

Text and Materials

Land Law

Fourth Edition

Nigel P. Gravells

SWEET & MAXWELL

LAND LAW: TEXT AND MATERIALS

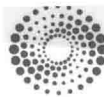
Fourth Edition

by

NIGEL P. GRAVELLS, M.A. (OXON)

*Barrister of the Middle Temple,
Professor of English Law, University of Nottingham*

SWEET & MAXWELL



THOMSON REUTERS

Published in 2010 by
Thomson Reuters (Legal) Limited (Registered in England and Wales,
Company No 1679046. Registered office and address for service:
100 Avenue Road, Swiss Cottage,
London NW3 3PF, trading as Sweet & Maxwell)

For further information on our products and services, visit
<http://www.sweetandmaxwell.co.uk>

Typeset by Interactive Science Ltd.
Printed and bound in Great Britain by Ashford Colour Press,
Gosport, Hants

ISBN 978-0-421-96360-3

No natural forests were destroyed to make this product;
only farmed timber was used and replanted.

A CIP catalogue record for this book is available from the British Library

All rights reserved. Crown Copyright Legislation is reproduced under the terms of Crown Copyright
Policy Guidance issued by HMSO.

No part of this publication may be reproduced or transmitted, in any form or by any means, or stored in
any retrieval system of any nature without prior written permission, except for permitted fair dealing
under the Copyright, Designs and Patents Act 1988, or in accordance with the terms of a licence issued
by the Copyright Licensing Agency in respect of photocopying and/or reprographic reproduction.

Application for permission for other use of copyright material including permission to reproduce
extracts in other published works shall be made to the publishers. Full acknowledgement of author,
publisher and source must be given.

Application for permission for other use of copyright material controlled by the publisher shall be made
to the publishers.

Material is contained in this publication for which publishing permission has been sought, and for
which copyright is acknowledged. Permission to reproduce such material cannot be granted by the
publishers and application must be made to the copyright holder.

Thomson Reuters and the Thomson Reuters logo are trademarks of Thomson Reuters. Sweet &
Maxwell® is a registered trademark of Thomson Reuters (Legal) Limited.

Commentators have asserted their moral rights under the Copyright, Designs and Patents Act 1988 to
be identified as the authors of the commentary in this Volume.

© Nigel P. Gravells, 2010

LAND LAW: TEXT AND MATERIALS

PREFACE

The aims and objectives of the fourth edition of this book remain unchanged from the first three editions: to examine the main rules and principles of land law in a manner that makes them accessible to students while it requires but facilitates the important process of reading the primary sources of the subject; and to encourage and facilitate an understanding and a closer and critical study of the subject. The structure adopted for the realisation of those aims and objectives also remains unchanged.

However, there have been many important substantive developments in land law in the past six years.

Although there has been no major legislative development to match the Land Registration Act 2002, the fourth edition incorporates changes introduced by the Civil Partnerships Act 2004, the Housing Act 2004, the Consumer Credit Act 2006, the Tribunals, Courts and Enforcement Act 2007, the Housing and Regeneration Act 2008, the Equality Act 2010 and the Mortgage Repossessions (Protection of Tenants etc) Act 2010. As for potential legislative developments, there is detailed discussion of the recommendations in the Law Commission Report on Termination of Tenancies for Tenant Default (2006) and the proposals in the Law Commission Consultation Paper on Easements, Covenants and Profits à Prendre (2008).

The legislative developments first noted in the third edition have generated some litigation. The central provisions of the Land Registration Act 2002 on priority of interests have received some recent judicial consideration in *Thompson v Foy* (2009), *HSBC Bank Plc v Dyche and Colleldevall* (2009) and *Link Lending Ltd v Bustard* (2010). The Human Rights Act 1998 has continued to form the basis of a number of challenges to the rules of English land law, particularly in relation to the protection of property and the protection of the family home; but in the overwhelming majority of cases (including a series of House of Lords cases) the courts have ruled that, although the 1998 Act is “engaged”, existing rules and procedures of English land law are compatible with the rights protected by the Act.

In addition there has been a significant volume of case law in which established doctrines and principles have been clarified and judicial approaches have been reconsidered. Topics that have been the subject of such judicial (re)consideration include the acquisition of equitable ownership interests in the family home, the nature of leases, the scope and enforceability of leasehold covenants, the requirements of proprietary estoppel, the characteristics of easements, the acquisition of easements, the enforceability of freehold covenants and the mortgagee’s power of sale. These judicial developments have prompted expanded treatment of the relevant topics.

I have endeavoured to state the law on the basis of materials available to me as at March 31, 2010; but I have been able to include references to some later developments at proof stage.

I am extremely grateful to those people who have provided practical assistance and/or less tangible (but no less valuable) support during the preparation of this edition. As with previous editions of the book, much of the preparation of this edition was carried out in the Law School at the University of Canterbury, New Zealand, and I wish to record my appreciation of the facilities and

hospitality afforded to me there. However, once again I owe the greatest debt to Linda. She has continued to demonstrate that she has very considerable reserves of patience and understanding, not least when I have appeared to be less concerned with The Brambles than with any other parcel of land; and this at a time when the real (spending) value of any royalties is decreasing. Indeed, I am writing this preface on our seventh wedding anniversary!

The Brambles
Wymeswold
May 3, 2010

Nigel P. Gravells

PREFACE TO THE FIRST EDITION

Land law has a reputation as one of the more difficult subjects in the undergraduate curriculum; it is sometimes regarded as daunting to students, not least because the relevant legislation and case law, indeed the very terminology of the subject, appear to be less than user-friendly. The aim of this book is to examine the main rules and principles of land law in a manner which makes them accessible to students while it requires but facilitates the important process of reading the primary sources of the subject.

In the scope of the subject-matter and the selection of the materials the book is designed to cover the principal substantive topics of land law which form the basis of undergraduate courses taught in most law schools. Thus, after a consideration of certain introductory matters, the book concentrates on eight main topics, each forming the subject-matter of a separate chapter. (I have excluded (or considered in outline only) certain topics which (even in these days of modularisation and semesterisation) are sometimes included in land law courses: for example, strict settlements, the rule(s) against perpetuities, profits à prendre and limitation of actions; but I do not believe that the omission of these topics means that the book presents a distorted view of land law.) The intention is that, by limiting the range of topics covered, those topics can be examined in greater depth, thereby providing a clearer understanding of the subject and its principal components.

Although the treatment of the topics necessarily varies in its detail, largely in accordance with whether they are based essentially in statute or case law, there is a general pattern in the approach. Each chapter begins with an indication of the context of its subject-matter and of the major theme(s) of the chapter. Within each chapter most sections begin with an introductory text to provide some structure and guidance. This is followed by the selected materials. The selection of materials is necessarily in part a matter of personal preference, but I hope that overall the selection is a not unreasonable selection of the subject-matter. I have preferred extended extracts from fewer cases in the belief that this provides a better appreciation of the reasoning in the individual cases and, consequently, a clearer and more coherent understanding of their subject-matter: indeed, that belief has become stronger, with the result that at proof stage I restored passages that I had previously edited out. As originally envisaged, the book would not have included extracts from the 1925 property legislation and other statutory material, on the basis that most students acquire their own copies of the property legislation. However, I subsequently came to the view that it was essential to include certain fundamental provisions, so as to avoid creating a misleading view of the statutory basis of many of the topics under consideration. The materials in turn are followed by notes which are intended to provide, where appropriate, commentary on the extracts, indications of the views of commentators on the subject-matter and references to further primary and secondary materials. No less important for a critical study of the subject is an awareness of the defects in the current law and the proposals for reform. I have therefore included extracts (or summaries) of the reports of the Law Commission and other law reform bodies on many of the topics covered in the book.

