158
 severance of joint tenancies,
 acting on own share, 147–149
 homicide by joint tenant, effect of, 152
 legal title, effect on, 145
 meaning and scope, 144–145
 mutual agreement, 149–151
 mutual conduct, 151–152
 statutory severance, 146–147
 words of, 142–143
 statutory changes 1996, 153
 survivorship, right of, 132–133
 tenancies in common, 133–134. *See also*
 Tenancies in common
 trust, type of, 153
 trusts of land, practice and procedure,
 220–225
- Express terms,
 contracts. *See* Contracts
 easements. *See* Easements
 leasehold covenants. *See* Leasehold
 covenants
- Extortionate credit bargain test,
 replacement of, 538
- F**
- Family home. *See also* Matrimonial home
 rights
 claiming interest in, 195–197
- Fee simple absolute in possession,
 effect of 1925 Act, 8
 nature of, 3, 126
 possession, meaning of, 4
- Fee simple estates,
 history of, 3–4

- Fee tail,
 meaning, 4
- Fencing, 344, 460
- First registration of title, 54–56
- Fittings. *See* Fixtures
- Fixtures,
 definition, 18
 distinguished from chattels, 19
 removal of, by tenant, 23
 test, degree of annexation, 19
 test, purpose of annexation, 19–20
- Flying freehold, 17
- Foreclosure of mortgages, 534
- Forfeiture,
 assign or sublet, for breach of covenant
 not to, 411–413
 covenant, capable of remedy, 408, 412
 breach of covenant to pay rent,
 procedure for, 398–399
 re-entry, 399
 relief from forfeiture, 399–400
 breach of covenant other than to pay
 rent,
 procedure for, 407–408, 411–412
 re-entry, 408
 relief from forfeiture, 408, 412–413
 notice requirements, 407–408
 re-entry and, 399, 408
 reform, proposals for, 414
 relief from, 399, 408
 repair, for breach of covenant to, 407–408
 sublease, effect on, 413
 waiver of breach and, 413
- Formalities,
 contracts, 10–12
 creation of legal estates, 9–10
 deeds, 9–10
 discussion, contracts, constructive trusts
 and proprietary estoppel, 290–297
 easements, for, 465–466, 483
 lease, for, 363–365, 368
 resulting and constructive trusts,
 absence of, 162
 severance of joint tenancies, 146–147, 148
 trusts, 122
- Freehold covenants. *See also* Restrictive
 covenants
 assignment of benefit, 312–314
 benefit, running of,
 common law, at, 315–317
 equity, in, 318–322, 344–347
 breach of, 307–308
 burden not running, avoidance devices,
 323–324
 burden, running of,
 common law, at, 322–323
 equity, in, 325–330
 commonhold provisions, 334–336
 creation of, 305–306
 definition, 307
 easements, compared to, 461
 freehold owners, created between, 305
 leasehold covenants, distinguished from,
 305
 legal and equitable rules, using, 336–337
 model question, 337–344
 nature of, 307–308
 overview, 305–306
 protection of,
 registered land, 76, 330
 unregistered land, 35, 48, 328–330
 reform, proposals for, 334
 restrictive,
 modification or discharge, 331–332
 remedies for breach, 307, 333–334
 scheme of development, under, 320–322
 section 78 discussion, 344–347
 strangers, including in, 309–312
 touch and concern, definition, 316, 326
 unity of possession, 332
- Freehold estate. *See also* Freehold
 covenants; Freehold reversions
 fee simple absolute in possession, 3–4
 fee tail, 4
 history of, 1–3
 life estate, 4
 proprietary estoppel, remedies under, 281
- Freehold reversion,
 Definition, 4, 353, 416
 enforceability of covenants against. *See*
 Leasehold Covenants
- G**
- Grant, not to derogate from, 470, 483
- H**
- Home Information Pack, 15
- Human rights,
 adverse possession, consideration in, 79,
 110–118
 taking possession in bankruptcy,
 consideration in, 216

