

# Land Law

## 1 Week 1 – Foundations of land law

### 1.1 Some basic principles

- “Common sense” conceptions of property
- Unique qualities of land
- Multiplicity of rights and interests

### 1.2 Definition of land

- “land” includes land of any tenure, any mines and minerals, whether or not held apart from the surface, buildings or parts of buildings... and other corporeal hereditaments; also... rent, and other incorporeal hereditaments, and an easement, right, privilege, or benefit in, over, or derived from land”. Section 205 (ix) LPA 1925

### 1.3 Tenure of Estates and Interests in Land

- Section 1(1)(a) LPA 1925
- Freehold estates
  - Fee simple absolute in possession
- Leasehold estates
  - Term of years absolute

### 1.4 Legal and equitable interests

- Legal interests/charges (s.1(2) LPA 1925):
  - Easements
  - Rent charge
  - Charge by way of legal mortgage
  - Land tax/tithe rent charge
  - Right of re-entry in respect of a lease/rent charge
- Section 1(3):
  - All other estates, interests and charges in or over land take effect as equitable interests

### 1.5 Historical Development of Law

- Law and equity
  - Formality/fairness; form/substance
- Equitable maxims
  - Equity looks on as done that which ought to be done
- The concept of trust
- Equitable remedies
- The primary property legislation
  - Law of property act 1925

# Land Law Lecture Notes

**American Council of Learned Societies.  
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## **Table of Contents Land Law Lecture Notes**

1. Understanding the eBook Land Law Lecture Notes
  - The Rise of Digital Reading Land Law Lecture Notes
  - Advantages of eBooks Over Traditional Books
2. Identifying Land Law Lecture Notes
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Land Law Lecture Notes
  - User-Friendly Interface
4. Exploring eBook Recommendations from Land Law Lecture Notes
  - Personalized Recommendations
  - Land Law Lecture Notes User Reviews and Ratings
  - Land Law Lecture Notes and Bestseller Lists
5. Accessing Land Law Lecture Notes Free and Paid eBooks
  - Land Law Lecture Notes Public Domain eBooks
  - Land Law Lecture Notes eBook Subscription Services

- Land Law Lecture Notes Budget-Friendly Options
- 6. Navigating Land Law Lecture Notes eBook Formats
  - ePub, PDF, MOBI, and More
  - Land Law Lecture Notes Compatibility with Devices
  - Land Law Lecture Notes Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Land Law Lecture Notes
  - Highlighting and Note-Taking Land Law Lecture Notes
  - Interactive Elements Land Law Lecture Notes
- 8. Staying Engaged with Land Law Lecture Notes
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Land Law Lecture Notes
- 9. Balancing eBooks and Physical Books Land Law Lecture Notes
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Land Law Lecture Notes
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine Land Law Lecture Notes
  - Setting Reading Goals Land Law Lecture Notes
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Land Law Lecture Notes
  - Fact-Checking eBook Content of Land Law Lecture Notes
  - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development
  - Exploring Educational eBooks
- 14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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