It is hoped that overall this approach may encourage and facilitate a closer and critical study of

land law; and that this in turn may persuade students that land law offers intellectual entertainment and enjoyment.

I would like to express my sincere thanks to many people who have provided practical assistance and/or less tangible (but no less valuable) support during the writing of this book. First to Sweet & Maxwell: they suggested the project some time ago and, since then, they have continued to encourage and indulge me beyond any reasonable expectation. Secondly to my colleagues in the Department of Law at the University of Nottingham: not only do they continue to provide a friendly and stimulating environment in which to work but they also sustain the system within the Department which permits regular periods of study leave. Thirdly to my intermittent colleagues in the Law School at the University of Canterbury, New Zealand: the Canterbury Law School has become my second academic home over the past seven years; the facilities and the hospitality of friends there have made it an excellent research haven; and it was there that the first words of this book were committed to the word processor and it was from there that the final pages of the proofs were dispatched to the publishers. Finally to Linda: she has shown immense patience and understanding and she has provided all manner of support, all of which have made the writing of the book rather easier than it would otherwise have been; and so it will be with her that I shall spend and royalties!

University of Nottingham
May 26, 1995

Nigel P. Gravells

ACKNOWLEDGEMENTS

The author and publishers would like to thank the following for permission to reproduce materials from publications in which they have copyright:

Cambridge University Press. Extracts reproduced from:

F. W. Maitland, *Equity: A Course of Lectures*, edited by A.H. Chaytor & W.J. Whittaker (1936)

Plus extracts reproduced from the following reports:

Wade [1956] Cambridge Law Journal 216

Wade [1972B] Cambridge Law Journal 157, 169

London and Blenheim Estates Ltd v Ladbroke Retail Parks Ltd [1994] C.L.J. 229

Council of Mortgage Lenders. Extracts reproduced from:

CML voluntary statement on s.101 of the Law of Property Act 1925 following the Horsham Properties v Clark and Beech case

Handling of Arrears and Possessions—CML Statement of Practice (2000)

Oxford University Press. Extracts reproduced from:

Kevin Gray and Susan Francis Gray, *Elements of Land Law*, 5th edn (2009)

Cheshire and Burn's Modern Law of Real Property, edited by E.H. Burn and J. Cartwright, 17th edn (2006)

Wiley-Blackwell. Extracts reproduced from:

(2006) 69 Modern Law Review 683

(1993) 57 Modern Law Review 117

(2006) 49 Modern Law Review 741

(2006) 40 Modern Law Review 356

TABLE OF CASES

(Page numbers in **bold** indicate extracts of the case)

13–20 Embankment Gardens Ltd v Coote [1997] 74 P. & C.R. D6, CA (Civ Div)	151
88, Berkeley Road, NW9, Re; sub nom. Rickwood v Turnsek [1971] Ch. 648; [1971] 2 W.L.R. 307, Ch D	269
139 Deptford High Street, Ex p. British Transport Commission, Re [1951] Ch. 884; [1951] 1 All E.R. 950, Ch D	167, 235
AG Securities v Vaughan; Joined Cases Antoniadou v Villiers [1990] 1 A.C. 417; [1988] 3 W.L.R. 1205, HL	259, 368, 370 , 374
AIB Finance Ltd v Alsop; sub nom. AIB Finance Ltd v Debtors [1998] 2 All E.R. 929; [1998] Lloyd's Rep. Bank. 102, CA (Civ Div)	911
Abbahall Ltd v Smee [2002] EWCA Civ 1831; [2003] 1 W.L.R. 1472; [2003] 1 All E.R. 465, CA (Civ Div)	629, 637
Abbey National Bank Plc v Stringer [2006] EWCA Civ 338; [2006] 2 P. & C.R. DG15, CA (Civ Div)	84
Abbey National Building Society v Cann [1991] 1 A.C. 56; [1990] 2 W.L.R. 832, HL	199, 201, 212, 213, 216, 221, 222 , 224, 230, 231, 326, 341, 889, 891, 892 , 895, 896
— v Maybeech Ltd [1985] Ch. 190; [1984] 3 W.L.R. 793, Ch D	452
Abbey National Mortgages Plc v Bernard (1996) 71 P. & C.R. 257; [1995] N.P.C. 118, CA (Civ Div)	942
Abbey National Plc v Moss [1994] 1 F.L.R. 307; [1994] 2 F.C.R. 587, CA (Civ Div)	291, 297, 319
Abbott v Abbott [2007] UKPC 53; [2008] 1 F.L.R. 1451; [2008] Fam. Law 215, PC (Ant)	71
Abidogun v Frolan Health Care Ltd [2001] EWCA Civ 1821; [2002] L. & T.R. 16; 2001] 45 E.G. 138 (C.S.), CA (Civ Div)	438
Ackroyd v Smith (1850) 10 C.B. 164	622, 623
Active Estates Ltd v Parness [2002] EWHC 893 (Ch); [2002] B.P.I.R. 865; [2003] L. & T.R. 21, Ch D	482
Adagio Properties Ltd v Ansari [1998] 2 E.G.L.R. 69; [1998] 35 E.G. 86, CA (Civ Div)	437
Adamson v Halifax Plc [2002] EWCA Civ 1134; [2003] 1 W.L.R. 60; [2003] 4 All E.R. 423, CA (Civ Div)	911
Adealon International Corp Proprietary Ltd v Merton LBC [2007] EWCA Civ 362; [2007] 1 W.L.R. 1898; (2007) 151 S.J.L.B. 577, CA (Civ Div)	643, 666
Adeane v Mortlock (1839) 5 Bing. N.C. 236	679
Ahmed v Kendrick [1988] 2 F.L.R. 22; (1988) 56 P. & C.R. 120, CA (Civ Div)	270
Akici v LR Butlin Ltd [2005] EWCA Civ 1296; [2006] 1 W.L.R. 201; [2006] 2 All E.R. 872, CA (Civ Div)	408, 437, 444 , 447
Alamo Housing Cooperative Ltd v Meredith [2003] EWCA Civ 495; [2003] H.L.R. 62; [2004] B.L.G.R. 81, CA	490
Albany Holdings Ltd v Crown Estates Commissioners [2003] EWHC 1480 (Ch)	438
Albany Home Loans Ltd v Massey; sub nom. Massey v Albany Life Assurance Co Ltd [1997] 2 All E.R. 609; [1997] 2 F.L.R. 305, CA (Civ Div)	925, 927
Alcock, Re; sub nom. Prescott v Phipps (1883) L.R. 23 Ch. D. 372, CA	840
Alec Lobb Garages Ltd v Total Oil Great Britain Ltd [1985] 1 W.L.R. 173; [1985] 1 All E.R. 303, CA (Civ Div)	843
Alexander-David v Hammersmith and Fulham LBC; sub nom. Hammersmith and Fulham LBC v Alexander-David [2009] EWCA Civ 259; (2009) 153(13) S.J.L.B. 28; [2009] N.P.C. 57, CA (Civ Div)	476
Alfred F Beckett Ltd v Lyons [1967] Ch. 449; [1967] 2 W.L.R. 421, CA	622, 674
Atker v Collingwood Housing Association [2007] EWCA Civ 343; [2007] 1 W.L.R. 2230; [2007] H.L.R. 29, CA (Civ Div)	398
Allen v Matthews [2007] EWCA Civ 216; [2007] B.P.I.R. 281; [2007] 2 P. & C.R. 21, CA (Civ Div)	98
— v Taylor (1880–81) L.R. 16 Ch. D. 355, Ch D	651

