Prifysgol Wrecsam
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
Total active learning and teaching hours	**36** hrs
Placement / work based learning	0 hrs

Guided independent study	164 hrs
Module duration (total hours)	200 hrs

For office use only	
Initial approval date	May 2021

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With effect from date	September 2025
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. September 2025 – updated assessment strategy, module learning outcomes, syllabus, and recommended reading for immediate implementation.
Version number	4

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	Demonstrate a critical understanding of the key principles and doctrines of land law, such as leases, easements, covenants, mortgages, adverse possession, and the operation of the land registration system in England and Wales.
2	Investigate and assess legal title to land by critically examining the relevant principles of land law, such as registered and unregistered land, the role of the Land Registry, and overriding interests to determine ownership and competing rights in land.
3	Understand and apply land law principles to client issues regularly encountered in practice, demonstrating legal knowledge, research and critical thinking skills, while adhering to the Solicitors Regulation Authority Code of Conduct.

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.

Assessment 1 (In-Class MCQ Exam): Students will sit a one-hour open book exam. The exam will consist of 12 multiple-choice questions (MCQs) on a range of land law topics already covered on the module. As the exam will consist of 12 MCQs, students are advised to spend approximately five minutes on each question. Students are permitted to use their notes, textbooks, and statute books during the exam. However, electronic devices, such as mobile phones and laptops are not permitted.

Assessment 2 (Memorandum): Acting as Trainee Solicitor, students will investigate title to land on behalf of their client and then write a memo to their supervising solicitor outlining the key issues based on their findings. The word count for the memo is 1,500 words. Please note that students who exceed the word count by more than 10% will have 5 marks per 1000 words excess deducted from their final grade. Due to the practical nature of the assessment, students should not include footnote citations, though they must still ensure that their work is their own and that any direct quotes are provided in quotation marks. Statutes and case names should also be provided where applicable. A table of sources should be used instead of a bibliography. A draft memo template will be provided.

Assessment 3 (Client Interview): Students will be given a 15-minute time slot whereby they will act as Trainee Solicitor and provide advice to the examiner who will be acting as the client. The advice will be given verbally and will be recorded via video. The client interview will be based on their findings within the memorandums previously submitted by the students. Students will summarise their findings and advise the client in everyday language that they can understand. Students should therefore avoid legal jargon or overly complex terms/language. Students will be asked one additional question by the client based on their matter and should respond to the best of their knowledge. The client interview will take place during the usual scheduled lecture time, though each student will be allocated their own 15-minute time slot during this period.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)
1	1	In-Class MCQ Exam	30%
2	2	Memorandum	40%
3	3	Client Interview	30%

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

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

Introduction to Rights and Interests in Land
Registered and Unregistered Land
Freehold Covenants
Easements
Trusts and Co-Ownership
Mortgages
Adverse Possession
The Leasehold Estate and Leasehold Covenants
Licences and Proprietary Estoppel
Title Investigation

Indicative Bibliography:

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

Essential Reads

Bevan C, *Land Law* (4th edn, Oxford University Press 2024)

Harris C and Rodell A, *Property Law and Practice 2025/26* (The University of Law 2025)

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

Other indicative reading

Luther P and Moran A, *Core Statutes on Property Law* (7th edn, Bloomsbury Publishing 2022)

Stevens J and Pearce R, *Land Law* (5th edn, Sweet & Maxwell 2024)

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.