Land Law: Text, Cases & Materials (4th edn)
Ben McFarlane and Sarah Nield

5. Legal Estates and Legal Interests

Chapter: (p. 154) 5. Legal Estates and Legal Interests

Author(s): Ben McFarlane, Nicholas Hopkins, and Sarah Nield

DOI: 10.1093/he/9780198806066.003.0005

All books in this flagship series contain carefully selected substantial extracts from key cases, legislation, and academic debate, providing able students with a stand-alone resource. This chapter investigates legal property rights in land. The *numerus clausus* (or ‘closed list’) principle is of crucial importance when addressing the content question of legal property rights in land. The Law of Property Act 1925 (LPA 1925) creates a distinction between legal estates and legal interests. As a result of s 1 of LPA 1925, there are now only two permissible legal estates in land. The chapter then explores the content of a freehold and of a lease, and covers the vital question of why the LPA 1925 imposed this limit on the types of permissible legal estate in land. The facts of *Hill v Tupper* and *Keppell v Bailey* offer particular examples of a more general question that land law has to tackle when deciding on the content of legal interests in land.