— v Veranne Builders Ltd [1988] E.G. 2 (C.S.), Ch D	769
Alliance & Leicester Plc v Slayford [2001] 1 All E.R. (Comm) 1; [2001] C.P. Rep. 52, CA (Civ Div)	883, 900
Allied Dunbar Assurance Plc v Homebase Ltd; sub nom. Homebase Ltd v Allied Dunbar Assurance Plc [2002] EWCA Civ 666; [2003] 1 P. & C.R. 6; [2002] L. & T.R. 27, CA (Civ Div)	411
Allied London Investments Ltd v Hambro Life Assurance Plc (1985) 50 P. & C.R. 207; [1985] 1 E.G.L.R. 45, CA (Civ Div)	424
Amalgamated Investment & Property Co Ltd (In Liquidation) v Texas Commerce International Bank Ltd [1982] Q.B. 84; [1981] 3 W.L.R. 565, CA (Civ Div)	535, 558, 559
Amec Developments Ltd v Jury's Hotel Management (UK) Ltd [2002] T.C.L.R. 13; (2001) 82 P. & C.R. 22, Ch D	719, 808
American Express International Banking Corp v Hurley [1985] 3 All E.R. 564; (1986) 2 B.C.C. 98993, QBD	912, 920
Amsprop Trading Ltd v Harris Distribution Ltd [1997] 1 W.L.R. 1025; [1997] 2 All E.R. 990, Ch D	427, 724, 730
Anderson Antiques (UK) Ltd v Anderson Wharf (Hull) Ltd [2007] EWHC 2086 (Ch), Ch D	59
Antoniades v Villiers. See AG Securities v Vaughan.	
Appleby v Cowley <i>The Times</i> , April 14, 1982, Ch D	554, 598
Arab Bank Plc v Mercantile Holdings Ltd [1994] Ch. 71; [1994] 2 W.L.R. 307, Ch D	905
Arden v Pullen, 152 E.R. 492; (1842) 10 M. & W. 321, Ex Ct	481
Argyle Building Society v Hammond (1985) 49 P. & C.R. 148; (1984) 81 L.S.G. 3425, CA (Civ Div)	177, 241, 249
Arlesford Trading Co v Servansingh [1971] 1 W.L.R. 1080; [1971] 3 All E.R. 113, CA (Civ Div)	425
Armstrong v Sheppard & Short [1959] 2 Q.B. 384; [1959] 3 W.L.R. 84, CA	506
Armstrong & Holmes Ltd v Holmes; Joined Cases Armstrong & Holmes Ltd v Dodds [1993] 1 W.L.R. 1482; [1994] 1 All E.R. 826, Ch D	139
Artesian Residential Developments Ltd v Beck; sub nom. Artesian Residential Investments Ltd v Beck [2000] Q.B. 541; [2000] 2 W.L.R. 357, CA (Civ Div)	454
Artworld Financial Corp v Safaryan [2009] EWCA Civ 303; [2009] L. & T.R. 20; [2009] 23 E.G. 94, CA (Civ Div)	478
Ashburn Anstalt v WJ Arnold & Co [1989] Ch. 1; [1988] 2 W.L.R. 706, CA (Civ Div)	188, 196, 201, 221, 222, 348, 350, 352, 407, 495, 509, 511, 516 , 527, 607, 610, 611, 612
Ashby v Tolhurst [1937] 2 K.B. 242; [1937] 2 All E.R. 837, CA	495
Ashe v National Westminster Bank Plc; sub nom. National Westminster Bank Plc v Ashe [2008] EWCA Civ 55; [2008] 1 W.L.R. 710; [2008] B.P.I.R. 1, CA (Civ Div)	921
Asher v Whitlock (1865–66) L.R. 1 Q.B. 1, QB	21 , 99, 100
Ashley Guarantee (formerly Gulf Guarantee Bank) v Zacaria [1993] 1 W.L.R. 62; [1993] 1 All E.R. 254, CA (Civ Div)	925, 935, 956
Ashworth Frazer Ltd v Gloucester City Council [2001] UKHL 59; [2001] 1 W.L.R. 2180; [2002] 1 All E.R. 377, HL	410
Aslan v Murphy; sub nom. Duke v Wynne; Joined Cases Wynne v Duke [1990] 1 W.L.R. 766; [1989] 3 All E.R. 130, CA (Civ Div)	367, 368
Associated British Ports v CH Bailey Plc [1990] 2 A.C. 703; [1990] 2 W.L.R. 812, HL	438
Aston Cantlow and Wilmcote with Billesley Parochial Church Council v Wallbank; sub nom. Wallbank v Aston Cantlow and Wilmcote with Billesley Parochial Church Council [2003] UKHL 37; [2004] 1 A.C. 546; [2003] 3 W.L.R. 283, HL	106, 191
Attorney General v Antrobus [1905] 2 Ch. 188, Ch D	620
— v Copeland; sub nom. Attorney General and the Bromley Rural DC v Copeland [1902] 1 K.B. 690, CA	622
— v Morgan [1891] 1 Ch. 432, CA	6
Attorney General of British Columbia v Attorney General of Canada [1914] A.C. 153, PC (Can)	5
Attorney General of Hong Kong v Fairfax Ltd [1997] 1 W.L.R. 149; (1997) 141 S.J.L.B. 35, PC (HK)	812
— v Humphreys Estate (Queen's Gardens) Ltd [1987] A.C. 114; [1987] 2 W.L.R. 343, PC (HK)	538, 545, 547
Attorney General of Southern Nigeria v John Holt & Co (Liverpool) Ltd; Joined Cases Attorney General of Southern Nigeria v WB MacIver & Co Ltd [1915] A.C. 599, PC (Nig)	630, 636, 676
Atwood v Bovis Homes Ltd; sub nom. Atwood v Bovis Homes Ltd [2001] Ch. 379; [2000] 3 W.L.R. 1842, Ch D	626, 696, 697, 702, 706
Atwood v Bovis Homes Ltd. See Atwood v Bovis Homes Ltd.	
Austerberry v Oldham Corp (1885) L.R. 29 Ch. D. 750, CA	728 , 730, 732, 733
Australian Blue Metal v Hughes [1963] A.C. 74; [1962] 3 W.L.R. 802, PC (Aus)	500