Human rights (*cont.*):
 taking possession when land is leased,
 consideration in, 387–391
 leases, consideration in,
 premises fit for habitation, 414–415
 remedy of distress, 398
 resulting trusts, consideration in, 166

I

Implied co-ownership,
 constructive trusts. *See* Constructive
 trust
 overreaching and, 238
 overreaching, model question and,
 266–270
 resulting trusts. *See* Resulting trust
 trusts of land, practice and procedure,
 225–227
 model question, 232–235

Implied terms,
 easements, grant and reservation of. *See*
 Easements
 leasehold covenants. *See* Leasehold
 covenants

Injunction,
 breach of freehold covenant, preventing,
 307, 333–334
 breach of leasehold covenant, as
 landlord's remedy, 407, 411
 breach of leasehold covenant, as tenant's
 remedy, 396, 397
 easements, interfering with, 491–492

Insolvency,
 beneficiary of trust of land, of, 215–217
 trustee, of, 217

J

Joint tenancies,
 effect of holding as, 132–133
 equitable title, 136–144
 four unities, 132, 142–143
 legal title, 134–136
 meaning, 131–132
 severance of joint tenancies,
 acting on own share, 147–149
 homicide by joint tenant, effect of,
 152
 legal title, effect on, 145–153
 meaning and scope, 144–145
 mutual agreement, 149–151
 mutual conduct, 151–152

statutory severance, 146–147
 words of, 142–143
 survivorship, right of, 132–133

L

Land,
 airspace, 17
 definition, 17
 estates in, 1–4
 fixtures. *See* Fixtures
 horizontal division, 17
 objects buried on, 18
 proprietary rights in, 24–25
 personal rights in, 24
 reform, proposals for, 26
 treasure found on, 18

Land charges,
 advantages and disadvantages, 44–46
 classes of, 34–35
 commercial interests in land, protection
 of, 38
 doctrine of notice, effect on, 43
 easements, entry of, 35, 48, 485–488
 errors, remedies for, 44
 leases, 48, 373–374
 matrimonial home,
 in mortgage repossession, 540
 right of occupation of, 35, 48, 197
 mortgages,
 in determining priority of, 541–542
 entry as, 34, 48
 in tacking of, 542–543
 name-based system, 35, 44
 non-registration, effect of, 40–41
 practice and procedure, 41–43
 priority period, 39
 register, 34
 Land Charges, 34, 39
 Local Land Charges, 14–15
 registration, effect of, 38–39
 restrictive covenants, 35, 48, 328–330
 scope of interests covered, 34–35, 38, 48

Leasehold covenants,
 assign or sublet, not to, 409–411
 authorised guarantee agreement, 433–434
 breach, waiver of, 413
 commercial rent arrears recovery, 398,
 399
 enforceability,
 ability of landlord to sue, 424–426,
 439–440

