Module Definition Form (MDF)

Module code: MOD008574	**Version:** 5 **Date Amended:** 03/Nov/2025

1. Module Title
Property Law

2a. Module Leader
Dan Burdge

2b. School
School of Economics, Finance and Law

2c. Faculty
Faculty of Business and Law

3a. Level
6

3b. Module Type
Standard (fine graded)

4a. Credits
30

4b. Study Hours
300

5. Restrictions

Type	Module Code	Module Name	Condition
Pre-requisites:	None		
Co-requisites:	None		
Exclusions:	None		
Courses to which this module is restricted:			

LEARNING, TEACHING AND ASSESSMENT INFORMATION

6a. Module Description

The module starts with the consideration of the question, 'what is land?' You'll explore the nature of ownership and the legal and equitable estates and interests that can exist in land and examine how estates and interests are protected including the systems of unregistered and registered title to land. Whilst looking at the underlying principles of land law, you'll study the various estates and interests in greater detail, including leasehold estate and third party interests such as mortgages, easements and covenants, co-ownership and the role and duties of trustees and beneficiaries of co-owned land.

As this module fulfils part of the seven Foundations of Legal Knowledge, in alignment with the Bar Standards Board's requirement compensation is not permitted for this module.

6b. Outline Content

Nature of Land: how to acquire and transfer legal and equitable estates; how to acquire and dispose of legal and equitable interests in land; methods to protect and enforce third party interests; different ways in which land can be held; legal formalities required to create and transfer interests in land; the registered and unregistered land systems.

Co-ownership and Trusts: differences between joint tenants and tenants in common in law and in equity; rule of survivorship; severance of joint tenancies; role of trustees and beneficiaries.

Proprietary Rights: essential characteristics of easements; methods for creation of easements; rules for the passing of the benefit and burden of freehold covenants; mortgages including enforceability of terms, priority of mortgages and a lender's rights and duties.

Landlord and Tenant: relationship between landlord and tenant in a lease; essential characteristics of a lease including the difference between a lease and a licence; structure of a lease; privity of contract and privity of estate; purpose and effect of an alienation covenant.

Leasehold Covenants: rules for the passing of the benefit and burden of leasehold covenants and enforceability; remedies for breach of leasehold covenants (including forfeiture); different ways a lease can be terminated; scope of protection for tenants if they enjoy security of tenure under a lease.

6c. Key Texts/Literature

The reading list to support this module is available at: https://readinglists.aru.ac.uk/

6d. Specialist Learning Resources

https://www.gov.uk/government/organisations/land-registry

7. Learning Outcomes (threshold standards)		
No.	**Type**	**On successful completion of this module the student will be expected to be able to:**
1	Knowledge and Understanding	Critically evaluate how legal rules, doctrines, institutions, and processes in property law interrelate within and across complex social, political, commercial, and ethical contexts in balancing societal interests;
2	Intellectual, practical, affective and transferrable skills	Critically evaluate and synthesise legal materials relating to property law, addressing complex legal uncertainty and justifying interpretations of competing views and approaches;
3	Intellectual, practical, affective and transferrable skills	Strategically apply and evaluate legal understanding to complex or ambiguous scenarios, and develop sophisticated solutions that integrate legal reasoning with practical, ethical, and policy implications;
4	Intellectual, practical, affective and transferrable skills	Communicate complex legal arguments persuasively and precisely, using critically informed structure and expression, and consistently adhering to professional standards, including accurate and comprehensive use of OSCOLA referencing and bibliography;
5	Intellectual, practical, affective and transferrable skills	Deliver persuasive and critically informed arguments, adapt tone, structure, and content for different audiences, and respond effectively to challenge in academic or professional contexts;
6	Intellectual, practical, affective and transferrable skills	Independently select, evaluate, and integrate digital and AI tools to research and communicate complex legal information, showing critical awareness of digital reliability, appropriateness, and academic integrity.

8a. Module Occurrence to which this MDF Refers				
Year	**Occurrence**	**Period**	**Location**	**Mode of Delivery**
2026/7	ZZF	Template For Face To Face Learning Delivery		Face to Face

8b. Learning Activities for the above Module Occurrence			
Learning Activities	**Hours**	**Learning Outcomes**	**Details of Duration, frequency and other comments**
Lectures	0	N/A	N/A
Other teacher managed learning	47.5	1-6	2 x 1 hour tutor led workshop OR 2 x 1 hour lecture x 11 weeks (weeks 1-11) AND 2 x 1 hour student led workshop OR 2 x 1 hour tutorial x 11 weeks (weeks 1-11) PLUS 2 x 20min screencast x 10 weeks
Student managed learning	252.5	1-6	To include such things as online discussion boards, VLE exercises, private study (guided and autonomous), tutorial preparation, assessment preparation and completion. This is adjusted if additional Teacher Managed Learning is used to ensure total 300 hours.
TOTAL:	300		

9. Assessment for the above Module Occurrence

The assessment for some modules includes a presentation (see below for details on how this particular module is assessed). We recognise that presenting, especially to a large group, can cause significant anxiety or distress for some students. If this may affect you, please contact your Module Leader or the Disability and Neurodiversity Service as early as possible. We will work with you to consider appropriate reasonable adjustments. Depending on your individual needs, these might include, for example, presenting to a smaller group or presenting only to a member of academic staff.

Assessment No.	Assessment Method	Learning Outcomes	Weighting (%)	Fine Grade or Pass/Fail	Qualifying Mark (%)
010	Coursework	1,2,3,4,6	50 (%)	Fine Grade	30 (%)
Scenario based question of up to 2500 words Compensation is not permitted for this module.					
Assessment No.	**Assessment Method**	**Learning Outcomes**	**Weighting (%)**	**Fine Grade or Pass/Fail**	**Qualifying Mark (%)**
011	Practical	2,3,4,5,6	50 (%)	Fine Grade	30 (%)
Presentation on a topic of property law (equivalent to 2500 words) Compensation is not permitted for this module.					

In order to pass this module, students are required to achieve an overall mark of 40% (for modules at levels 3, 4, 5 and 6) or 50% (for modules at level 7*).

In addition, students are required to:
(a) achieve the qualifying mark for each element of fine graded assessment as specified above
(b) pass any pass/fail elements

[* the pass mark of 50% applies for all module occurrences from the academic year 2024/25 – see Section 3a of this MDF to check the level of the module and Section 8a of this MDF to check the academic year]