Avis v Turner [2007] EWCA Civ 748; [2008] Ch. 218; [2008] 2 W.L.R. 1, CA (Civ Div)	311
Avonridge Property Co Ltd v Mashru; sub nom. Mashru v Avonridge Property Co Ltd; Avonridge Property Co Ltd v London Diocesan Fund; London Diocesan Fund v Avonridge Property Co Ltd; London Diocesan Fund v Phithwa [2005] UKHL 70; [2005] 1 W.L.R. 3956; [2006] 1 All E.R. 127, HL	429, 432
Azfar's Application, Re [2002] 1 P. & C.R. 17, Lands Tr	798
B&Q Plc v Liverpool and Lancashire Properties Ltd (2001) 81 P. & C.R. 20; [2001] 1 E.G.L.R. 92, Ch D	685, 706, 709
BHP Petroleum Great Britain Ltd v Chesterfield Properties Ltd; sub nom. BHP Great Britain Petroleum Ltd v Chesterfield Properties Ltd; Chesterfield Properties Ltd v BHP Petroleum Great Britain Ltd [2001] EWCA Civ 1797; [2002] Ch. 194; [2002] 2 W.L.R. 672, CA (Civ Div)	429, 430, 432
BP Properties Ltd v Buckler (1988) 55 P. & C.R. 337; (1987) 284 E.G. 375, CA (Civ Div)	98
Bagot's Settlement, Re; sub nom. Bagot v Kittoe [1894] 1 Ch. 177, Ch D	284
Bailey (A Bankrupt), Re; sub nom. Bankrupt (No.25 of 1975), Re; Bailey v Trustee of the Property of the Bankrupt [1977] 1 W.L.R. 278; [1977] 2 All E.R. 26, DC	312
Bailey v Barnes [1894] 1 Ch. 25, CA	29, 904
— v Stephens, 142 E.R. 1077; (1862) 12 C.B. N.S. 91, CCP	624
Bailey's Application, Re (1981) 42 P. & C.R. 108; [1981] J.P.L. 368, Lands Tr	799
Baker v Baker [1993] 2 F.L.R. 247; (1993) 25 H.L.R. 408, CA (Civ Div)	577, 597
— v Merkel [1960] 1 Q.B. 657; [1960] 2 W.L.R. 492, CA	423
Bakewell Management Ltd v Brandwood; sub nom. Brandwood v Bakewell Management Ltd [2004] UKHL 14; [2004] 2 A.C. 519; [2004] 2 W.L.R. 955, HL	675
Ballard (Kent) Ltd v Oliver Ashworth (Holdings) Ltd; sub nom. Oliver Ashworth (Holdings) Ltd v Ballard (Kent) Ltd [2000] Ch. 12; [1999] 3 W.L.R. 57, CA (Civ Div)	338
Ballard's Conveyance, Re [1937] Ch. 473; (1957) 7 P. & C.R. 313, Ch D	758, 760, 777
Banco Exterior Internacional SA v Thomas [1997] 1 W.L.R. 221; [1997] 1 All E.R. 46, CA (Civ Div)	882
Banjo v Brent LBC [2005] EWCA Civ 292; [2005] 1 W.L.R. 2520; [2005] H.L.R. 32, CA (Civ Div)	338
Bank of Baroda v Dhillon [1998] 1 F.L.R. 524; [1998] 1 F.C.R. 489, CA (Civ Div)	231, 298
Bank of Ireland Home Mortgages Ltd v Bell [2001] 2 All E.R. (Comm) 920; [2001] 2 F.L.R. 809, CA (Civ Div)	296, 306, 307
Bank of Ireland Home Mortgages v South Lodge Developments [1996] 1 E.G.L.R. 91; [1996] 14 E.G. 92, Ch D	448
Bank of Scotland v Grimes [1985] Q.B. 1179; [1985] 3 W.L.R. 294, CA (Civ Div)	929, 930
— v Hussain [2008] EWHC 1669 (Ch), Ch D	225
Bankers Trust Co v Namdar [1997] E.G. 20 (C.S.); [1997] N.P.C. 22, CA (Civ Div)	231, 298
Banner Homes Holdings Ltd (formerly Banner Homes Group Plc) v Luff Developments Ltd (No.2) [2000] Ch. 372; [2000] 2 W.L.R. 772, CA (Civ Div)	73, 558, 612
Bannister v Bannister [1948] 2 All E.R. 133; [1948] W.N. 261, CA	256, 515
Barca v Mears [2004] EWHC 2170 (Ch); [2005] 2 F.L.R. 1; [2005] B.P.I.R. 15, Ch D	322, 323
Barclay v Barclay [1970] 2 Q.B. 677; [1970] 3 W.L.R. 82, CA (Civ Div)	286
Barclays Bank Ltd v Bird [1954] Ch. 274; [1954] 2 W.L.R. 319, Ch D	956
— v Stasek [1957] Ch. 28; [1956] 3 W.L.R. 760, Ch D	837
— v Taylor [1974] Ch. 137; [1973] 2 W.L.R. 293, CA (Civ Div)	185
Barclays Bank Plc v Alcorn [2002] EWHC 498 (Ch); [2002] 2 P. & C.R. DG10, Ch D	930, 941, 942
— v Boulter [1999] 1 W.L.R. 1919; [1999] 4 All E.R. 513, HL	880
— v Guy [2008] EWCA Civ 452; [2008] 2 E.G.L.R. 74; [2008] 25 E.G. 174, CA (Civ Div)	177, 236, 241
— v Hendricks [1996] 1 F.L.R. 258; [1996] 1 F.C.R. 710, Ch D	297
— v O'Brien [1994] 1 A.C. 180; [1993] 3 W.L.R. 786, HL	863, 864, 867, 880, 881, 883
— v Zaroovabli; sub nom. Pourdanay v Barclays Bank Plc [1997] Ch. 321; [1997] 2 W.L.R. 729, Ch D	176, 180, 181, 196, 537, 838, 897
Barnes v Barratt [1970] 2 Q.B. 657; [1970] 2 W.L.R. 1085, CA (Civ Div)	352
— v Loach (1878–79) L.R. 4 Q.B.D. 494, QBD	651
Barnhart v Greenshields, 14 E.R. 204; (1853) 9 Moo. P.C. 18, PC (Can)	839
Barrett v Hilton Developments Ltd [1975] Ch. 237; [1974] 3 W.L.R. 545, CA (Civ Div)	138
— v Lounova (1982) Ltd [1990] 1 Q.B. 348; [1989] 2 W.L.R. 137, CA (Civ Div)	393
— v Morgan [2000] 2 A.C. 264; [2000] 2 W.L.R. 284, HL	389, 471, 477, 483
Barry v Hasseldine [1952] Ch. 835; [1952] 2 All E.R. 317, Ch D	642, 643

