



Module Specification

Land Law

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Part 1: Information

Module title: Land Law

Module code: UJUUKT-30-2

Level: Level 5

For implementation from: 2021-22

UWE credit rating: 30

ECTS credit rating: 15

Faculty: Faculty of Business & Law

Department: FBL Dept of Law

Partner institutions: None

Delivery locations: Alexander College, Frenchay Campus, Villa College

Field: Law Undergraduate (Programmes)

Module type: Standard

Pre-requisites: None

Excluded combinations: None

Co-requisites: None

Continuing professional development: No

Professional, statutory or regulatory body requirements: None

Part 2: Description

Overview: Not applicable

Features: Module entry requirements: UJUUKV-30-1 Foundations for Law plus a further 60 credits at Level 1 acceptable to programme

Educational aims: See Learning Outcomes

Outline syllabus: Introduction:

The concept of real property as opposed to personal property.

Doctrine of Tenures.

Doctrine of Estates.

Legal rights and Equitable rights.

The nature of absolute and limited rights in property, and the possibility of different rights existing over the same property.

Ownership, management, possession and enjoyment; the legal significance and scope of these.

Unregistered Land and Registered Land:

Registration of Title to Land.

The Protection of Legal and Equitable Interests in Unregistered and Registered Land.

Introduction to Conveyancing.

Adverse Possession:

The Limitation Act 1980.

Adverse Possession in Unregistered/Registered Land.

The Requirement of Factual Possession and Animus Possidendi.

Implied Trusts:

General Introduction to Trusts.

Implied Trusts.

Trusts of Land and co-ownership:

The pre 1997 setting – Trusts for Sale.

The Trusts of Land and Appointment of Trustees Act 1996.

Creation of Trusts.

Powers of the Trustees and Rights of Beneficiaries.

Joint – Tenancies and Tenancies-in-Common.

Severance of Joint Tenancy.

Resolution of Disputes (e.g. Disputes as to Sale).

Leases:

Essential Elements.

Comparison with Licences.

Types of Leases.

Covenants in Leases.

Statutory Protection for Tenants.

Methods of Termination.

Easements:

Essential elements.

Methods of Acquisition.

Methods of Extinguishment.

Freehold Covenants:

The running of Covenants with the Land – Benefits and Burdens.

Modification and Discharge.

Mortgages:

Creation.

Powers of Mortgagees.

Protection for the Mortgagors.

Undue Influence and Mortgages.

Part 3: Teaching and learning methods

Teaching and learning methods: Lectures:

In most cases there is no expectation of preliminary work. However, students may be given directed preliminary reading from recommended texts. Occasionally material may also be given out in advance so as to provide the basis for practical exercises or for more detailed discussion of topics to be conducted within the lecture.

Workshops:

The Programme estimates a preparation time of 10 hours per seminar. Workshop preparation tasks can include working individually, in pairs or in small groups.

Students will be given workshop sheets in advance of their workshops which will be centred on the analysis of cases, statutes, European and Human Rights' material as appropriate. The material will usually be problem or discussion title-based.

Supplementary material (usually of a problem-solving nature) may be provided in the seminar.

Directed reading will be suggested along with internet sources and video material as appropriate. Students are expected to make full use of their independent learning time to reflect critically upon the subject and to develop their own ideas.

Operation and purpose:

Lectures:

On most topics covered, outline learning materials will be supplied to students during or in advance of the lectures. Lectures are generally designed to:

Communicate the principal features of a topic, including its major principles, rules, concepts, relationships and values.

Stimulate interest in the topic and provide alternative views.

Provide other information necessary to facilitate its further study, including updating.

Workshops:

Workshops will involve problem-solving and the analysis and synthesis of conceptual and contextual issues, through plenary discussion and presentations by individual students or groups of students. Students are expected to fully participate in seminar discussions, which will cover the controversial and difficult areas of the subject.

We see the function of seminars to be:

To monitor the acquisition by students of the knowledge, understanding and skills mentioned under the Learning Outcomes.

To facilitate and enhance the acquisition of that knowledge, understanding and skills and to foster deeper learning.

To allow students to evaluate, analyse and synthesise legal materials in an interactive environment and to facilitate their appreciation of the levels of variation of opinion which may be generated in legal discussion.

Other learning activities:

Students will be expected to pursue independent and directed study between class contact sessions. Students will be encouraged to engage in extra-curricula activities, such as debating and mooting.

Scheduled learning includes lectures, and workshops.

Independent learning includes hours engaged with essential reading, case study preparation, assessment preparation, etc. These sessions constitute an average time per level.

