

# LA248-15 Property Law

**24/25**

**Department**

School of Law

**Level**

Undergraduate Level 2

**Module leader**

Maggie O'Brien

**Credit value**

15

**Module duration**

10 weeks

**Assessment**

100% coursework

**Study location**

University of Warwick main campus, Coventry

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## Description

### Introductory description

This module focuses on the role of law in the implementation of ideas and policies concerned with the ownership, use and development of property. Students will examine - and critique - the basic concepts of English and Welsh property law. They will study the most common property rights and interests impacting land.

### Module aims

The aim of this module is to provide an introduction to the role of law in the implementation of ideas and policies concerned with the ownership, use and development of land. By the end of the module, students will understand the main property rights and interests in England and Wales, such as leases, easements and covenants.

### Outline syllabus

This is an indicative module outline only to give an indication of the sort of topics that may be covered. Actual sessions held may differ.

Introduction – what is property?

- Ideas of property; the bundle of rights theory

- The distinction between property and ownership
- Dividing up the concept of property
- The definition of land

## Ownership

- History of land law in terms of ownership
- The commodification of land
- Locke and private property (privatisation of land)
- Colonial critique

## Title

- Estates/interests
- Formally acquired interests
- Relativity of title
- Enforceability of title
- Registering title (relationship with ownership)

## Possession (i.e. informally acquired interests)

- Possession as the basis for bringing claims for property
- Adverse possession

## Interests

- Introduction to interests
- Focus on easements (What is an easement? Is a right capable of being an easement?)
- Focus on covenants (What is a covenant? How is the burden passed?)
- Priority of interests (Protection through registration; overriding interests)

## Learning outcomes

By the end of the module, students should be able to:

- Understand the basic concepts and structure of English land law and able to understand and use primary legal material
- Understand the social, political and economic context in which property rights exist and legal decisions are made
- Ability to apply English Law to hypothetical cases relating to property issues
- Ability to analyse, evaluate and form critical judgements on individual cases/statutory provisions, analyse form critical judgements on a series of linked materials on a discreet topic related to property law
- Understand the language of property law, be able to speak and write about property law with accurate use of specific terms
- Ability to propose potential policy and/or reform to an area of property law
- Provide comprehensive and clear written advice to a hypothetical client

## Indicative reading list

To be determined.

## Research element

Students will conduct research into legal cases, academic literature and other source material.

## Interdisciplinary

Students will consider elements of philosophy, politics and social and economic policy within the module.

## Subject specific skills

- Legal and policy research
- Legal writing
- Case analysis
- "Reading" property law
- Critiquing and proposing policy/law reform

## Transferable skills

- Critical analysis
    - Written and oral presentation
  - Collaborative working
  - Understand and summarise material, including academic commentary.
  - Time management.
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## Study

### Study time

Type	Required
Lectures	18 sessions of 1 hour (12%)
Seminars	7 sessions of 1 hour (5%)
Private study	100 hours (67%)
Assessment	25 hours (17%)
Total	150 hours

### Private study description

Reading and research on topics studied within the module and in preparation for the summative

assessment.

## Costs

No further costs have been identified for this module.

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## Assessment

You do not need to pass all assessment components to pass the module.

### Assessment group A2

	<b>Weighting</b>	<b>Study time</b>
3,000 Word Portfolio	100%	25 hours

The Assessment will be a 3000 word portfolio which can comprise either:

- a) A long form essay of 3000 words or;
- b). A problem and critique:

Students will be given a hypothetical scenario.

The portfolio is then in two parts:

- Advice: providing advice on the factual scenario, similar to a problem question. The scenario will involve at least two legal issues.
- Critique: an element that engages with policy/law reform, asking students to critique the state of the law in the hypothetical scenario.  
The two parts will be marked separately. Students' overall grade will be an average of the two marks.  
The word count will be a 50/50 split in the problem/critique option, : 1,500 words for the advice section, and 1,500 words for the critique section. This is so students have ample words to address the scenario properly. Or:
  - c) A problem and essay;
    - i) Advice: providing advice on the factual scenario, similar to a problem question. The scenario will involve at least two legal issues;
    - ii) Essay. A 1500 word essay that engages with an abstract or theoretical theme from the Module.  
The two parts will be marked separately. Students' overall grade will be an average of the two marks.  
The word count will be a 50/50 split in the problem/essay option, : 1,500 words for the advice section, and 1,500 words for the essay section. This is so students have ample words to address the scenario properly. Or:
  - d) A long form problem.

### Feedback on assessment

If the portfolio option is chosen, students will receive individual feedback on all elements of the

portfolio but one overall mark will be calculated averaging the marks from each element of the portfolio. It will be possible to fail one component if the overall average is above the pass mark.

General feedback will also be released.

In terms of formative feedback, students will have the option to submit an answer to a question corresponding to the chosen assessment format. Written Feedback will be provided. Students will then carry out a group presentation on potential reform of a certain legal topic in one seminar. The seminar tutor will provide feedback during the seminar.

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## **Availability**

## **Courses**

This module is Core for:

- ULAA-M130 Undergraduate Law
  - Year 2 of M130 Law
  - Year 2 of M130 Law
- Year 2 of ULAA-M131 Undergraduate Law (4 Year)
- Year 2 of ULAA-M132 Undergraduate Law (Year Abroad)
- Year 3 of ULAA-M135 Undergraduate Law and Sociology
- Year 2 of ULAA-M133 Undergraduate Law with French Law
- Year 2 of ULAA-M134 Undergraduate Law with German Law
- Year 2 of ULAA-M136 Undergraduate Law with Humanities (3 Year)