Barton v Morris [1985] 1 W.L.R. 1257; [1985] 2 All E.R. 1032, Ch D	265, 266
Basham (Deceased), Re [1986] 1 W.L.R. 1498; [1987] 1 All E.R. 405, Ch D	537, 538, 543, 555, 558, 564, 583, 612
Bass' Application, Re (1973) 26 P. & C.R. 156; [1973] J.P.L. 378, Lands Tr	798, 799
Bass v Gregory (1890) L.R. 25 Q.B.D. 481, QBD	626
Bass Holdings Ltd v Morton Music Ltd [1988] Ch. 493; [1987] 3 W.L.R. 543, CA (Civ Div)	443
Batchelor v Marlow [2001] EWCA Civ 1051; [2003] 1 W.L.R. 764; [2003] 4 All E.R. 78, CA (Civ Div)	632, 635
Bathurst v Scarborough; sub nom. Bathurst v Scarborough [2004] EWCA Civ 411; [2005] 1 P. & C.R. 4; (2004) 148 S.J.L.B. 420, CA (Civ Div)	262
Batsford Estates (1983) Co Ltd v Taylor [2005] EWCA Civ 489; [2006] 2 P. & C.R. 5; [2005] 2 E.G.L.R. 12, CA (Civ Div)	98
Baxter v Camden LBC (No.2). See Southwark LBC v Mills	
— v Four Oaks Properties [1965] Ch. 816; [1965] 2 W.L.R. 1115, Ch D	784, 787, 788
Bayley v Bradley (1848) 5 C.B. 396	338
— v Great Western Railway; sub nom. Bayley v Great Western Railway Co (1884) L.R. 26 Ch. D. 434, CA	642
Beardman v Wilson (1868–69) L.R. 4 C.P. 57, CCP	340
Beaulane Properties Ltd v Palmer [2005] EWHC 817 (Ch); [2006] Ch. 79; [2005] 3 W.L.R. 554, Ch D	98, 104, 106
Beddington v Atlee (1887) L.R. 35 Ch. D. 317, Ch D	625, 651
Bedson v Bedson [1965] 2 Q.B. 666; [1965] 3 W.L.R. 891, CA	265, 268, 270, 271
Bee v Thompson [2009] EWCA Civ 1212; [2010] W.T.L.R. 357; (2009) 153(45) S.J.L.B. 30	685, 695
Beegas Nominees Ltd v BHP Petroleum Ltd; Joined Cases Beegas Nominees Ltd v Sevington Properties Ltd; Sevington Properties Ltd v Adams (1999) 77 P. & C.R. 14; [1998] L. & T.R. 190, CA (Civ Div)	424
Belgravia Insurance Co v Meah [1964] 1 Q.B. 436; [1963] 3 W.L.R. 1033, CA	452
Bell v Long [2008] EWHC 1273 (Ch); [2008] 2 B.C.L.C. 706; [2008] B.P.I.R. 1211, Ch D (Manchester)	911, 915
Bellcourt Estates Ltd v Adesina [2005] EWCA Civ 208; [2005] 2 E.G.L.R. 33; [2005] 18 E.G. 150, CA (Civ Div)	478
Belton v Bass Ratcliffe and Gretton Ltd [1922] 2 Ch. 449, Ch D	916
Bendall v McWhirter [1952] 2 Q.B. 466; [1952] 1 All E.R. 1307, CA	150, 511
Benham v Keane (1861) 1 J. & H. 685	960
Benn v Hardinge (1993) 66 P. & C.R. 246; [1992] N.P.C. 129, CA (Civ Div)	679, 711
Berkley v Poulett [1977] 1 E.G.L.R. 86; (1977) 241 E.G. 911, CA (Civ Div)	9
Bernard v Josephs [1982] Ch. 391; [1982] 2 W.L.R. 1052, CA (Civ Div)	294, 298
Beswick v Beswick [1968] A.C. 58; [1967] 3 W.L.R. 932, HL	724
Bhullar v McArdle [2001] EWCA Civ 510; (2001) 82 P. & C.R. 38; [2001] N.P.C. 75, CA (Civ Div)	609, 735
Biggs v Hoddinott; Joined Cases Hoddinott v. Biggs [1898] 2 Ch. 307, CA	840, 846, 847, 850, 886
Bilkus v Redbridge LBC (1968) 207 E.G. 803	631
Billson v Residential Apartments Ltd; sub nom. Residential Apartments Ltd v Billson [1992] 1 A.C. 494; [1992] 2 W.L.R. 15, HL	435, 436, 444, 448, 449, 450, 451, 454, 456
Binions v Evans [1972] Ch. 359; [1972] 2 W.L.R. 729, CA (Civ Div)	256, 510, 512 , 515, 516, 611
Bircham & Co Nominees (No.2) Ltd v Worrell Holdings Ltd [2001] EWCA Civ 775; (2001) 82 P. & C.R. 34; [2001] 3 E.G.L.R. 83, CA (Civ Div)	139, 141
Birmingham Canal Co v Cartwright (1879) L.R. 11 Ch. D. 421, Ch D	141
Birmingham Citizens Permanent Building Society v Caunt [1962] Ch. 883; [1962] 2 W.L.R. 323, Ch D ...	924, 925, 927
Birmingham Dudley & District Banking Co v Ross (1888) L.R. 38 Ch. D. 295, CA	624, 657
Birmingham Midshires Mortgage Services Ltd v Sabherwal (Equitable Interest) (2000) 80 P. & C.R. 256, CA (Civ Div)	209, 328, 330, 608, 609
Bishop v Blake [2006] EWHC 831 (Ch); [2006] 17 E.G. 113 (C.S.), Ch D	911
— v Bonham [1988] 1 W.L.R. 742; (1988) 4 B.C.C. 347, CA (Civ Div)	912
Blacklocks v JB Developments (Godalming) Ltd; sub nom. Brickwall Farm, Re [1982] Ch. 183; [1981] 3 W.L.R. 554, Ch D	196 , 197, 198, 212
Blades v Higgs (1865) 11 H.L. Cas. 621	5
Bland v Ingrams Estates Ltd (No.1); sub nom. Bland v Ingram's Estates Ltd (No.1) [2001] Ch. 767; [2001] 2 W.L.R. 1638, CA (Civ Div)	452, 453

– v Ingrams Estates Ltd (No.2); sub nom. Bland v Ingram's Estates Ltd (No.2) [2001] EWCA Civ 1088; [2002] Ch. 177; [2002] 2 W.L.R. 361, CA (Civ Div)	448
Bocardo SA v Star Energy UK Onshore Ltd [2008] EWHC 1756 (Ch); [2009] 1 All E.R. 517; [2008] 2 P. & C.R. 23, Ch D	4
– v Star Energy UK Onshore Ltd [2009] EWCA Civ 579; [2010] Ch. 100; [2009] 3 W.L.R. 1010	4,6
Bolton v Bolton (1879) L.R. 11 Ch. D. 968, Ch D	625
Bond v Nottingham Corp; sub nom. Bond v Norman [1940] Ch. 429, CA	627, 629
Borman v Griffith [1930] 1 Ch. 493, Ch D	383, 625, 647, 650, 651, 652, 658, 665
Borthwick Norton v Romney Warwick Estates Ltd [1950] 1 All E.R. 798, CA	450
Bosomworth v Faber (1995) 69 P. & C.R. 288; [1992] N.P.C. 155, CA (Civ Div)	677, 711
Bostock v Bryant (1990) 22 H.L.R. 449; (1991) 61 P. & C.R. 23, CA (Civ Div)	352
Botham v TSB Bank Plc; sub nom. TSB Bank Plc v Botham [1996] E.G. 149 (C.S.); [1996] N.P.C. 133, CA (Civ Div)	9
Boyer v Warbey [1953] 1 Q.B. 234; [1952] 2 All E.R. 976, CA	427
Boyle's Claim, Re [1961] 1 W.L.R. 339; [1961] 1 All E.R. 620, Ch D	222
Bradburn v Lindsay [1983] 2 All E.R. 408; (1983) 268 E.G. 152, Ch D	629
Bradford & Bingley Building Society v Chaddock (1996) 72 P. & C.R. D28, CA (Civ Div)	880
Bradley v Carritt; sub nom. Carritt v Bradley [1903] A.C. 253, HL	846, 850, 858
Bradley Clare Estates Application, Re (1988) 55 P. & C.R. 126, Lands Tr	798
Bradshaw v Pawley [1980] 1 W.L.R. 10; [1979] 3 All E.R. 273, Ch D	344
Braithwaite v Winwood [1960] 1 W.L.R. 1257; [1960] 3 All E.R. 642, Ch D	924
Branchett v Beaney [1992] 3 All E.R. 910; (1992) 24 H.L.R. 348, CA (Civ Div)	389
Breams Property Investments Co v Stroulger [1948] 2 K.B. 1; [1948] 1 All E.R. 758, CA	418
Bremner (A Bankrupt), Re [1999] 1 F.L.R. 912; [1999] B.P.I.R. 185, Ch D	322
Brennan v Kettell (t/a Diamond Fires & Fabrications) [2003] EWCA Civ 1186; [2004] 2 P. & C.R. 4; [2004] L. & T.R. 1, CA (Civ Div)	389
Brew Bros Ltd v Snax (Ross) Ltd [1970] 1 Q.B. 612; [1969] 3 W.L.R. 657, CA (Civ Div)	408
Bridges v Harrow LBC (1981) 260 E.G. 284, QBD	768, 769
– v Mees [1957] Ch. 475; [1957] 3 W.L.R. 215, Ch D	195, 201
Bride v Ruby [1989] Q.B. 169; [1988] 3 W.L.R. 191, CA (Civ Div)	670, 673, 676
Brightlingsea Haven Ltd v Morris [2008] EWHC 1928 (QB), QBD	59
Brighton and Hove City Council v Audus [2009] EWHC 340 (Ch); [2009] 9 E.G. 192 (C.S.); [2009] N.P.C. 31, Ch D	824, 863
Brinnand v Ewens (1987) 19 H.L.R. 415; [1987] 2 E.G.L.R. 67, CA (Civ Div)	559
Bristol & West Plc v Bartlett; Joined Cases Paragon Finance Plc v Banks; Halifax Plc v Grant [2002] EWCA Civ 1181; [2003] 1 W.L.R. 284; [2002] 4 All E.R. 544, CA (Civ Div)	900
Bristol and West Building Society v Ellis (1997) 29 H.L.R. 282; (1997) 73 P. & C.R. 158, CA (Civ Div)	946, 949
– v Henning [1985] 1 W.L.R. 778; [1985] 2 All E.R. 606, CA (Civ Div)	198, 608, 888, 889, 890, 891, 895
Britannia Building Society v Earl [1990] 1 W.L.R. 422; [1990] 2 All E.R. 469, CA (Civ Div)	838, 930, 955
Britel Developments (Thatcham) Ltd v Nightfreight (Great Britain) Ltd [1998] 4 All E.R. 432; [1998] N.P.C. 96, Ch D	624
British Anzani (Felixstowe) Ltd v International Marine Management (UK) Ltd [1980] Q.B. 137; [1979] 3 W.L.R. 451, QBD	470
British Petroleum Pension Trust Ltd v Behrendt (1986) 18 H.L.R. 42; (1986) 52 P. & C.R. 117, CA (Civ Div)	447
British Railways Board v Glass [1965] Ch. 538; [1964] 3 W.L.R. 913, CA	702
British Telecommunications Plc v Sun Life Assurance Society Plc [1996] Ch. 69; [1995] 3 W.L.R. 622, CA (Civ Div)	395
Brocklebank v Thompson [1903] 2 Ch. 344, Ch D	626
Brooker Settled Estates Ltd v Ayers (1987) 19 H.L.R. 246; (1987) 54 P. & C.R. 165, CA (Civ Div)	368
Brooks v Young [2008] EWCA Civ 816; [2008] 3 E.G.L.R. 27; [2008] 37 E.G. 148, CA (Civ Div)	685, 693
Broomfield v Williams [1897] 1 Ch. 602, CA	653, 654, 661
Brown v Alabaster (1888) L.R. 37 Ch. D. 490, Ch D	643, 650
– v Cole (1845) 14 Sim. 427	839
– v Gould [1972] Ch. 53; [1971] 3 W.L.R. 334, Ch D	353
– v Heathlands Mental Health NHS Trust [1996] 1 All E.R. 133; (1996) 31 B.M.L.R. 57, Ch D	719
– v Raindle (1796) 3 Ves. 257	270

