PRIFYSGOL ABERYSTWYTH UNIVERSITY

SEMESTER TWO EXAMINATIONS, 2025/26

DEPARTMENT OF LAW AND CRIMINOLOGY

LC34820 Land Law

Time allowed: **2 HOURS**

Answer ONE question

Candidates may take into the examination one A4 sheet of notes (both sides).

You should be aware that the relevance of your answer to the SPECIFIC question asked is something to which the examiners will attach particular importance. Therefore, no marks will be awarded for irrelevant material.

Whichever question you choose to answer, you *must* refer to relevant legislation and/or case law, as appropriate, to support your answer. (All questions are equally weighted.)

Please state clearly which question(s) you are answering.

STUDENTS MAY SUBMIT ANSWERS TO THIS PAPER IN EITHER WELSH OR ENGLISH

Once seated, students may complete the front cover of the answer book(s) and the attendance slip ONLY.

DO NOT TURN THE EXAMINATION QUESTION PAPER OVER UNTIL INSTRUCTED TO DO SO.

1. Following its extensive coverage at the 2022 Winter Olympics, friends Don (then aged 76), Joe (45), Peter (35), Mike (17), Mary (26), and Trish (18) all became hooked on the sport of curling. Later that year, whilst on holiday in Powys, Don read in the *Machynlleth Times* about the tragic demise of the local curling team in the Great Machynlleth Earthquake of 2022. Deciding that it was his destiny to bring curling back to the town, he persuaded his friends that they should buy River Mews, a house located on the bank of the River Dyfi. As the house was in a poor condition due to extensive flooding, the six of them purchased it for the modest sum of £180,000, contributing equally to the purchase price.

   The following year, Don fell deeply in love with Daniella, a 20-year-old personal trainer. Concerned she would think him too old, Don started weight training to "maintain my vigour and regain my youth!" To reassure Daniella that he was serious about their future together, Don executed a new will, containing the clause: "I leave my share of River Mews to my soulmate, Daniella."

   In 2024, Trish began studying for a degree in Egyptology at Rhydyfelin University. To help fund her studies, she mortgaged her equitable interest in River Mews to the *Black Cat Building Society*.

   Later in 2024, Mike decided that he wanted to go travelling to the Middle East. Before he left, he talked to his fellow co-owners about severing his share of River Mews. Eventually, they all signed a piece of paper agreeing to Mike severing his share from the start of the next month. Mike requested that any post be forwarded to his parents' address.

   In 2025, Joe and Mary got into a heated argument concerning which of them had the better curling broom. The argument turned violent, with Mary hitting Joe over the head with his own broom, killing him. She was convicted of his manslaughter and is currently incarcerated in His Majesty's Prison Aberdyfi. Distracted by news on the radio of Mary's conviction, Don dropped on his head a heavy curling stone he was using as a weight. He died in the ambulance transporting him to hospital.

   Following the deaths of Joe and Don and Mary's imprisonment, Peter started believing that River Mews was cursed. Having read *Ditchfield's Land Law: Bring Back the Pre-1926 Complexities!* whilst in the waiting room at the dentist, he decided that he wished to sever his share of River Mews so that he could sell it and move elsewhere. He sent written notice to each of his fellow co-owners, including to the address he had for Mike's parents. All the letters were sent by registered post, except for the one to Mary, which he delivered by hand to the prison's reception.

   Advise, Peter, Mike, Mary, Trish, the executors of Joe's estate, and Daniella as to each's respective ownership of River Mews.

2. ‘Land registration is merely an exercise in bureaucracy; it serves little practical purpose.’

   Explain the system of land registration which operates in England and Wales and critically evaluate the accuracy of this statement.

   (In your answer you should also explain what is meant by the ‘crack in the mirror’.)

END OF PAPER