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Unlocking Land Law will help you grasp the main concepts of the subject with ease. Containing accessible explanations in clear and precise terms that are easy to understand, it provides an excellent foundation for learning and revising land law. The information is clearly presented in a logical structure and the following features support learning, helping you to advance with confidence: clear learning outcomes at the beginning of each chapter set out the skills and knowledge you will need to get to grips with the subject; key facts summaries throughout each chapter allow you to progressively build and consolidate your understanding; end-of-chapter summaries provide a useful check-list for each topic; cases and judgments are highlighted to help you find them and add them to your notes quickly; frequent activities and self-test questions are included so you can put your knowledge into practice; sample essay questions with annotated answers prepare you for assessment; glossary of legal terms clarifies important definitions. This edition has been extensively rewritten and updated to include discussion of recent changes and developments within the module. These include the decision in *Marr v Collie* [2017] UKPC 17 and its implications on implied trusts and rights in the family home; *Regency Villas Title Ltd v Diamond Resorts* [2017] EWCA Civ 238, which has reviewed the definition of an easement; *Smith v Molyneux* [2016] UKPC 35, which revisits the law on consent to a licence in adverse possession cases, and, not least, the interesting decision in *Baker v Craggs* [2018] EWCA 1126, which considers what constitutes a legal estate in land under s 2 Law of Property Act 1925. Unlocking Land Law will help you grasp the main concepts of the subject with ease. Containing accessible explanations in clear and precise terms that are easy to understand, it provides an excellent foundation for learning and revising land law. 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The use of extracts from academic work is excellent (as are the further reading sections). The essay plans are really good and will help the more self-reliant students. I really like the various additional textual elements and I think they could be a real feature." — Charles Barker, University of Portsmouth, UK (review of a previous edition) "It is clear and concise. The format is also easy for students to navigate and to follow. The activity and summary sections are helpful for students to consolidate their learning." — Joanne Beswick, Staffordshire University, UK Land law is a core element of all law degrees in England and Wales. Unlocking Land Law will ensure that you grasp the main concepts of this core area with ease, providing you with an indispensable foundation to the subject. This third edition of Unlocking Land Law is fully up-to-date with the latest changes in the law and now includes discussion of home information packs (HIPs), the move towards e-conveyancing, developments in proprietary estoppel, and all the major new cases. The Unlocking the Law series is designed specifically to make the law accessible. Each chapter opens with aims and objectives and contains activities such as quick quizzes and self-test questions, key facts charts, diagrams to aid learning and numerous headings and sub-headings to make the subject manageable. New features include summaries to check your understanding of each chapter, a glossary of legal terminology, essay questions with answer plans and exam questions with guidance on answering. All titles in the series follow the same formula and include the same features so you can move easily from one subject to another. The series covers all the core subjects required by the Bar Council and the Law Society for entry onto professional qualifications as well as popular option units. Resources supporting this book are available online at www.unlockingthelaw.co.uk. These include: multiple choice questions; key questions and answers; revision mp3s available for free download; interactive glossary and flashcards © 1996-2014, Amazon.com, Inc. or its affiliates Land Law is an essential element of all law degrees. UNLOCKING LAND LAW will ensure that you grasp the main concepts with ease, providing you with an indispensable foundation in the subject. This fourth edition is fully up to date with the latest changes in the law and includes discussion of: The definition of land The registered land system Co-ownership Express, resulting and constructive trusts in land Leases Key rights in land such as easements and covenants Mortgages Proprietary estoppel and licences. Adverse possession The UNLOCKING THE LAW series is designed specifically to make the law accessible. Each chapter contains: aims and objectives activities such as self-test questions key facts charts to consolidate your knowledge diagrams to aid memory and understanding prominently displayed cases and judgments chapter summaries a glossary of legal terminology essay questions with answer plans. The series covers all the core subjects required by the Bar Council and the Law Society for entry onto professional qualifications as well as popular option units. The website www.unlockingthelaw.co.uk provides free resources such as multiple choice questions and updates to the law. Author Bray, Judith, 1954- author. Title Unlocking land law / Judith Bray. Edition 6th edition. Imprint Abingdon, Oxon : Routledge, 2019. Description 1 online resource. Series Unlocking the law. Formatted Contents Note Cover; Half Title; Title Page; Copyright Page; Table of Contents. Acknowledgements; Guide to the book; Preface; List of Figures; List of Tables; Table of cases; Table of statutes and statutory instruments; Chapter 1: Introduction; 1.1 Introduction; 1.2 The definition of 'land'; 1.2.1 Corporeal and incorporeal hereditaments; 1.3 Tenures and estates in land; 1.3.1 Tenure; 1.3.2 Estates; 1.3.3 Legal estates in land before 1925; 1.3.4 Estates in land from and after 1925; 1.4 Ownership of the surface of the land: boundaries; 1.4.1 Land bordering the coast or a river; 1.4.2 The doctrine of accretion; 1.4.3 Other boundaries; 1.4.4 Natural rights of support for the land; 1.5 Ownership of the surface of the land: items found in or on the surface of the land, including minerals; 1.5.1 Fixtures and fittings; 1.5.2 Everyday objects in a house; 1.5.3 Items bought under hire purchase; 1.5.4 Intention of the parties; 1.5.5 The tenant's right to remove fixtures; 1.5.6 Express reference in the contract for sale; 1.6 Objects found 'in or on' the surface of the land; 1.6.1 Objects found in the ground; 1.6.2 Minerals found in the ground; 1.6.3 Objects found on the surface of the ground; 1.7 Treasure; 1.7.1 The Treasure Act 1996; 1.8 Ownership of airspace above the land; 1.8.1 The higher stratum; 1.8.2 The lower stratum; Sample essay question; Further reading; Chapter 2: Common law and equity; 2.1 Common law and equity; 2.1.1 Defects in the common law system; 2.1.2 The growth of equity; 2.1.3 The Judicature Acts 1873-75; 2.1.4 Are common law and equity totally fused?; 2.2 The development of the trust; 2.2.1 The historical development of the trust; 2.2.2 The trust today; 2.2.3 The express trust; 2.2.4 Implied trusts; 2.3 The difference between legal and equitable interests in property; 2.3.1 Rights in rem and rights in personam; 2.3.2 The effect of equitable rights on third parties; 2.3.3 The bona fide purchaser for value without notice; 2.3.4 What does 'bona fide purchaser for value' mean?; 2.3.5 Notice; 2.3.6 Overreaching; 2.4 The historical background to the property legislation of 1925; 2.4.1 Legal estates under the Law of Property Act 1925; 2.4.2 Legal interests under the Law of Property Act 1925; 2.4.3 Equitable interests; 2.4.4 The 1925 property legislation; 2.5 The Land Charges Act 1925; 2.5.1 Classes of land charges; 2.5.2 Registration of land charges; 2.5.3 The effect of registration; 2.5.4 Rights that are incapable of registration under the Land Charges Act 1925-72; 2.6 Unregistered land in the twenty-first century; Further reading; Chapter 3: Registered land; 3.1 Introduction to registration of title; 3.1.1 Features of the land registration system; 3.1.2 The aims behind the Land Registration Acts; 3.1.3 The key features of the registration system; 3.1.4 The Land Registry; 3.1.5 How land registration works; 3.2 The reform of the law on land registration Summary Unlocking Land Law will help you grasp the main concepts of the subject with ease. 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