Browne v Flower [1911] 1 Ch. 219; [1908–10] All E.R. Rep. 547, Ch D	389, 391, 626, 642
Brunner v Greenslade [1971] Ch. 993; [1970] 3 W.L.R. 891, Ch D	784, 785, 787, 794 , 796
Bruton v London & Quadrant Housing Trust; sub nom. Bruton v Quadrant Housing Trust [2000] 1 A.C. 406; [1999] 3 W.L.R. 150, HL	334, 338, 341, 342 , 343, 354, 369 , 375, 477
Bryant v Foot; sub nom. Bryant v Foot, Clerk (1867–68) L.R. 3 Q.B. 497, Ex Chamber	669, 670
— v Lefever (1878–79) L.R. 4 C.P.D. 172, CA	626
Buchanan-Wollaston's Conveyance, Re; sub nom. Curtis v Buchanan-Wollaston [1939] Ch. 738; [1939] 2 All E.R. 302, CA	280, 281, 287, 289
Buckinghamshire CC v Moran [1990] Ch. 623; [1989] 3 W.L.R. 152, CA (Civ Div)	87
Budd Scott v Daniell [1902] 2 K.B. 351, KBD	383
Buggs v Buggs [2003] EWHC 1538 (Ch); [2004] W.T.L.R. 799; (2003) 147 S.J.L.B. 1117, Ch D	72
Buhr v Barclays Bank Plc [2001] EWCA Civ 1223; [2002] B.P.I.R. 25; [2001] 31 E.G. 103 (C.S.), CA (Civ Div)	136, 896
Bull v Bull [1955] 1 Q.B. 234; [1955] 2 W.L.R. 78, CA	280, 281, 284, 286, 289, 294, 326
Bulstrode v Lambert [1953] 1 W.L.R. 1064; [1953] 2 All E.R. 728, Ch D	640, 706, 707
Burgess v Rawnsley [1975] Ch. 429; [1975] 3 W.L.R. 99, CA (Civ Div)	268, 269, 270, 271, 272 , 276, 277
Burnett v Barclay (1980) 258 E.G. 642; (1981) 125 S.J. 19	352
Burns v Burns [1984] Ch. 317; [1984] 2 W.L.R. 582, CA (Civ Div)	68, 73, 891
Burrows v Brent LBC [1996] 1 W.L.R. 1448; [1996] 4 All E.R. 577, HL	368
Burton v Camden LBC [2000] 2 A.C. 399; [2000] 2 W.L.R. 427, HL	260, 332, 408
Byford (Deceased), Re; sub nom. Byford v Butler [2003] EWHC 1267 (Ch); [2004] 1 F.L.R. 56; [2004] 2 F.C.R. 454, Ch D	298
CDC2020 Plc v Ferreira [2005] EWCA Civ 611; [2005] 3 E.G.L.R. 15; [2005] 35 E.G. 112, CA (Civ Div)	670, 711
CIBC Mortgages Plc v Pitt [1994] 1 A.C. 200; [1993] 3 W.L.R. 802, HL	863, 867, 880
CP Holdings v Dugdale [1998] N.P.C. 97, Ch D	707, 709
Cable v Bryant [1908] 1 Ch. 259, Ch D	626, 642
Cadogan v Dimovic [1984] 1 W.L.R. 609; [1984] 2 All E.R. 168, CA (Civ Div)	452
Caerns Motor Services Ltd v Texaco Ltd; Joined Cases Geddes v Texaco Ltd [1994] 1 W.L.R. 1249; [1995] 1 All E.R. 247, Ch D	416, 422
Caerphilly Concrete Products Ltd v Owen; sub nom. Hopkin's Lease, Re; Hopkins' Lease, Re [1972] 1 W.L.R. 372; [1972] 1 All E.R. 248, CA (Civ Div)	352
Calabar Properties Ltd v Sticher [1984] 1 W.L.R. 287; [1983] 3 All E.R. 759, CA (Civ Div)	469
Calgary and Edmonton Land Co Ltd v Dobinson [1974] Ch. 102; [1974] 2 W.L.R. 143, Ch D	136, 151
Calisher v Forbes (1871–72) L.R. 7 Ch. App. 109, CA in Chancery	961
Callard v Beeney [1930] 1 K.B. 353, KBD	638, 684
Camden LBC v Shortlife Community Housing Ltd (1993) 25 H.L.R. 330; 90 L.G.R. 358, Ch D ...	369, 525, 527
Cameron Ltd v Rolls-Royce Plc [2007] EWHC 546 (Ch); [2008] L. & T.R. 22, Ch D	370
Campbell v Griffin [2001] EWCA Civ 990; [2001] W.T.L.R. 981; [2001] N.P.C. 102, CA (Civ Div)	555, 558, 559 , 597
— v Holyland (1877–78) L.R. 7 Ch. D. 166; (1877) 26 W.R. 160, Ch D	901
— v Mirror Group Newspapers Ltd; sub nom. Campbell v MGN Ltd [2004] UKHL 22; [2004] 2 A.C. 457; [2004] 2 W.L.R. 1232, HL	106
Canadian Imperial Bank of Commerce v Bello (1992) 24 H.L.R. 155; (1992) 64 P. & C.R. 48, CA (Civ Div)	196, 350, 352, 525, 527, 609, 611
Canas Property Co v KL Television Services [1970] 2 Q.B. 433; [1970] 2 W.L.R. 1133, CA (Civ Div)	454
Cannon v Villars (1878) L.R. 8 Ch. D. 415, Ch D	685
Canterbury Cathedral v Whitbread. See Dean and Chapter of the Cathedral and Metropolitan Church of Christ Canterbury v Whitbread Plc.	
Cardigan Properties v Consolidated Property Investments [1991] 1 E.G.L.R. 64; [1991] 07 E.G. 132, Ch D	438
Cardiothoracic Institute v Shrewdcrest [1986] 1 W.L.R. 368; [1986] 3 All E.R. 633, Ch D	337
Cardwell v Walker [2003] EWHC 3117 (Ch); [2004] 2 P. & C.R. 9; [2004] 4 E.G. 108 (C.S.), Ch D	627
Cargill v Gotts [1981] 1 W.L.R. 441; [1981] 1 All E.R. 682, CA (Civ Div)	675
Carlton v Goodman; sub nom. Goodman v Carlton [2002] EWCA Civ 545; [2002] 2 F.L.R. 259; [2002] Fam. Law 595, CA (Civ Div)	63, 64
Carr v Isard [2006] EWHC 2095 (Ch); [2007] W.T.L.R. 409, Ch D	278
Carter v Cole [2009] EWCA Civ 410; [2009] 33 E.G. 66; [2009] 21 E.G. 103 (C.S.), CA (Civ Div)	709

