

Land Law

Module description

This is a 30 credit Level 5 module which forms part of the core of the LLB. All students must complete this part of the course. The module covers the principles of the law of property in England and Wales.

This module aims to:

- Provide an understanding of real property law in England and Wales
- Provide a starting point for students to undertake independent legal research on land law related issues
- Provide students with the knowledge required enabling them to identify key legal issues in a problem/ scenario-based question and apply the law to solve the problem

Learning outcomes

On completion of this module, students will be able to:

- demonstrate a critical understanding of:
 - the legal principles of Property Law
 - the differences between legal and equitable interests and between property and non-proprietary interests
 - the ways in which property law seeks to balance the interests of legal owners, beneficial owners and those with third party interests over land
- demonstrate an ability to research and critically analyse the law from primary resources on specific matters
- critically analyse legal issues in familiar and unfamiliar scenarios
- critically apply to a range of questions in a variety of legal contexts
- demonstrate the ability to identify legal sources
- present critical and reasoned arguments and conclusions
- communicate complex ideas and arguments in a coherent and effective manner (using appropriate legal terminology) and organise and present information relevant to the intended audience
- comprehend and use basic numerical information
- critically discuss legal issues with fellow students and reach a well-reasoned conclusion

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|--------------|-----------------|----------------|----------|
| Module code | ULAW/5/LLW/19/E | NQF level | 5 |
| Credit value | 30 | Study duration | 18 weeks |

Syllabus

- Introduction to land: definition of land, history
- Freehold: formalities
- Leasehold: formalities
- Interests in land
- Unregistered land 1
- Registered land
- Covenants 1
- Covenants 2
- Mortgages 1
- Mortgages 2
- Easements 1
- Easements 2
- Co-ownership 1
- Co-ownership 2
- Leases: essential characteristics
- Tenants' rights and leasehold covenants
- The running of leasehold covenants 1
- The running of leasehold covenants 2 and forfeiture

Learning and teaching methods

Teaching will be delivered through the provision of specified reading materials that will be provided on the University of Essex Online learning platform, and will be supported by specified discussion forums, pre-recorded lecturecasts and biweekly live seminars (using synchronous communication software and application sharing facility).

Students will be provided with indicative guidance on and encouraged to look at relevant websites which are appropriate to the learning outcomes, and to identify and share appropriate web-based resources (as learning support references) with their fellow students.

The pre-recorded lecturecasts and the online question and answer sessions will include referenced use of selected case studies which will be drawn from the reading materials and the practice-based and professional/educational contexts and experience of the tutors.

There will be also provision for weekly meetings with tutors in their office hours supplementing online students' self-managed learning, discussing their individual queries, and directing them to require and indicative reading.

| Description of unit of assessment | Length/Duration | Submission date | Weighting |
|--------------------------------------|--|-----------------|-----------|
| 2 assessed discussion activities | 2 weeks | NA | 20% |
| Client interview and attendance note | 10-15 minutes client interview and <500 words attendance notes | Mid term | 30% |
| End of module project | 3,500 words | End term | 50% |