Module Learning outcomes:

MO1 Critically appreciate the wide range of different forms of property

MO2 Understand, evaluate and apply the main principles of Land Law, and their relationship to certain areas of Trust Law

MO3 Demonstrate a critical understanding of the social, economic and historical context of Land Law

MO4 Apply knowledge and learning to analyse and resolve problems

MO5 Demonstrate effective legal writing skills

Hours to be allocated: 300

Contact hours:

Independent study/self-guided study = 228 hours

Face-to-face learning = 72 hours

Total = 300

Reading list: The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://uwe.rl.talis.com/modules/ujuukt-30-2.html) via the following link <https://uwe.rl.talis.com/modules/ujuukt-30-2.html>

Part 4: Assessment

Assessment strategy: The structure aims to provide opportunities to test understanding and technical competence as the module progresses. This will scaffold the learning to support the final examination.

There will be an online test at the end of the first semester.

The online test should provide practice for the type of questions they would face in the SQE.

An online exam, with 24 hour window for completion (maximum of 2500 words) will take place at the end of the second semester and will test the topics of the second semester. The exam will contain a selection of essay and problem based questions to ensure an adequate depth of coverage and practice with academic writing. This will ensure that students are not faced with an excessive revision burden and (having already been assessed on the first semester's topics) can focus properly on the matters covered in the second semester.

Assessment components:**Examination (Online) - Component B (First Sit)**

Description: MCQ test

Weighting: 40 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO4

Examination (Online) - Component A (First Sit)

Description: Online examination (maximum 2500 words)

Weighting: 60 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4, MO5

Examination (Online) - Component A (Resit)

Description: Online examination (Maximum 2500 words)

Weighting: 60 %

Final assessment: Yes

Group work: No

Learning outcomes tested:

Examination (Online) - Component B (Resit)

Description: MCQ test

Weighting: 40 %

Final assessment: No

Group work: No

Learning outcomes tested:

Part 5: Contributes towards

This module contributes towards the following programmes of study:

Law with Criminology [Sep][FT][Frenchay][3yrs] LLB (Hons) 2020-21

Law [Sep][FT][Alexander][3yrs] LLB (Hons) 2020-21

Law with Psychology [Sep][SW][Frenchay][4yrs] LLB (Hons) 2020-21

Law with Psychology [Sep][FT][Frenchay][3yrs] LLB (Hons) 2020-21

European and International Law [Sep][SW][Frenchay][4yrs] LLB (Hons) 2020-21

European and International Law [Sep][FT][Frenchay][3yrs] LLB (Hons) 2020-21

Law [May][FT][Villa][3yrs] LLB (Hons) 2020-21

Law [Jan][FT][Villa][3yrs] LLB (Hons) 2020-21

Law [Sep][SW][UCW][4yrs] LLB (Hons) 2020-21

Commercial Law [Sep][FT][Frenchay][3yrs] LLB (Hons) 2020-21

Commercial Law [Sep][SW][Frenchay][4yrs] LLB (Hons) 2020-21

Law [Sep][FT][Frenchay][3yrs] LLB (Hons) 2020-21

Law [Sep][SW][Frenchay][4yrs] LLB (Hons) 2020-21

Law with Business [Sep][FT][Frenchay][3yrs] LLB (Hons) 2020-21

Law with Business [Sep][SW][Frenchay][4yrs] LLB (Hons) 2020-21

Criminology with Law [Sep][SW][Frenchay][4yrs] BA (Hons) 2020-21

Law with Criminology [Sep][SW][Frenchay][4yrs] LLB (Hons) 2020-21

Criminology with Law [Sep][FT][Frenchay][3yrs] BA (Hons) 2020-21

Criminology and Law [Sep][FT][Frenchay][3yrs] BA (Hons) 2020-21

Criminology and Law [Sep][SW][Frenchay][4yrs] BA (Hons) 2020-21

Criminology and Law {Foundation} [Sep][FT][Frenchay][4yrs] BA (Hons) 2019-20

Criminology and Law {Foundation} [Sep][SW][Frenchay][5yrs] BA (Hons) 2019-20

Criminology with Law {Foundation} [Sep][FT][Frenchay][4yrs] BA (Hons) 2019-20

Criminology with Law {Foundation} [Sep][SW][Frenchay][5yrs] BA (Hons) 2019-20

Law with Criminology {Foundation} [Sep][FT][Frenchay][4yrs] LLB (Hons) 2019-20

Law with Criminology {Foundation} [Sep][SW][Frenchay][5yrs] LLB (Hons) 2019-20

European and International Law {Foundation} [Sep][SW][Frenchay][5yrs] LLB (Hons) 2019-20

European and International Law {Foundation} [Sep][FT][Frenchay][4yrs] LLB (Hons) 2019-20

Commercial Law {Foundation} [Sep][FT][Frenchay][4yrs] LLB (Hons) 2019-20

Commercial Law {Foundation} [Sep][SW][Frenchay][5yrs] LLB (Hons) 2019-20

Law {Foundation} [Sep][FT][Frenchay][4yrs] LLB (Hons) 2019-20

Law {Foundation} [Sep][SW][Frenchay][5yrs] LLB (Hons) 2019-20

Law with Business {Foundation} [Sep][FT][Frenchay][4yrs] LLB (Hons) 2019-20

Law with Business {Foundation} [Sep][SW][Frenchay][5yrs] LLB (Hons) 2019-20