— v Wake (1876–77) L.R. 4 Ch. D. 605, Ch D	900
Casborne v Scarfe (1738) 1 Atk. 603	823
Case of Mines (1567) 1 Plowd.310	6
Castle Phillips Finance Co Ltd v Piddington [1995] 1 F.L.R. 783; [1996] 1 F.C.R. 269, CA (Civ Div)	883, 891
Catt v Tourle (1868–69) L.R. 4 Ch. App. 654, CA in Chancery	737, 741, 745
Counce v Counce; Joined Cases Lloyds Bank v Counce [1969] 1 W.L.R. 286; [1969] 1 All E.R. 722, Ch D	28, 29, 33, 35, 36, 151, 221, 254, 326
Celsteel Ltd v Alton House Holdings Ltd (No.1) [1986] 1 W.L.R. 512; [1986] 1 All E.R. 608, CA (Civ Div)	231, 707 , 709
— v Alton House Holdings Ltd (No.2) [1987] 1 W.L.R. 291; [1987] 2 All E.R. 240, CA (Civ Div)	389, 426
Centaploy Ltd v Matlodge Ltd [1974] Ch. 1; [1973] 2 W.L.R. 832, Ch D	350
Central Estates (Belgravia) Ltd v Woolgar (No.2) [1972] 1 W.L.R. 1048; [1972] 3 All E.R. 610, CA (Civ Div)	450, 455, 456
Central London Commercial Estates Ltd v Kato Kagaku Ltd [1998] 4 All E.R. 948; [1998] 3 E.G.L.R. 55, Ch D	103
Central Midlands Estates Ltd v Leicester Dyers Ltd (2003) 100(11) L.S.G. 33; [2003] 2 P. & C.R. DG1, Ch D	632
Centrax Trustees v Ross [1979] 2 All E.R. 952, Ch D	840, 929
Centrovincial Estates Plc v Bulk Storage Ltd (1983) 46 P. & C.R. 393; (1983) 268 E.G. 59, Ch D	424
Chadwick v Abbottswood Properties Ltd; sub nom. Chadwick v Hauser [2004] EWHC 1058 (Ch); [2005] 1 P. & C.R. 10; [2004] N.P.C. 80, Ch D	537
Chaffe v Kingsley (2000) 79 P. & C.R. 404; [2000] 1 E.G.L.R. 104, CA (Civ Div)	668
Chamber Colliery Co v Hopwood (1886) L.R. 32 Ch. D. 549, CA	676
Chambers v Kingham (1878–79) L.R. 10 Ch. D. 743, Ch D	797
— v Randall [1923] 1 Ch. 149, Ch D	755
Chan Pui Chun v Leung Kam Ho [2002] EWCA Civ 1075; [2003] 1 F.L.R. 23; [2003] 1 F.C.R. 520, CA (Civ Div)	73, 287, 612
Chandler v Kerley [1978] 1 W.L.R. 693; [1978] 2 All E.R. 942, CA (Civ Div)	495, 508, 611
Chapman v Smith [1907] 2 Ch. 97, Ch D	837
Chartered Trust Plc v Davies (1998) 76 P. & C.R. 396; [1997] 2 E.G.L.R. 83, CA (Civ Div)	392, 481
Chastey v Ackland [1897] A.C. 155, HL	626
Chater v Mortgage Agency Services Number Two Ltd; sub nom. Charter v Mortgage Agency Services; Mortgage Agency Services Number Two Ltd v Chater [2003] EWCA Civ 490; [2003] H.L.R. 61; [2004] 1 P. & C.R. 4, CA (Civ Div)	880
Chatsworth Estates Co v Fewell [1931] 1 Ch. 224; (1957) 7 P. & C.R. 284, Ch D	811
Chatsworth Properties v Effiom [1971] 1 W.L.R. 144; [1971] 1 All E.R. 604, CA (Civ Div)	838
Cheah Theam Swee v Equiticorp Finance Group Ltd [1992] 1 A.C. 472; [1992] 2 W.L.R. 108, PC (NZ)	902, 956
Chelsea Yacht & Boat Co Ltd v Pope [2000] 1 W.L.R. 1941; [2001] 2 All E.R. 409, CA (Civ Div)	14
Cheltenham & Gloucester Building Society v Grant (1994) 26 H.L.R. 703, CA (Civ Div)	946
— v Grattidge (1993) 25 H.L.R. 454; [1993] N.P.C. 66, CA (Civ Div)	900, 930
— v Johnson (1996) 28 H.L.R. 885; (1997) 73 P. & C.R. 293, CA (Civ Div)	930
— v Norgan [1996] 1 W.L.R. 343; [1996] 1 All E.R. 449, CA (Civ Div)	929, 942 , 946, 955
— v Obi (1996) 28 H.L.R. 22, CA (Civ Div)	930
Cheltenham & Gloucester Plc v Booker [1997] 1 F.L.R. 311; (1997) 29 H.L.R. 634, CA (Civ Div)	924
— v Krausz [1997] 1 W.L.R. 1558; [1997] 1 All E.R. 21, CA (Civ Div)	935, 949 , 954
Chester v Buckingham Travel Ltd [1981] 1 W.L.R. 96; [1981] 1 All E.R. 386, Ch D	412
Cheval Bridging Finance Ltd v Bhasin; sub nom. Hastings [2008] EWCA Civ 1613, CA (Civ Div)	942
Chhokar v Chhokar [1984] F.L.R. 313; [1984] Fam. Law 269, CA (Civ Div)	212, 226, 298, 326
China and South Seas Bank Ltd v Tan [1990] 1 A.C. 536; [1990] 2 W.L.R. 56, PC (HK)	915
Chowood's Registered Land, Re [1933] Ch. 574, Ch D	236, 246
Chowood Ltd v Lyall (No.2) [1930] 2 Ch. 156, CA	167, 236, 239
Chung Ping Kwan v Lam Island Development Co Ltd [1997] A.C. 38; [1996] 3 W.L.R. 448, PC (HK)	100
Church of England Building Society v Piskor [1954] Ch. 553; [1954] 2 W.L.R. 952, CA	231
Citibank Trust Ltd v Ayivor [1987] 1 W.L.R. 1157; [1987] 3 All E.R. 241, Ch D	935, 942, 946
Citro (Domenico) (A Bankrupt), Re; Joined Cases Citro (Carmine) (A Bankrupt), Re [1991] Ch. 142; [1990] 3 W.L.R. 880, CA (Civ Div)	312 , 319, 322
City and Metropolitan Properties Ltd v Greycroft Ltd [1987] 1 W.L.R. 1085; [1987] 3 All E.R. 839, Ch D	426

