

LA3D3-15 Property Law - L6

26/27

Department

School of Law

Level

Undergraduate Level 3

Module leader

Tara Mulqueen

Credit value

15

Module duration

10 weeks

Assessment

100% coursework

Study location

University of Warwick main campus, Coventry

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 be 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

[Reading lists can be found in Talis](#)

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	10 sessions of 1 hour (7%)
Seminars	4 sessions of 2 hours (5%)
Private study	97 hours (65%)
Assessment	35 hours (23%)
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.

Assessment

You must pass all assessment components to pass the module.

Assessment group A1

Weighting**Study time****Eligible for self-certification****Assessment component**

Multiple Choice Test	30%	5 hours	No
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Students will be given an in-class multiple choice test that will cover fundamental knowledge and skills from the first several topics covered in lectures and workshops.

Reassessment component is the same

Assessment component

Critical Reflection	20%	10 hours	Yes (extension)
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Students will be asked to write a 1000 word critical reflective essay on one of the workshops they have attended. They are free to choose which one. The essay will require students to rely on academic sources while reflecting on their own changing perceptions and opinions. Students will also be expect to reflect specifically on elements of in-class discussion.

Reassessment component is the same

Assessment component

Problem Question	50%	20 hours	Yes (extension)
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This assessment will give students a problem-style question in property law that they will be required to answer in essay form. The question will have multiple elements and they will be given a resource pack with an assortment of different types of information and evidence that they will need to use to inform their answer. They will also be asked to provide a short methodology statement to accompany their submission. This will not contribute towards the final word count. This will not be graded and will not receive a mark but is mandatory and may be considered by both the module team and in any academic misconduct investigation.

Reassessment component is the same

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.

Availability

Post-requisite modules

If you pass this module, you can take:

- LA251-15 Contemporary Perspectives on Property

Courses

This module is Core for:

- Year 3 of ULAA-M135 Undergraduate Law and Sociology