

LAW6025 Land Law (Terms 1 and 2)

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72 items

General reading list (9 items)

Core texts (1 items)

Land law, by Chris Bevan, 2024

[Book](#) | Essential

Key Legislation (2 items)

Law of Property Act 1925

[Legislation](#) | Essential

Land Registration Act 2002

[Legislation](#) | Essential

Law Commission and Land Registry reports (5 items)

Electronic execution of documents (LC 386), by Law Commission, 2019

[Document](#) | Optional | This document has very important discussion on the forms and functions of formality requirements, which you can zoom in on.

Electronic execution of documents: consultation paper (LCCP237), by Law Commission, 2018

[Document](#) | Optional

Updating the Land Registration Act 2002, by Law Commission

[Document](#) | Optional

Proposals to amend the Land Registration Rules 2003

[Webpage](#) | Optional

Practice guide 8: execution of deeds, by Land Registry

[Webpage](#) | Recommended

Other recommended textbooks (1 items)

Land law directions, by Sandra Clarke; Sarah Greer, 2022

[Book](#) | Optional | This book does not have the level of legal analysis and explanation that Bevan's has, but it has useful visuals and educational features that may help you to

access the topics if you initially struggle with Bevan.

Workshops (58 items)

Workshop 1 – Introduction to Land Law 1: key concepts. (4 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Read chapter 1

Gateway to land law: how to think and reason like a land lawyer, by Nicola Jackson, 2012

Book | **Recommended** | Read Chapter 1 'The Building Blocks of Land Law'. Download the first half of this chapter by clicking 'view online'

Gateway to land law: how to think and reason like a land lawyer, by Nicola Jackson, 2012

Book | **Recommended** | Read Chapter 1 'The Building Blocks of Land Law'. Download the second half of this chapter by clicking 'view online'

Equity, by Sarah Worthington, 2006

Book | **Optional** | Read 'Dual Legal Systems: Common Law and Equity' - available via the 'view online' link

Workshop 2 – Introduction to Land Law 2: Introduction to Registered Land (4 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Read chapter 2. (Chapter 3 is further reading – note unregistered conveyancing not assessed).

Land registration for the twenty-first century: a conveyancing revolution. Land Registration Bill and commentary, 2001

Legal Document | **Recommended**

Land law, by Chris Bevan, 2024

Book | **Essential** | Revise chapter 1

The Role of Registration in Modern Land Law - in Land law: issues, debates, policy, by Roger Smith, 2002

Chapter | **Optional**

Workshop 3: Formalities in Land Law (4 items)

Electronic execution of documents (LC 386), by Law Commission, 2019

Document | **Recommended** | Reading select parts of this this Law Commission Report will assist you functions of formality requirements. Please 'zoom' in on relevant discussion on formalities, in particular relevant discussion in chapters 2 and 5. Please note that from this you should be able to identify general discussion that is relevant to workshop questions. Beyond chapters 2 and 5, it may be worth having a quick scan through the document to see if you can pick out any useful general discussion of formalities in

individual land transfers.

Electronic execution of documents: consultation paper (LCCP237), by Law Commission, 2018

Document | **Recommended** | Reading select parts of this this Law Commission Consultation Paper will assist the functions of specific formality requirements. Please 'zoom in' on relevant discussion on formalities, in particular relevant discussion in chapters 2 and 4. Please note that from this you should be able to identify general discussion that is relevant. Beyond chapters 2 and 4, it may be worth having a quick scan through the document to see if you can pick out any useful general discussion of formalities in land transfers.

Practice guide 8: execution of deeds, by Land Registry

Webpage | **Recommended** | How do you execute a valid deed? Well, it depends...

On this course, we just look at individual transfers, but why not know some of the other methods applicable in different situations.

This practice guide gives information on executing in deeds in a range of contexts. Not all of these are relevant to the land law syllabus, and that said, you will want to focus your attention on section 2: execution of deeds by individuals. That said, there is a lot in this document that is good general knowledge to have.