City of London Building Society v Flegg [1988] A.C. 54; [1987] 2 W.L.R. 1266, HL	39, 63, 114, 122, 194, 196, 199, 201, 202 , 208, 209, 213, 280, 281, 283, 284, 327, 330, 887, 891
City of London Corp v Fell; Joined Cases Herbert Duncan Ltd v Cluttons [1994] 1 A.C. 458; [1993] 3 W.L.R. 1164, HL	415, 422 , 423, 424
City Permanent Building Society v Miller [1952] Ch. 840; [1952] 2 All E.R. 621, CA	193
Cityland and Property (Holdings) Ltd v Dabrah [1968] Ch. 166; [1967] 3 W.L.R. 605, Ch D	863
Clapman v Edwards [1938] 2 All E.R. 507	623
Clarence House Ltd v National Westminster Bank Plc [2009] EWHC 77 (Ch); [2009] 1 W.L.R. 1651; [2009] 17 E.G. 104, Ch D	408
Clark v Chandler; sub nom. Chandler v Clark [2002] EWCA Civ 1249; [2003] 1 P. & C.R. 15; (2002) 99(28) L.S.G. 33, CA (Civ Div)	269
— v Chief Land Registrar; Joined Cases Chancery v Ketteringham [1994] Ch. 370; [1994] 3 W.L.R. 593, CA (Civ Div)	185, 242
Clarke v Swaby [2007] UKPC 1; [2007] 2 P. & C.R. 2, PC (Jam)	97, 598
Claughton v Charalambous [1999] 1 F.L.R. 740; [1998] B.P.I.R. 558, Ch D	322
Clear Channel UK Ltd v Manchester City Council [2005] EWCA Civ 1304; [2006] L. & T.R. 7; [2006] 1 E.G.L.R. 27, CA (Civ Div)	370
Clippens Oil Co Ltd v Edinburgh and District Water Trustees; sub nom. Edinburgh District Water Trustees v Clippens Oil Co Ltd [1904] A.C. 64; (1903) 6 F. (H.L.) 7, HL	669
Clore v Theatrical Properties Ltd; Joined Cases Clore v Westby & Co Ltd [1936] 3 All E.R. 483, CA	495, 509, 510, 511, 516
Clough v Killey [1996] N.P.C. 38; (1996) 72 P. & C.R. D22, CA (Civ Div)	75
Clowes Developments (UK) Ltd v Walters [2005] EWHC 669 (Ch); [2006] 1 P. & C.R. 1; [2005] 17 E.G. 123 (C.S.), Ch D	98
Coatsworth v Johnson (1886) 55 L.J.Q.B. 220	379
Cobbe v Yeoman's Row Management Ltd; sub nom. Yeoman's Row Management Ltd v Cobbe [2008] UKHL 55; [2008] 1 W.L.R. 1752; [2008] 4 All E.R. 713, HL	59, 536, 538, 543 , 548, 551 , 553, 564
Colchester BC v Smith; Joined Cases Colchester BC v Tillson [1992] Ch. 421; [1992] 2 W.L.R. 728, CA (Civ Div)	97, 352
Coles v Samuel Smith Old Brewery (Tadcaster) [2007] EWCA Civ 1461; [2008] 2 E.G.L.R. 159, CA (Civ Div)	127
Colin Dawson Windows Ltd v King's Lynn and West Norfolk BC; sub nom. Colin Dawson Windows Ltd v Howard [2005] EWCA Civ 9; [2005] 2 P. & C.R. 19; [2005] N.P.C. 8, CA (Civ Div)	98
Collings v Lee [2001] 2 All E.R. 332; (2001) 82 P. & C.R. 3, CA (Civ Div)	177, 197
Collins v Barrow, 174 E.R. 38; (1833) 1 Mood. & R. 112, KB	481
Colls v Home & Colonial Stores Ltd; sub nom. Home & Colonial Stores Ltd v Colls [1904] A.C. 179, HL ...	671
Commissioner for Railways v Valuer General [1974] A.C. 328; [1973] 2 W.L.R. 1021, PC (Aus)	4
Connors v United Kingdom (66746/01) (2005) 40 E.H.R.R. 9; 16 B.H.R.C. 639, ECHR	108, 477
Cooke v Chilcott (1876) L.R. 3 Ch. D. 694, Ch D	729, 738
— v Head (No.1) [1972] 1 W.L.R. 518; [1972] 2 All E.R. 38, CA (Civ Div)	68
Coombes v Smith [1986] 1 W.L.R. 808; [1987] 1 F.L.R. 352, Ch D	509, 535, 538, 554, 559
Cooper v Critchley [1955] Ch. 431; [1955] 2 W.L.R. 510, CA	53
— v Henderson (1981–82) 5 H.L.R. 1; (1982) 263 E.G. 592, CA (Civ Div)	457
Cooperative Retail Services Ltd v Tesco Stores Ltd (1998) 76 P. & C.R. 328; [1998] E.G. 5 (C.S.), CA (Civ Div)	752
Copeland v Greenhalf [1952] Ch. 488; [1952] 1 All E.R. 809, Ch D	624, 630 , 631, 632
Corbett v Halifax Building Society; sub nom. Corbett v Halifax Plc; Deakin v Corbett [2002] EWCA Civ 1849; [2003] 1 W.L.R. 964; [2003] 4 All E.R. 180, CA (Civ Div)	27, 904, 919
Cordell v Second Clanfield Properties Ltd [1969] 2 Ch. 9; [1968] 3 W.L.R. 864, Ch D	640
Corin v Patton (1990) 169 C.L.R. 540	266
Cornillie v Saha (1996) 28 H.L.R. 561; (1996) 72 P. & C.R. 147, CA (Civ Div)	455
Cornish v Brook Green Laundry [1959] 1 Q.B. 394; [1959] 2 W.L.R. 215, CA	380
Coronation Street Industrial Properties Ltd v Ingall Industries Plc [1989] 1 W.L.R. 304; [1989] 1 All E.R. 979, HL	421
Corp of London v Riggs. See London Corp v Riggs.	
Corson v Rhuddlan BC (1990) 59 P. & C.R. 185; [1990] 1 E.G.L.R. 255, CA (Civ Div)	352
Cory v Davies [1923] 2 Ch. 95, Ch D	645, 666