- ability of tenant to sue, 426–428, 440–441
- post-1995, 431–444
- position of tenant pre-1996, 430
- pre-1996, 418–430
- liability of landlord to be sued, 428–430, 441–444
- liability of tenant to be sued, 418–424, 431–438
- model questions, 446–454
- overview, 416–418
- sublease, in, 444–446
- forfeiture. *See* Forfeiture
- grant, not to derogate from, 396–397
 - tenant's remedies for breach, 397
- habitation, premises fit for, 393–395
 - tenant's remedies for breach, 395
- human rights, consideration in, 398, 414–415
- meaning, 393
- quiet enjoyment, for, 395–396
 - tenant's remedies for breach, 396
- reform, proposals for, 414
- rent, payment of, 397–398
 - landlord's remedies for breach, 398–400
- repair,
 - meaning of, 400–401
 - defects, 401–402
 - landlord's obligations, 402–404
 - tenant's remedies for breach of
 - landlord's obligations, 404–405
 - tenant's obligations, 405–407
 - landlord's remedies for breach of
 - tenant's obligations, 404–408
 - usual, 413
- waste, not to commit, 405
- Leasehold estate,
 - adverse possession of, in registered land, 96
 - adverse possession of, in unregistered land, 91–92
 - effect of 1925 Act, 8, 13–14
 - freehold reversion and, 4
 - history of, 3–4
 - meaning, 4
 - term of years absolute, 8, 126
- Leases,
 - adverse possession of, in registered land, 96
 - adverse possession of, in unregistered land, 91–92
- assignment of, 416
- authorised guarantee agreement, 433–434
- covenants in. *See* Leasehold Covenants
- creation,
 - contract for, statutory provisions, 368–369
 - deed, by, 363–364
 - failure to meet requirements, 371
 - oral, 10, 364–366, 369–370
 - proprietary estoppel, by, 369
- ending, 367–368
- equitable, 368–371
- exceptions to,
 - acts of generosity, 356
 - acts of friendship, 356
 - no intent to create a legal relationship, 356
 - service occupancy, 356–357
 - lodger, 357
- first registration of title, 54–55
- fixed term, 364, 365
- fixtures and, 23
- flat-sharers holding, 361–362
- forfeiture for breach of covenant. *See* Forfeiture
- freehold reversion, definition, 4, 353, 416
- grant of, registration, 59, 374–375
- human rights and taking possession, 387–391
- land charge, entry as, 48, 373–374
- licences distinguished, 358–363
- meaning, 349
- model question, 377–383
- mortgages, in creation of, 509
- non-proprietary, 358, 384–387
- overriding following an authorised
 - guarantee agreement, 436–437
- overriding interest, as, 62, 76, 375–376
- overview, 349–350
- periodic tenancies,
 - ending of, 367
 - express, 365–366
 - implied, 366
- proprietary estoppel, as a remedy in, 281
- proprietary interest in land, as, 65
- protection of,
 - registered land, 59, 62, 76, 374–377
 - unregistered land, 48, 372–374
- requirements,
 - certain term, 354–355

Leases (*cont.*):

- exclusive possession, 353–354
- failure to meet 358
- rent or consideration, 355–356
- tenancy, distinguished from, 352
- unregistered land, adverse possession and, 91–92

Legal estates. *See also* Proprietary rights

- creation after 1925, 9–10
- documentation, number of people appearing on, 8, 122, 136, 137,
- effect of 1925 Act, 7–8
- enforceability, 8
- express co-ownership, 134–136
- freehold covenants, requirement for running of benefit of, 317
- history of, 7–8
- pre-1926 rules, 7–8
- reduction in number of, 8
- severance, 145
- strict settlements, 126

Legal rights,

- in unregistered land pre-1926, 28
- in unregistered land post-1925, 37

Licences,

- adverse possession, affected by, 88
- bare,
 - assignment of benefit of, 299
 - lease distinguished from, 358–363
 - meaning, 299
 - personal right, as, 299–300, 490
 - revocation of, 299
 - third party, effect on, 299–300
- contractual,
 - assignment of benefit of, 301
 - meaning and scope, 300
 - personal right, as, 301–302, 377, 490
 - revocation of, 300–301
 - third party, effect on, 301–304, 377
- easement distinguished, 463–464
- leases distinguished, 358–363
- meaning and scope, 298
- profits à prendre, 304
- property right, coupled with grant of, 304
- proprietary estoppel, remedies under, 281

Life estate,

- meaning, 4

Life interests. *See* Successive interests

Lodger,

- lease, not having, 357

M

Marriage consideration,

- land charges, effect on, 40, 41
- pre-1926 rules, 30

Matrimonial home,

- constructive trust. *See* Constructive trust
- resulting trust. *See* Resulting trust

Matrimonial home rights,

- claiming an interest in, 195–197
- mortgage repossession, in, 540
- spouse's right of occupation, 196–197, 539–540
- land charge, registration of, 35, 48, 197, 540

