This chapter focuses on proprietary estoppel. Proprietary estoppel can confer proprietary rights despite the lack of a formal grant or transfer. It can be used in three situations: where a person mistakenly believes that they have an existing right in land and the real owner acquiesces in this belief, where a person is encouraged by the owner to believe that they have an existing right in land, and where a person is led by the owner to believe that they will have a right in the future if they act in a particular way. It has much in common with common intention constructive trusts, but is capable of operating in different circumstances. Most cases involve rights in land, but the doctrine is not confined to this kind of property.