Adverse possession episode

a widely held misconception

squatters rights

a simplification of the legal principle

make a claim to become a legal owner of land

be in (factual) possession of the land

for an extended period of time

to claim adverse possession

under the old / new regime

to claim ownership of unregistered land

to acquire the right of ownership

with the exclusion of ...

little chance of identifying who the owner is

occupy land to the exclusion of others

at first glance

a significant degree of physical control

entirely unique to the circumstances

the fencing on the land

broadly speaking

an intention to possess

give a helpful guidance in this area

exclude the world at large

self-explanatory

occupy the land with the owner’s consent

an application made to the Land Registry

witness statement evidence

the legal owners of surrounding titles

if someone does object

an added layer of complexity arises

to attempt to settle the matter between themselves

determine that the objection is not groundless

has some merit

unconscionable because of the equity bias estoppel for the legal owner to seek to dispossess the claimant

to overturn a legal owner’s inherent right to the property

to deny X the rights they believed they had

build in the mistaken belief that ..

a catch-all condition

show some other reason for being entitled to be registered

entitled to the land under the will of a deceased person

the legal boundaries and physical ones aren’t the same

the devil’s in the detail

the costs of representation far outweigh the monetary value of the land

reduce the risk of an adverse cost award

it’s imperative that ...