Minerals, 17

Mortgages,

- arrears, social security benefits, 539
- clogs and fetters on right to redeem, 512–515
 - unfair collateral advantages, 515–516
- constructive trust, on payment of, 177, 181–183
- creation of, 508–510
- creation of constructive trust on payment of, 170, 181
- creation of resulting trust on payment of, 167, 170
- equitable,
 - creation, 510
 - deposit of title deeds, 510
 - remedies of mortgagee, 535
- equity of redemption, 512
- extortionate credit bargain test, replacement of, 538
- first registration of title, 54, 56
- interest rates, oppressive, 513
- interests acquired under a trust, and, 528
- land charges registration, 34, 48, 541–542, 542–543
- meaning and scope, 508
- model question, 543–547
- mortgagee, remedies on default, 526–535
- mortgagor, rights of, 535–540
- non-payment, in event of,
 - mortgagor, rights of, 535–540
 - foreclosure, 534–535
 - money claims, 526–528
 - receiver, appointment of, 534
 - repossession, 528–529
 - sale, 529–534
- overreaching, 245–248

- priority of, 540–542
 - registration,
 - registered land, in, 60, 76
 - unregistered land, in, 34, 48, 541–542, 542–543
 - regulated agreements, protection of, 538
 - resulting trust, on payment of, 167–168, 170, 181–182
 - right to redeem, 511–512
 - restrictions on, 512–515
 - spouse of borrower, position of, 539–540
 - tacking, 542–543
 - undue influence, effect of, 516–526
 - unfair collateral advantages imposed by lender, 515–516
- N**
- Name-based system in land charges, 35, 44
 - Necessity,
 - easement, implied grant of, 467–468
 - Neighbouring land, access to, 468
 - Notice. *See* Doctrine of notice
 - Notices in registered land,
 - Charges Register, on, 68–70
 - Easements, 489–490
 - Leases, 376–377
 - non-registration, effect of, 71–72
 - overriding interests, notices and restrictions, interaction between, 71
 - practice and procedure, 68–69
 - priority period, 69
 - proprietary estoppel, 285–286
 - restrictive covenants, 330
 - rights of occupation, not protected by, 256
 - statutory provisions, 67–68
- O**
- Occupiers,
 - adverse possession. *See* Adverse possession
 - equitable leases, 368–369
 - inspection and inquiries,
 - registered land, in, 256–260
 - unregistered land, in, 250–251
 - leases,
 - exclusive possession, meaning and scope, 353–354
 - licences distinguished, 358–363
 - service occupancies, 356–357
 - lodgers, 357
 - matrimonial home rights, 35, 196–197
 - overriding interests, 63–66
 - periodic tenancies, 365–368
 - trusts of land, beneficiaries' rights under. *See* Trust of land
 - Option to purchase,
 - land charges registration, 48
 - Overreaching,
 - effect of, 243
 - interests not subject to, 243
 - interests subject to, 236–239
 - model questions,
 - successive interests, and, 260–263
 - express co-ownership, and, 263–266
 - implied co-ownership, and, 266–270
 - mortgages, 245–248
 - overview, 236–238
 - procedure, 240–245
 - proprietary estoppel interests, and, 286
 - protection of interests under trust of land, 238–239
 - rights of occupation not overreached in,
 - registered land, 255–260
 - unregistered land, 250–255
 - situations in which applying, 236–239
 - trustees, protection by payment to, 240–243
 - Overriding interests,
 - easements, 66–67, 76, 489
 - leases, 66–67, 76, 375–376
 - occupiers, of, 63–66, 76, 255–260
 - proprietary estoppel, 284–285
 - rights of occupation not overreached, 233–237
 - scope and effect, 60–62
 - Ownership of land,
 - buying and selling, process of, 14–17
 - claiming, 4–5
 - Crown, by, 1–3
 - fee simple absolute in possession, 3–4
 - history of, 1–3
 - legal and equitable interests,
 - effect of 1925 Act, 8–9
 - history of, 6–7
 - pre-1926 rules, 7–8
 - limitation provisions, 5
 - registrable estates, 52–53
 - successive interests. *See* Successive interests
 - title as claim to, 4–5