Taking formalities seriously - in Land law: themes and perspectives, by P Critchley, 1998

Chapter | **Optional**

Workshop 4 - Adverse Possession (3 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Read chapter 4

R (Best) -v- The Chief Land Registrar and the Secretary of State for Justice [2015] EWCA Civ 17.

Legal Case Document | **Essential**

The Offence of Squatting in a Residential Building, by Ministry of Justice, 2012

Document | **Recommended**

Workshop 5 - Co-Ownership (3 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Read chapters 5-6

Severance revisited - in Conveyancer and Property Lawyer, by Louise Tee, 1995

Article | **Optional**

Sharing Homes: A Discussion Paper, by Law Commission, 2002

Document | **Optional** | N.B. Section on legal and beneficial ownership of the shared home

Workshop 6 - Trusts of Land. (4 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Revise chapter 5, in particular the section entitled 'The legislative framework' onwards. Read chapter 6 for further general understanding.

Trusts of Land and Appointment of Trustees Act 1996

Legislation | **Essential** | You need to understand the provisions relating to the powers and duties of trustees as well as the rights of beneficiaries. Further, the powers of the courts to mediate any disputes between these parties. Legislation will be complemented by case law referred to you core and recommended textbooks as well as lecture.

Sharing Homes: A Discussion Paper, by Law Commission, 2002

Document | **Optional** | N.B. The section on resolution of disputes between trustees and beneficiaries

Co-Owners' Rights to Occupy Trust Land - in The Cambridge Law Journal, by D. G. Barnsley, 1998

Article | **Optional**

Workshop 7 - Leases Part 1 (4 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Read chapters 7 and 9.

Global 100 v Laleva [2021] EWCA Civ 1835

Legal Case Document | **Essential**

Street v Mountford [1985] AC 809 (or [1985] 2 WLR 877 or [1985] 2 All ER 289).

Legal Case Document | **Essential**

Of Estates and Interests: A Tale of Ownership and Property Rights - in Land law: themes and perspectives, by Susan Bright, 1998

Chapter | **Optional**

Workshop 8 - Leases Part 2. (9 items)

Land law, by Chris Bevan, 2024

Book | **Essential** | Revise chapters 7 and 9 and continue to chapter 10 to understand leasehold covenants in more detail.

Housing Act 1988

Legislation | **Essential** | In particular sections 5, 6, 7, 8, 9, and 21 as well as schedule 2 parts 1 and 2.

Homes (Fitness for Human Habitation) Act 2018

Legislation | **Essential**

House of Commons Library Briefing Paper: Renters (Reform) Bill 2022-23, by Wendy Wilson; Hannah Cromarty, 2023

Document | **Optional** | Considers ongoing reform proposals to the Housing Act 1988 etc.

What's law got to do with it? Is consumer law the solution to problems faced by student tenants? - in Legal Studies, by Emily Walsh, 2021

[Article](#) | [Optional](#) | Case study: problems faced by student tenants.

Administrative discretion to adjourn possession claims where universal credit leads to serious rental arrears - in Civil Justice Quarterly, by Michael John-Hopkins, 2022

[Article](#) | [Optional](#) | Case study: arrears caused by housing benefits problems.

Spotlight on: Damp and mould. It's not lifestyle, by Housing Ombudsman Service, 2021

[Document](#) | [Optional](#) | Case study: damp, mould and fitness for habitation.

Leasehold and commonhold reform (House of Commons Library, Briefing Paper Number 8047), by Wendy Wilson; Cassie Barton, 2021

[Document](#)

Overcoming the Barriers to Longer Tenancies in the Private Rented Sector, by Ministry of Housing, Communities and Local Government, 2018

[Document](#)

Workshop 9 – Easements (3 items)

Land law, by Chris Bevan, 2024

[Book](#) | [Essential](#) | Read chapter 11 (easements only – profits not taught or assessed)

Making land work: easements, covenants and profits à prendre, by Law Commission, 2011

[Book](#) | [Recommended](#) | Note: a useful summary of the law of easements can be found at section 2.18 (pages 13- 17) of the Law Commission report. A general introduction to the case for reforming the law of easements can be found at Part 3 of the report (pages 27 – 37).

