

The Land Laws

THE ENGLISH CITIZEN :

HIS RIGHTS AND RESPONSIBILITIES



THE LAND LAWS

BY

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BARRISTER-AT-LAW

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WILLELMO . STVBBS
COLLEGAE . COLLEGA
MAGISTRO . DISCIPVLVS
HAEC . QVANTVLACVNQVE
D.D.D.
FRIDERICVS . POLLOCK

PREFACE TO THE THIRD EDITION

THE object of this book, as I formerly defined it, is to make the principles and the leading features of the English law of real property intelligible to a reader who is without legal training, but is willing to take some little pains to understand. It does not aim at being a practical manual, and therefore many things that take an important place in counsel's chambers and the solicitor's office, such as the Conveyancing Acts and the Settled Land Acts, are purposely treated with great brevity. Collateral topics such as local taxation, death duties, and game laws, were and are omitted simply because there was no room for them.

Research has done much to the history of the law, and legislation to the modern law itself, in the eight years that have passed since the second edition was issued. The present revision is, for divers reasons, less thoroughgoing than I could have wished; but I trust that few serious errors remain, and that no recent statutes of general importance have been overlooked. I have found it necessary to rewrite a good deal of the chapter on early customary law, to alter much of the Appendix, and to add a wholly new note on the Origins

of the Manor, in order to keep the antiquarian part abreast of the present state of scholarship. Perhaps we do not know much more about the Anglo-Saxon period than we did a dozen years ago (except that on some points we really know less than we supposed); but of the Anglo-Norman and Angevin periods—thanks to Mr. Seebohm, Mr. Vinogradoff, Mr. Maitland, Mr. Round, and Dr. Liebermann—we do know a good deal more both positively and negatively.

At some points I have now ventured to refer for proofs or details to the *History of English Law before the Time of Edward I.*, lately published by Mr. Maitland and myself.

The dedication to the Bishop of Oxford remains in its original form in memory of the too short time for which I had the honour to be his colleague as a professor in the University.

F. P.

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