P

- Periodic tenancies,
 ending of, 367
 express, 365–366
 implied, 366
- Personal rights,
 bare licences as, 299–300, 490
 contractual licences as, 301–302, 377, 490
 enforcement, 24
 meaning and scope, 24
- Positive covenants,
 commonhold provisions, 17, 334–336
 freehold, 323, 326
 problems with, 17
- Possession. *See* Occupiers; Repossession
- Prescriptive rights. *See also* Easements
 common law, acquired at, 479
 illegal acts, 482
 leasehold land, against, 477–479
 light, rights of, 480
 remedies for interference with, 491–493
 lost modern grant, acquired by, 479
 meaning and scope, 476–477
 obstructing the use of, 480–482
 statutory provision, acquired by, 480
- Profits à prendre,
 examples of, 304
 meaning, 304
- Proprietary estoppel,
 adverse possession, and in registered
 land, 98–99
 assurance or representation,
 reliance, 275–277
 requirement of, 274
 withdrawal of, detriment suffered on,
 277
 constructive trusts, compared to, 286,
 287
 elements of, 271–279
 constructive trusts and formalities,
 discussion, 290–297
 general principles, 273
 interest created, nature of, 280
 meaning and scope, 271
 model question, 287–290
 overreaching and, 286
 overriding interests, and, 284–285
 probanda, 273
 protection of interests in,
 registered land, 284–286
 unregistered land, 283–284
 remedies available, 280–282
 unconscionability, requirement of,
 277–279
 words ‘subject to contract’, relationship
 with, 296–297
- Proprietary interests,
 bare licence not being, 299–300, 490
 contractual licence not being, 301–302,
 377, 490
 examples of, 24
 occupiers, of, 63–66
 restrictive covenants, as, 328, 333
- Proprietary rights,
 categories of, 24
 legal and equitable, 25
 meaning and scope, 24–25
 unifying link, lack of, 25
- Protection of interests,
 easements in,
 registered land, 59, 66–67, 76,
 488–490
 unregistered land, 35, 48, 485–488
- leases, in,
 registered land, 59, 62, 76, 374–377
 unregistered land, 48, 372–374
- payment to at least two trustees,
 mortgage, when there is a, 245–248
 sale and purchase, on, 240–243
- proprietary estoppel in,
 registered land, 284–286
 unregistered land, 283–284
- registered land, summary, 76
- restrictive covenants,
 registered land, in, 330
 unregistered land, in, 35, 48, 328–330
- rights under trust of land not
 overreached,
 registered land, 255–260
 unregistered land, 250–255
- unregistered land, summary, 48
- Purchase price. *See* Consideration

Q

- Quiet enjoyment,
 express covenant for, 396
 implied covenant for, 395–396

R

- Rectification,
 contracts for sale, and, 12
 Register, of, 72–74

- Redemption of mortgages. *See* Mortgages
- Register, restrictions on,
 overriding interests, notices and
 restrictions, interaction between, 71
- Proprietorship Register, on, 70
- statutory provisions, 68
- trust of land, use of in, 256
- Registered land,
 advantages and disadvantages, 74
- adverse possession,
 boundary disputes, 99–100
- effect of claim, 103–105
- equity by estoppel, 98
- future interests, and, 97
- occupancy conditions, 96
- entitlement for some other reason,
 98–99
- owner under disability, 96–97
- registration requirements, 88–89
- results of claim, possible, 103–105
- time limits, 94–95, 96, 100–101
- alteration and rectification of register,
 72–74
- Charges Register, 52
- notice entered on, 68–70
- dispositions requiring registration,
 57–60
- District Land Registries, 51
- e-conveyancing, 53
- easements,
 protection of, 59, 66–67, 76, 488–490
- equity by estoppel,
 protection of, 284–286
- first registration of title, 54–56
- distinguished from dispositions, 54
- inspection of, 52
- Land Registration Rules, fixing of
 boundary under, 99
- lease, protection of, 59, 62, 76, 374–377
- mortgages,
 priority of, 542
- tacking, 543
- notices,
 agreed, 69
- Charges Register, on, 68–70
- easement, requirement to be protected
 by, 76, 489–490
- equity by estoppel, 286
- lease, requirement to be protected by,
 76, 376–377
- non-registration, effect of, 71–72
- overriding interests, notices and
 restrictions, interaction between, 71
- practice and procedure, 68–70
- proprietary estoppel interest,
 requirement to be protected by,
 285–286
- registration, effect of, 71
- restrictive covenant, requirement to be
 protected by, 330
- statutory provisions, 68
- unilateral, 69–70
- overreaching,
 express co-ownership, practice and
 procedure, 244–245
- implied co-ownership, practice and
 procedure, 240–243
- interests under trust of land not
 overreached, 256–260
- model questions on, 260–270
- mortgage, when created, of, 245–248
- sale and purchase, 240–243
- successive interests, practice and
 procedure, 243–244
- trust of land, use of in, 256
- overriding interests,
 easements as, 66–67, 76, 489
- leases as, 62, 76, 375–376
- occupiers claiming, 63–66, 76, 255–259
- overriding interests, notices and
 restrictions, interaction between, 71
- scope and effect, 60–62
- phrases pointing to, 45
- principles of, 52–53
- priority period, 69
- Property Register, 51
- proprietary estoppel, 284–286
- Proprietorship Register, 51
- restriction entered on, 70
- rectification of register, 72–74
- registrable estates, 52–53
- compliance with registration, effect of,
 71
- non-compliance with registration,
 effect of, 71
- restrictions,
 non-registration, effect of, 72
- overriding interests, notices and
 restrictions, interaction between, 71
- Proprietorship Register, on, 70
- registration, effect of, 71
- statutory provisions, 68

