



ACADEMIC SERVICES

MODULE SPECIFICATION

Part 1: Basic Data					
Module Title	Property Law and Practice				
Module Code	UJXTR5-30-M	Level	M	Version	3
UWE Credit Rating	30	ECTS Credit Rating	15	WBL module?	No
Owning Faculty	Business and Law	Field	Law Non-Modular		
Department	Law: BILP	Module Type	Professional Practice		
Contributes towards	Post Graduate Diploma in Legal Practice Masters in Advanced Legal Practice				
Pre-requisites	None	Co- requisites	None		
Excluded Combinations	None	Module Entry requirements	N/A		
First CAP Approval Date	2008	Valid from	2008		
Revision CAP Approval Date	1 June 2016	Revised with effect from	September 2016		

Part 2: Learning and Teaching	
Learning Outcomes	<p>On successful completion of this module students will be able to:</p> <ul style="list-style-type: none"> - Understand the process of the sale and purchase of freehold property in both a commercial and residential context; - Understand capacity and the seller's duty of disclosure; - Prepare, critique, analyse and advise on a draft contract; - Deduce and investigate title and raise requisitions on title; - Apply for and analyse preliminary searches and raise pre-contract enquiries; - Advise on funding and taxation issues; - Prepare a pre-exchange report for a client; - Exchange contracts by telephone and advise on risk and insurance;

	<ul style="list-style-type: none"> - Take preparatory pre-completion steps including reporting to lender; - Draft and critique a transfer; - Take pre-completion and completion steps (including consideration of Stamp Duty Land Tax); - Understand the steps taken on the grant of a new commercial lease and the assignment of an existing commercial lease including tax and registration issues; - Understand the steps taken to exclude business security of tenure; - Understand the process of a sale of part of land and the acquisition of land for development; - Understand the basic steps involved on an unregistered residential sale.
Syllabus Outline	<p>Syllabus Outline</p> <p>Introduction to the process of sale and purchase of freehold property in a commercial context. Capacity; seller’s duty of disclosure; preparation of the contract; review of title and requisitions on title; preliminary searches and pre-contract enquiries; agreeing the contract; funding and taxation issues; pre-exchange report to client; exchange of contracts, risk and insurance; preparation for completion; agreeing the transfer; reporting to the mortgagee; completion of the sale and post completion matters (including Stamp Duty Land Tax issues, and land registration). Reporting to client as appropriate.</p> <p>Introduction to leasehold property; the grant of a new lease; exclusion of security of tenure; assignment of an existing lease; the terms of the lease; tax issues , registration issues.</p> <p>Introduction to sale of part, and to the acquisition of land for development.</p> <p>Introduction to the sale of unregistered land</p> <hr/> <p>Statement of Outcomes</p> <p>The LPC outcomes will be met by the students undertaking the type and range of tasks identified in the indicative teaching scheme set out below this statement.</p> <p>The elements of law and practice to be covered on this core subject are primarily identified in the syllabus set out above as expanded upon in this statement and in the indicative teaching scheme set out below.</p> <p>The course skills which will pervade this core subject as identified in the indicative teaching scheme set out below are; practical legal research, writing and drafting, interviewing and advising and an oral presentation in a non-contentious setting.</p> <p>Ethical and professional conduct issues will pervade the teaching of this core subject. In particular students will consider conflicts of interest (e.g. acting for more than one party) and taking instructions on behalf of a company client (including corporate identity issues).</p> <hr/> <p>Indicative Teaching Scheme</p> <p>Foundation Work</p>

	<p>A mix of electronic and other material and exercises to provide students with a foundation for the teaching units outlined below. These will comprise a review of the key aspects of land law and introductions to Land Registration law and procedure, property practice and procedure and to some of the steps in a property transaction.</p> <p>Transaction One- acting for buyer (company) of a freehold office block</p> <p>This transaction will occupy the first four Learning Units of the course.</p> <p>Unit 1: Taking instructions, consideration of contract package</p> <p>Unit 2: Pre-contract searches, pre-contract enquiries, approval of the contract and requisitions on title. Practise in the skill of Writing</p> <p>Unit 3: Acting for the mortgagee, report to the client and exchange of contracts</p> <p>Unit 4: Completion of the purchase and post completion matters to finish the deal</p> <p>Transaction Two- Acting for same client as in Transaction One on client's grant of lease of part of premises purchased in Transaction One</p> <p>This transaction will occupy Learning Units 5 and 6 of the course.</p> <p>Unit 5: Taking initial instructions, considering agreements for lease; appropriate form of lease and standard clauses of leases; advising client on terms of letting</p> <p>Self-Study Exercises: Writing (PLP)</p> <p>Unit 6: grant of a lease (continued)</p> <p>Unit 7: Assignment of a lease of retail premises</p> <p>Transaction Three – Acting for an assignor on the sale of a lease of retail premises</p> <p>This transaction will occupy Learning Units 7 and 8 of the course.</p> <p>Unit 7: Assignment of a lease of retail premises</p> <p>Unit 8: Assignment of a lease of retail premises (<i>continued</i>)</p> <p>Transaction Four – Acting for buyer (sole trader) on the purchase of a unit on an industrial estate (which forms part of a larger registered title)</p> <p>This transaction will occupy Learning Units 9 and 10 of the course.</p> <p>Unit 9: Sale of part of land forming an industrial unit</p> <p>Unit 10: Sale of part of land forming an industrial unit (<i>continued</i>)</p> <p>Unit 11: Introduction to development of land</p> <p>Self-Study Exercises -PLP</p> <p>Unit 12: Revision</p>
Contact Hours	<p>Each Study Unit involves the student undertaking 11.5 Notional Learning Hours, of which (with the exception of the Foundation Work) 2.5 hours will be a Small Group Sessions</p>