Regency Villas Title v Diamond Resorts (Europe) Ltd [2018] UKSC 57

[Legal Case Document](#) | [Recommended](#)

Workshop 10 – Freehold Covenants (4 items)

Land law, by Chris Bevan, 2024

[Book](#) | [Essential](#) | Read chapter 12

Making land work: easements, covenants and profits à prendre, by Law Commission, 2011

[Book](#) | [Optional](#) | Note: a useful summary of the law of covenants can be found at section 2.37 (page 18- 20) of the Law Commission report. A general introduction to the case for reforming the law of covenants can be found at Part 5 of the report (pages 95 – 114).

Remedies for breach of restrictive covenants - in Conveyancer and Property Lawyer, by Jill Martin, 1996

[Article](#) | [Optional](#)

Shephard & ors v Turner & anor [2006] EWCA Civ 8., 2006

[Legal Case Document](#) | [Optional](#)

Workshop 11 – Mortgages (6 items)

Land law, by Chris Bevan, 2024

[Book](#) | **Essential** | Read chapter 13

Notice given under rule 54C of the Land Registration Rules 2003: Notice 1 (arrangements for the creation and registration of digital mortgages), by HM Land Registry, 2021

[Document](#) | **Essential**

Pre-Action Protocol for Possession Claims based on Mortgage or Home Purchase Plan Arrears in Respect of Residential Property, 2011

[Legal Document](#) | **Essential**

Cheltenham & Gloucester BS v Norgan [1996] 1 All ER 449

[Legal Case Document](#) | **Recommended**

Palk v Mortgage Service Funding [1993] 2 All ER 481

[Legal Case Document](#) | **Recommended**

The home-owner: citizen or consumer? - in Land law: themes and perspectives, by Lisa Whitehouse, 1998

[Chapter](#) | **Optional**

Workshop 12 – Registered conveyancing and priorities (10 items)

Land law, by Chris Bevan, 2024

[Book](#) | **Essential** | Revise chapters 2 and 1

Land registration for the twenty-first century: a conveyancing revolution : Land Registration Bill and commentary, by Law Commission; Land Registry, 2001

[Book](#) | **Recommended**

HM Land Registry moves forward with digital conveyancing - GOV.UK, 2018

[Webpage](#) | **Optional**

Updating the Land Registration Act 2002: A Consultation Paper (summary), by Law Commission, 2016

[Legal Document](#) | **Optional** | Consultation paper no 227

Updating the Land Registration Act 2002 - Summary, by Law Commission, 2018

[Document](#) | **Optional** | Law Commission report no 380 (summary)

Updating the Land Registration Act 2002, by Law Commission, 2018

[Document](#) | **Optional** | Law Commission report no 380 (main report). See in particular chapter 20, but also chapters 14 and 5

Proposals to amend the Land Registration Rules 2003

[Webpage](#) | **Optional**

The Land Registration (Amendment) Rules 2018

[Legal Document](#) | **Optional** | See inter alia schedule 1 paragraph 11 (New rules 54A to D)

and paragraph 12 (Amendment to rule 58)

HM Land Registry Business Strategy 2017-2022, by HM Land Registry

[Document](#) | Optional

Trevallion v Watmore and another [2016] First Tier Tribunal (Property Chamber)

[Legal Case Document](#) | Recommended

Finding cases and legislation for this module (5 items)

You will need to use Lexis+ or Westlaw to find relevant cases and legislation for this module. The 'view online' buttons below will take you to the library's dedicated page for each database. Here you can find step-by-step guides, videos etc. and links to the databases themselves.

Access Westlaw and learn more about how useful it is for law

[Webpage](#)

Access Lexis+ and learn more about how to make the most of it

[Webpage](#)

Book a place at a Lexis+ and Westlaw training session

[Webpage](#)

Book an appointment with Charlie, if you get stuck with Lexis+ or Westlaw

[Webpage](#)