- Registered land (*cont.*):
 restrictive covenants,
 protection of, 76, 330
 sale and purchase procedure, 74–75
 statutory provisions, 50–51
 title guarantees, 53
 title, proof of, 5
 unregistered land distinguished, 5, 14, 33
- Remedies,
 contracts in land, for breach of, 13–16
 equitable mortgage in arrears,
 foreclosure, 535
 money claims, 535
 receiver, appointment of, 535
 repossession, 535
 sale, 535
 freehold covenants, for breach of,
 333–334
 land charges errors, for, 44
 land registry errors, for, 72–74
 leasehold covenants. *See* Leasehold
 Covenants
 legal mortgage in arrears,
 foreclosure, 534
 money claims, 526–528
 receiver, appointment of, 534
 repossession, 528–529
 sale, 529–534
 origins of trusts, 120–121
 proprietary estoppel, available in,
 280–282
 restrictive covenant, for breach of,
 333–334
 personal rights, breach of, 24
- Rent,
 lease, requirement for, 355–356
 non-payment,
 commercial rent arrears recovery, 398
 distress, for, 398
 forfeiture, for, 398–399
 usual covenants, 413
- Repairs,
 landlord's obligations, 402–404
 landlord's remedies for breach of
 tenant's obligations, 407–408
 meaning and scope, 400–402
 tenant's obligations, 405–407
 tenant's remedies for breach of
 landlord's obligations, 404–405
- Repossession,
 mortgagee's right to, 528–529
 postponement of, 535–538
 sale, 529–534
- Reservation,
 easement, implied grant of, 483–484
- Restrictive covenants. *See also* Freehold
 covenants
 burden running with land, 325–330
 discharge of, 331–332
 equitable proprietary interest, as, 328, 333
 meaning, 38, 326
 modification of, 331–332
 protection, original basis for, 328
 reform, proposals for, 334
 registered land, protection in, 76, 330
 remedies for breach, 333–334
 unity of possession, effect of, 332
 unregistered land, protection in, 35, 48,
 328–330
- Resulting trust,
 constructive trust distinguished, 171,
 177, 181, 184, 194
 constructive trust preferred, 170, 177
 formalities, absence of, 162
 household expenses, effect of payment
 to, 168–169
 human rights, consideration in, 166
 initial deposit or legal expenses,
 contribution to, 165–166
 model question, 198–202
 nature of, 160–162, 164
 overreaching, 239
 payment of mortgage, effect of, 167, 170
 presumption of,
 advancement, exclusion by proof of,
 166–167
 gift or loan, exclusion by evidence of,
 166
 purchase price, contribution to, 164–165
 quantification of shares, 171–172
 reform, proposals for, 198
 structure after 1996, 197
 structure before 1997, 197
- Revocation,
 bare licence, of, 299
 contractual licence, of, 300–301
- Right of way,
 creation and maintenance, 458
 easement of, 456–461
 meaning, 27
- Rights in personam. *See* Personal rights
 Rights, proprietary. *See* Proprietary Rights

