

## Principles of English Property Law

“The Crown is the *only* absolute owner of land in England and Wales: *all others hold an estate in land...* [derived] *from feudal terms of tenure...* Apart from an estate, *land may have the benefit of or be subject to other interests... relating to the land, belonging to the owner...*” (*Emphasis added*)

— *Notes to the Land Registration Act 2002.*

“Titles of honour, offices, franchises, and certain other privileges connected to [Seigniories] created or granted by the Crown are said to ‘savour of land’ and subject to the Law of Real Property.”

Megarry, Sir Robert and Wade, H. W. R. *The Law of Real Property*. 5th ed. London: Stevens & Sons Limited, 1984. Page 813, footnote 2.

“It was always the Common Law that no alien could hold English lands, lordships or any ‘title of Honour, Feodal or other’; but three Parliamentary Acts declared that real and personal property of every kind in the United Kingdom may be acquired, held, and disposed of by an alien as though he were the Crown’s subject.”

-33 & 34 Vict c. 14, Naturalization Act, 1870; 4 & 5 Geo V c. 12, Aliens Restriction Act, 1914; and 11 & 12 Geo VI c. 56, British nationality Act, 1948