10. Easements and Profits

This chapter considers two rights in land that fall short of rights of possession: easements and profits. These lesser, non-possessory rights are a vital way in which even more of the value in land can be unlocked. An easement is a right of one landowner to enjoy limited use of another's, neighbouring land. A profit involves a right to take something from another's land e.g. fish or wood. It involves more than a mere limited right over another’s land but rather entails a right to appropriate some part of the natural product of that land.

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