Teaching and Learning Methods	<p>Self-study preparation and research in order to acquire knowledge and understanding;</p> <p>Large group sessions in order to consolidate and develop knowledge and understanding;</p> <p>A mixture of individual and group work centred on problem-based learning, involving management of information, analysis of complex facts and application of knowledge;</p> <p>Role play and oral presentations to demonstrate understanding and effective communication of complex areas of law applied to detailed factual scenarios;</p> <p>Preparation of written communications (primarily in the form of office memoranda and letters of advice to clients) to demonstrate understanding and effective communication of complex areas of law applied to detailed factual scenarios;</p> <p>Drafting and amending of legal documents, often involving the use of precedents, to demonstrate synthesis and application of knowledge, and the ability to reach autonomous, competent decisions;</p> <p>Reviews of topics in the form of both large group sessions (where ideas can be pooled and debated) and critical self-evaluation.</p> <p>The teaching and learning strategy pervading all modules on the Legal Practice Course is a student-centred approach through the provision of a stimulating educational environment.</p> <p>Face to face teaching and learning in a workshop environment is at the heart of the Teaching & Learning strategy, for students to participate fully in challenging activities, undertaking a wide variety of exercises as individuals and in groups. Full participation is encouraged and expected. Students are encouraged to ask questions during the workshops and to take responsibility for their own learning. Feedback will be given on these exercises both by students and tutors.</p> <p>Outside of the workshop students are required to take responsibility for their own learning undertaking a variety of preparatory tasks. These may be undertaken by students either as individuals or working in office groups, including include provision of information using recorded lectures, reading from course manuals and from practitioner texts, reading and research from primary source material, completion of electronic tests, preparing documents or presentations and attending large group sessions.</p> <p>The final component of each Study Unit will be a consolidation task or tasks designed to broaden and deepen students' understanding of an aspect or aspects of work covered in the relevant Study Unit</p>
Reading Strategy	Students will undertake reading from the course manual, practitioner texts, and primary source material,
Indicative Reading List	Robert Abbey and Mark Richards Property Law (OUP)

Part 3: Assessment

Assessment Strategy	<p>The Assessment Strategy pervading all modules on the LPC is rigorous in its approach to ensure the credibility of the course to ensure that</p> <ul style="list-style-type: none"> Assessment arrangements will be robust, consistent, fair and secure, to
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	<p>ensure that academic standards will meet the threshold set by the SRA</p> <ul style="list-style-type: none"> Assessments will revolve around transactions of the type encountered in practice Assessments will address depth and realism as well as coverage Individual assessments cover a representative and robust selection of the relevant outcomes. Where an assessment does not include coverage of all of the outcomes for a particular subject, students will nevertheless be prepared to be assessed on all outcomes and will not be informed of what (or will not) be assessed in any particular assessment. Student achievement will be measured appropriately in accordance with the LPC outcomes. All diligent students have an opportunity to achieve and demonstrate the LPC learning outcomes. The needs of disabled students will be taken into account ensuring equal accessibility of assessments to all students.
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% weighting between components A and B	A:	B:
	100%	
First Sit		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
3 hour Open Book assessment comprising 25% MCQ/SAQ and 75% Long Form Questions with a pass mark of 50%	100%	
Component B Description of each element	Element weighting (as % of component)	
n/a		

First Resit (further attendance at taught classes is not required)		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
3 hour Open Book assessment comprising 25% MCQ/SAQ and 75% Long Form Questions with a pass mark of 50%	100%	
Component B Description of each element	Element weighting (as % of component)	
n/a		

Second Resit (further attendance at taught classes is not required)		
Component A (controlled conditions) Description of each element	Element weighting (as % of component)	
3 hour Open Book assessment comprising 25% MCQ/SAQ and 75% Long Form Questions with a pass mark of 50%	100%	

Component B Description of each element	Element weighting (as % of component)
n/a	