

# Prifysgol Wreccsam Wrexham University

## Module specification

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Module Code	LAW601
Module Title	Property and Land Law
Level	6
Credit value	20
Faculty	FSLS
HECoS Code	100485
Cost Code	GACJ

## Programmes in which module to be offered

Programme title	Is the module core or option for this programme
LLB (Hons) Law	Core
BA (Hons) Law and Criminal Justice	Core
BA (Hons) Law and Business	Core

## Pre-requisites

None

## Breakdown of module hours

Learning and teaching hours	36 hrs
Placement tutor support	0 hrs
Supervised learning e.g. practical classes, workshops	0 hrs
Project supervision (level 6 projects and dissertation modules only)	0 hrs
<b>Total active learning and teaching hours</b>	<b>36 hrs</b>
Placement / work based learning	0 hrs
Guided independent study	164 hrs
<b>Module duration (total hours)</b>	<b>200 hrs</b>

<b>For office use only</b>	
Initial approval date	May 2021



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With effect from date	September 2022
Date and details of revision	May 2023 – admin correction – weighting December 2024 – admin correction to breakdown of hours table and updated assessment strategy for immediate implementation.
Version number	3

## Module aims

Students will be expected to develop a critical understanding of the key concepts of English and Welsh land law related to: the ownership of family property, the regulation of leases and the law of mortgages; and the distinctions between legal and equitable rights, personal and proprietary interests and registered and unregistered land.

**Module Learning Outcomes** - at the end of this module, students will be able to:

1	Distinguish between legal and equitable rights; personal and proprietary interests, freehold and leasehold estates; and registered and unregistered land
2	Critically examine the ways in which rights and interests in land are defined and protected
3	Examine the priority of interests in registered land and how commercial interests including mortgages and easements may be defined and managed
4	Apply a detailed knowledge of English and Welsh property and land law to complex scenarios

## Assessment

Indicative Assessment Tasks:

This section outlines the type of assessment task the student will be expected to complete as part of the module. More details will be made available in the relevant academic year module handbook.

Essay: Students will produce a 4000-word essay involving critical analysis and appraisal of fundamental principles of property and land law.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)
1	1 – 4	Written Assignment	100%

## Derogations

PSRB requirement for LLB Law only:



The minimum pass mark for all LLB Law foundations of legal knowledge (FLK) subjects is 40%. Compensation is only permitted for a maximum of one module across the whole programme for a marginal fail (35-39) covering FLK subjects. (applies to LAW401D, LAW402D, LAW403D, LAW404, LAW502D, SOC575D, LAW601D, LAW603D)

## Learning and Teaching Strategies

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The learning and teaching strategy is grounded in the University's commitment to an Active Learning Framework (ALF) so that learning will be both accessible and active, and include synchronous and a-synchronous elements. Face to face classroom teaching will be supplemented by online lectures wherein students will be expected to complete activities such as watching Panopto videos; undertake additional reading; complete quizzes and exercises; and post comment for a-synchronous debate. These activities will be the subject of formative feedback by the module tutor. Added to this, will be access to staff who provide presence, challenge and support for student learning and can relate learning to real world uses.

## Indicative Syllabus Outline

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English and Welsh land law  
Underpinning philosophies of property and land law  
The doctrines of estates and tenure  
The nature and definition of land  
The development of land law  
The law relating to land registration  
Distinction between registered and unregistered land,  
The distinction between personal and property right  
The role of equity and the trust and the doctrine of proprietary estoppel  
Title to land,  
Settlements of land,  
Trusts of land and co-ownership, freehold covenant, easements.  
Assignment, subletting and alteration, repair obligations  
The law relating to freehold and leasehold estates in land,  
Lease/Licence distinction  
Easements  
Forfeiture,  
Freehold covenants,  
Nature and regulation of mortgages – sale and completion; transfer, taxes  
Appropriate clients  
Leases- elements, validity, purchase and transfer; statutory protections; retail premises  
Acting for buyer or sole trader; sale of land within industrial unit  
Pre contracts searching  
Sale and purchases  
Duty of disclosure  
Title and requisitions on title  
Funding and taxation  
Legislation  
Money laundering

## Indicative Bibliography:

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Please note the essential reads and other indicative reading are subject to annual review and update.

## Essential Reads

Thomas, M. (2020) *Blackstone's Statutes on Property Law 2020-2021*. Oxford: Oxford University Press

Luther, P, Moran, A (2020) *Core Statutes on Property Law*. The Macmillan Core Statutes series.

Bevan, C (2018) *Land Law*. Oxford: Oxford University Press

Abbey, R and Richards, M. (2018) *Property Law*. Oxford: Oxford University Press

## Other indicative reading

Dixon, M. (2018) *Modern Land Law*. Abingdon: Rutledge

McFarlane, B (2018) *Land law: text, cases and materials*. Oxford: Oxford University Press

Bray, J. (2019) *Unlocking Land Law*. Oxford: Oxford University Press

Mackenzie, J.A and Phillips, M (2018) *Textbook on Land Law*. Oxford: Oxford University Press

Students will be expected to consult a range of law journals and selected e-journals from WestLaw with a view to developing appropriate legal research skills and to access important supplementary readings in preparation for assessments.