**Activity 1: The different types of land ownership**

For this activity, you will be exploring the three main types of land ownership in England and Wales and the legal obligations associated with each type.

In England and Wales, land ownership can be categorised into three main types:

1. **Sole proprietor/owner:** This type of ownership involves a single individual or entity having complete control over the land. The sole owner has the right to use, lease or sell the property without needing approval from others.
2. **Concurrent ownership:** This refers to situations where two or more individuals or entities share ownership of a property. The most common forms are joint tenancy and tenancy in common. In joint tenancy, all owners have equal shares and rights, and if one owner dies, their share automatically passes to the surviving owners. In tenancy in common, owners can have unequal shares, and their share can be passed on to heirs.
3. **Government/council ownership:** Land can also be owned by government bodies or local councils. This ownership typically involves land used for public purposes, such as parks, schools and infrastructure. The government can regulate how this land is used and may lease or sell it under certain conditions.

Each type of ownership comes with different rights, responsibilities and legal implications.

Summarise the main features of each type of land ownership in the table below and make a note of some of the main legal obligations of each type and examples of when each would be used.

## Table 1 – Types of land ownership

|  |
| --- |
| **Type of land ownership** |
| 1.  2.3. |