

Index: United Kingdom

- addresses list 654–661
 adjoining owners 624
 Administration of Estates Act
 1925 641
 Agricultural Holdings... 626, 631
 Agricultural Holdings Act .. 1986
 631
 agricultural land... 624, 626, 630,
 631
 Agricultural Tenancies Act. 1995
 631
 Agricultural Tenancies Act. 1995
 641
 architects 639
 assignment 628
 assured shorthold 640
 bankruptcy 631, 634
 beneficial ownership 627, 636
 benefit in kind 646
 breach of covenant 625
 Building Control Department 639
 building defects 640
 building permits 635
 building regulations ... 638–639,
 652
 buildings 623, 638–639, 652
 cables 624
 capacity to act 631
 capital gains tax 646, 650
caveat emptor 638
 central management and control
 638
 chain transactions 635
 charges 624–627, 630, 635
 Charges Register 625, 627
 Common Land 630
 common law 622
 commonhold 622, 624
 Commonhold and Leasehold
 Reform Act 2002 622, 624
 Companies Registry 634
 companies 634, 637
 completion 628
 condominiums 624
 conflict of interest 630
 conservation area 638, 652
 construction permits 635, 638
 contracts 623
 conveyance 628
 corporation tax 646
 Council Tax 647
 covenants 624–626
 cultural heritage 632
 deeds 622
 defects 638
 deficiencies 640
 delivery 628
 deposits 635
 developments 638
 disadvantaged areas 644
 documents, access rights ... 634
 domicile 641, 645–650
 dominant tenement 625
 double taxation 648, 650, 651
 drainage 625
 easements 622–626, 632, 635
 encumbrances 622–625, 635, 636
 England and Wales 622, 624, 635
 enquiries 632
 entitlement 631
 environment 632, 638
 equitable interests 622, 632
 equitable mortgage 626
 equitable owners 627
 equity 622, 636
 EU/EEA 630, 649
 exchange of contracts .. 628, 635
 execution 628, 635–636
 external appearance 623
 Family Law Act 1996 624, 629
 family rights 649
 family trusts 623
 farm business tenancies 631
 Finance Act 2003 644
 fixtures 635
 flying freeholds 623
 footpaths 625
 foreigners 631, 646, 648–650
 foreign corporations 631
 foreign domiciliary 646
 fraudulent prices 647–648
 freedom of contract 629
 freehold 622–624, 627, 628
 general authority 637
 General conditions 628
 General Development Order 638
 Gifts 636, 641, 646
 good leasehold title 640
 Government's Law Reform
 Agency 641
 grazing licence 626, 631
 Green Belt 633
 guarantees 635, 639
 historical buildings 633
 Housing Act 1988 641
 immigration 648–650
 income tax 645, 647, 650
 inheritance 642, 646, 650
 The Inheritance (Provisions for
 Families and Dependents) Act
 1995 642
 inheritance tax 646, 650
 Inland Revenue 632, 636
 insurance risks 628–629
 intestacy 623, 642
 Jacob, Nicholas 619, 654
 joint ownership 623
 joint tenancy 623, 629
 Kinsella, Paul 619, 654
 land 623
 Land Charges Act 1925 626
 Land Charges Act 1927 632
 Land Charges Register 626, 631,
 632, 634
 Land Registration Act.. 2002 626,
 634
 Land Registration Rules 634
 Land Registry 622, 624–627,
 630–636, 638, 640, 644–645
 Law of Property Act 1925 626, 627
 law of trusts 622
 leasehold 622, 623, 624, 627, 628,
 634, 644
 leasing agreements 640
 legal charges 622, 626
 legal interests 622, 632
 legal owner 627
 legal system 622
 licences 626
 liens 624–626
 light and air rights 624
 Listed Building Consent 639
 listed buildings 633, 634, 638, 639
 local authorities 625, 633
 local land charges 625, 627
 local land charges register .. 627
 local planning authority 633
 long leases 623, 624
 local searches 625
 Lord Chancellor 622
 main residence exemption .. 646
 management company 624
 married couples 623
 matrimonial home 629, 630
 mental incapacity 631
 minor interests 632
 mortgage 626, 634, 636, 637
 National House Builders Council
 639
 nature 632–634
 negative obligations 625
 new constructions. 635, 638–640
 Non-Resident Landlord Scheme
 645
 notary 628, 645
 notices 641
 occupiers 625
 options 630
 Outstanding Natural Beauty 633
 overriding interests 632
 ownership 622
 Parliamentary statutes 622
 particulars of sale 628
 perpetuity 630

- personal covenant 625
 personal rights 625
 Planning Acts 638
 planning consent 638
 Planning in a Historical Context
 633
 planning permission 633, 638, 652
 planning regulations 624
 positive covenant 625
 positive obligations 625
 powers of attorney 636
 Powers of Attorney Act 1971 636
 pre-emption rights 635
 Precedents 622
 Premium 623
 private act of parliament 623
 proof of ownership 627
 Property Register 627
 Proprietorship Register 627
 protection of ownership 627
 public register 634
 purchases 627–640
 real estate registration 645
 real estate transfer taxes 642–644
 rebuilding 638–640
 registered charge 630
 registered title 627
 registration 627
 relevant records, access rights
 634
 remittance rules 650
 renovations 638–640
 rental 640–641, 645
 rent controls 641
 rental income 645
 residence 646, 648, 650
 resident 650
 restrictions .. 622–626, 629–631,
 632, 635
 restrictive covenant 625, 634
 reversionary lease 630
 right of way 632
 right to build 624
 rights of light and air 624
 rule against perpetuities 630
 sale agreements 627
 sale contracts 628
 sales 627–640
 Schedule of Personal Covenants
 625
 Scotland 622
 SDLT 636, 643–645, 648, 652
 security of tenure 626
 servient tenement 625
 short-term lease 628
 shorthold 640
 special conditions 628, 629
 Special Scientific Interest ... 633
 stamp duty 636, 642–643
 Stamp Duty Land Tax 636,
 643–645, 648, 652
 Standard Conditions of Sale. 628
 subject to contract 635
 succession 641
 surveys 632, 635, 638
 surveyor 635, 638
 surviving owner 623
 Swiss nationals 649
 tax residence 648–650
 tax returns 645
 taxation 622, 632, 636, 637,
 642–651, 652–653
 tenancies 622, 623–624, 629,
 640–641
 tenancy for life 624
 tenancy in common 623, 629
 tenant for life 624
 terminations 641
 testamentary disposition 623
 The Matrimonial Homes Act
 1967 629
 third parties .. 626, 631, 632, 652
 tie-breaker provisions.. 650–651
 timeshare 624
 title 625, 626, 629, 638
 title deeds 626
 Town and Country Planning Acts
 638
 transfer 625, 628
 trust for sale 623, 629
 trustees 627, 631, 636, 647
 trusts 622, 627, 631, 636, 647
 unpaid taxes 632
 unregistered land 628
 unregistered property 628
 value added tax 645
 warranty claims 638, 640
 water supply 625
 wayleave 624
 wills 623, 641
 writing 627
 written transfer 636
 zoning laws 638