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| **Module Code** | **LAWS5990** |
| **Module Title** | Land Law |
| **Details** | **50% - Problem Question (2,000 words)**  Jimmy, a local unicorn farmer, regularly grazes his herd at a property he owns known as Grape Juice Meadows. His neighbour Art Vulpine is the owner of the adjoining parcel of land known as Dragon Acre. In June 2011, Art Vulpine grants Jimmy a licence to graze his herd on the entirety of Dragon Acre for a term of one year. After the licence expires, Art Vulpine is nowhere to be found. Assuming that Art Vulpine would have told him if he had any issues with his continued grazing, Jimmy continues to graze his herd on Dragon Acre, using it in the same way he did when he was granted licence. In January 2016 Jimmy constructs a structure known as Kitsune Tower on Dragon Acre so as to better keep watch over his herd. In May 2023, with Art Vulpine still absent, Jimmy wonders what kind of formal interest he might possess in Dragon Acre.  On the other side of town in October 2018, Jimmy expresses interest in buying a property known as the Duelist Kingdom. While he is still recovering financially from the construction of Kitsune tTwer at Dragon Acre, his very generous friend Windsong Hillcrest offers to  pay the initial deposit on the Duelist Kingdom. Graciously accepting |

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|  | this deposit money, while the Duelist Kingdom is registered with Jimmy as the sole proprietor and no express declaration of trust is made, he offers Windsong Hillcrest the opportunity to stay with him for as long as she likes. Taking Jimmy up on his offer, she promptly moves in. Jimmy is solely responsible for the mortgage payments on the Duelist Kingdom and he pays off the remaining balance in September 2021. Windsong Hillcrest continues living with him this entire time.  However, in March 2023, Jimmy takes out a new mortgage from Vex Bank with the goal of building a moat around Kitsune Tower at Dragon Acre. He quickly falls into arrears and in April 2023 Vex Bank seeks repossession. A representative from Vex stops by the Duelist Kingdom to drop off an official notification, yet Jimmy and Windsong Hillcrest are away at a day trip to the local amusement park Knobels Grove. The representative from Vex has a clear view of the open windows and notices two separate bedrooms on opposite sides of the house that are clearly inhabited.  In December 2020, for the sake of convenience, Jimmy decides to rent a studio flat known as the Moon Room located in the town centre that is closer to his other job at the local library. The landlord Pufflehuff has included a covenant in the lease agreement that states ‘in light of increases in the cost of living, the landlord reserves the right to double the service charge for electricity every other month on a compound basis.’ While Jimmy is aware of this, he believes that the enforcement of such a provision would make Pufflehuff look unreasonable so he signs it anyway. In May 2023, Pufflehuff informs Jimmy that he owes him a service charge that has ballooned to  £4,000 even though the market value for the electricity used under this charge would be worth £350. |

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|  | Jimmy and Windsong Hillcrest come to you seeking your legal opinion. Advise them on the following:   1. What is Jimmy’s interest in Dragon Acre and what actions should he take? 2. What arguments could Jimmy and Windsong Hillcrest raise in   relation to Vex Bank?   1. What is Jimmy’s liability to Pufflehuff for the service charge?   Please submit your assessment to the submission box under the relevant |