S

- Sale and purchase,
 - before 1926, complications of, 7–8
 - first registration of title, 54–56
 - Home Information Pack, 15
 - mortgagees in possession, 529–534
 - overreaching equitable interests, 240–243
 - process of, 14–17
 - registered land, in, 74–75
 - dispositions in registered land, 57–60
 - Seller's Property Information Form, 15
 - unregistered land,
 - fifteen years' title, deducing, 46–47
 - land charges, 33–35
- Scheme of development,
 - freehold covenants, 320–322
- Searches,
 - land charges register, unregistered land, 39, 44
 - land registry, registered land, 52, 69, 74
 - local land charges register, 14–15
- Secured creditors,
 - meaning, 214
 - trust of land, of beneficiary of, 214–215
- Seller's Property Information Form 15, 242
- Service occupancies,
 - lease, not being, 356–357
- Settlements,
 - after 1996, 130, 206
 - before 1997, 127–130
 - meaning and scope, 125–126
 - new, prevention of creation of, 130, 206
 - statutory changes in 1996, 130
 - strict, 128
 - successive interests, governing, 125–126
 - trust, forms of, 126
 - trustees of, 127
 - trusts for sale compared, 130
- Severance of joint tenancies. *See* Joint tenancies
- Social security,
 - mortgage arrears, for, 539
- Specific performance,
 - breach of leasehold covenant, landlord's remedy for, 407
 - breach of leasehold covenant, tenant's remedy for, 404–405
 - contracts for sale or lease, 13–14, 16
- Squatter's rights. *See* Adverse possession
- Strict settlement. *See* Settlements

- Subleases,
 - enforceability of leasehold covenants in, 444–446
 - effect of forfeiture on, 413
- Successive interests. *See also* Settlements and Overreaching
 - registered land and adverse possession, 97
 - unregistered land and adverse possession, 94
 - meaning and scope, 125–126
 - nature of, 107–109
 - overreaching, practice and procedure, 243–244
 - statutory changes in 1996, 130
 - strict settlements, 128
 - trust for sale, held under, 128–130
 - trust, imposition of, 126
 - trusts governing, 126
 - trusts of land,
 - model question, 228–230
 - practice and procedure, 217–220
- Survivorship,
 - joint tenancy, right in, 132–133

T

- Tenancies in common,
 - business partnerships, in, 143
 - equitable interests, and, 136–144
 - legal title, and, 134–136
 - meaning and scope, 133–134
 - mortgage situation, and, 143
 - purchase price, and, 143
 - severance of joint tenancy,
 - meaning and scope, 144–145
 - words of, 142–143
 - unity of possession, 133–134, 142
- Tenancy,
 - joint. *See* Joint tenancies
 - meaning, 352
 - periodic, 365–367, 370
- Tenure,
 - meaning, 1
- Term certain,
 - lease, of, 354–355
- Time limits,
 - adverse possession,
 - registered land, 94–95, 96, 100–101
 - unregistered land, 91, 92–93
 - prescriptive rights, 479–482
 - sale by mortgagee, 531

- Title,
 adverse possession and, 79
 claiming ownership, 4–5
 deducing, 5, 14, 46–47
 equitable,
 express co-ownership, when there is,
 136–144
 severance, effect of, 144
 severance, means of, 145–152
 good root of, 46–47
 legal,
 both parties on and constructive
 trusts, 189–194
 express co-ownership, when there is,
 134–136
 removal from, 136
 severance, and, 145
 meaning, 4
 registered land, in, 5, 52–53
 unregistered land, in, 5
- Touch and concern, meaning, 316
- Trusts,
 constructive trusts. *See* Constructive trusts
 express co-ownership. *See* Express co-ownership
 formalities for creation, 122, 161–162
 forms of, 126, 205
 implied co-ownership, 144–148
 importance of, 120, 122–123
 origins, 120–121
 overview, 123–124
 property, able to be held on, 122
 resulting trusts. *See* Resulting trusts
 successive interests, *See* Settlements
 trustees. *See* Trustees
- Trusts for sale,
 express, 206
 meaning and scope, 129–130
 statutory changes in 1996, 130, 206–207
 strict settlement compared, 130
 successive interests, governing, 126,
 128–130
 trust of land, conversion to, 205
 trustees of, 128–129
- Trust of land. *See also* Overreaching
 application to court, 211–212
 bankruptcy of beneficiary in, 215–217
 children, welfare of, 212–214
 consents needed by trustee,
 express co-ownership, practice and
 procedure, 222, 224
 general principles, 208
 implied co-ownership, practice and
 procedure, 226
 successive interests, practice and
 procedure, 219
 consultation by trustees,
 express co-ownership, applying
 statutory provisions in, 222, 224
 general principles, 209
 implied co-ownership, practice and
 procedure, 226
 successive interests, practice and
 procedure, 219–220
 definition, 206
 delegation,
 express co-ownership, practice and
 procedure, 222, 224
 general principles, 208
 implied co-ownership, practice and
 procedure, 226
 successive interests, practice and
 procedure, 219
 dispute resolution,
 application to court, 211–212
 express co-ownership, practice and
 procedure, 222–223, 224–225
 implied co-ownership, practice and
 procedure, 227
 successive interests, practice and
 procedure, 220
 matters relevant in determining,
 212–217
 insolvency of beneficiary or trustee,
 215–217
 model questions, 228–235
 occupation, beneficiaries' rights of,
 conditions of, 209–210
 express co-ownership, practice and
 procedure, 222, 224
 implied co-ownership, practice and
 procedure, 226–227
 successive interests, practice and
 procedure, 220
 two or more beneficiaries able to
 occupy, 210–211
 overview, 123–124, 204–206
 protection of interests under and
 overreaching, 238–239
 purposes of the trust and occupation,
 210
 statutory changes, 205

- statutory provisions, 206–217
- trustees' powers, 207–208
- trusts for sale, doctrine of conversion, 206–207
- Trustees,
 - best interests of beneficiary, working in, 138, 207
 - express co-ownership, in, 137
 - implied co-ownership, in, 161
 - maximum number, 122, 136, 137
 - overreaching equitable interests,
 - mortgage, when there is a, 245–248
 - sale and purchase, on, 240–243
 - powers,
 - general principles, 122
 - strict settlement, of, 127
 - trust for sale, of, 128–130
 - trusts of land, of,
 - bankruptcy of, 217
 - statutory powers. *See* Trusts of land
 - statutory duties. *See* Trusts of land
- U
- Undue influence, 516–526
 - definition, 516
 - overview, 516
- Unregistered land,
 - adverse possession of. *See* Adverse possession
 - first registration of title, 54–56
 - land charges. *See also* Land charges
 - advantages and disadvantages, 44–46
 - doctrine of notice, effect on, 36
 - easements, 35, 48, 485–488
 - equity by estoppel, 283–284
 - errors, remedies for, 44
 - lease, entry of, 48, 372–374
 - non-registration, effect of, 40–41
 - practice and procedure, 41–43
 - restrictive covenants, 48, 328–330
 - scope of interests covered, 36–41
 - statutory provisions, 33–35
 - mortgages,
 - priorities, 540–542
 - tacking, 542–543
 - overreaching,
 - express co-ownership, when there is, 265
 - implied co-ownership, when there is, 268
 - mortgage, when creating, 270
 - rights of occupation not overreached, 250–255
 - successive interests, when there are, 260–262
 - trustees, protection by payment to, 240–243
 - phrases pointing to, 33
 - proprietary estoppel interests, 283–284
 - registered land distinguished, 5, 14, 33
 - title, proof of, 5
- Use,
 - purpose of, 120
 - trust, replacement by, 121
- W
- Waiver, 413
- Waste,
 - covenant not to commit, 405

