



Law of Property Act 1925

1925 CHAPTER 20 15 and 16 Geo 5

PART II

CONTRACTS, CONVEYANCES AND OTHER INSTRUMENTS

Conveyances and other Instruments

52 Conveyances to be by deed.

- (1) All conveyances of land or of any interest therein are void for the purpose of conveying or creating a legal estate unless made by deed.
- (2) This section does not apply to—
 - (a) assents by a personal representative;
 - (b) disclaimers made in accordance with [^{F1}sections 178 to 180 or sections 315 to 319 of the Insolvency Act 1986], or not required to be evidenced in writing;
 - (c) surrenders by operation of law, including surrenders which may, by law, be effected without writing;
 - (d) leases or tenancies or other assurances not required by law to be made in writing;
 - [^{F2}(da) flexible tenancies;
 - (db) assured tenancies of dwelling-houses in England that are granted by private registered providers of social housing and are not long tenancies or shared ownership leases;]
 - (e) receipts [^{F3}other than those falling within section 115 below];
 - (f) vesting orders of the court or other competent authority;
 - (g) conveyances taking effect by operation of law.
- [^{F4}(3) In this section—

“ assured tenancy ” has the same meaning as in Part 1 of the Housing Act 1988;

Changes to legislation: Law of Property Act 1925, Section 52 is up to date with all changes known to be in force on or before 05 March 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

“ dwelling-house ” has the same meaning as in Part 1 of the Housing Act 1988;

“ flexible tenancy ” has the meaning given by section 107A of the Housing Act 1985;

“ long tenancy ” means a tenancy granted for a term certain of more than 21 years, whether or not it is (or may become) terminable before the end of that term by notice given by the tenant or by re-entry or forfeiture;

“ shared ownership lease ” means a lease of a dwelling-house—

- (a) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling-house or of the cost of providing it, or
- (b) under which the lessee (or the lessee's personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling-house.]

Textual Amendments

- F1** Words substituted by virtue of [Insolvency Act 1985 \(c. 65, SIF 66\)](#) s. 235(1), Sch. 8 para. 4 and [Insolvency Act 1986 \(c. 45, SIF 66\)](#), ss. 437, 439(2), Sch. 11 para. 10, **Sch. 14**
- F2** S. 52(2)(da)(db) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 156(1)**, 240(2); S.I. 2012/628, art. 6(a) (with arts. 911141517)
- F3** Words substituted by [Law of Property \(Miscellaneous Provisions\) Act 1989 \(c. 34, SIF 98:1\)](#), s. 1(8), **Sch. 1**
- F4** S. 52(3) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 156(2)**, 240(2); S.I. 2012/628, art. 6(a) (with arts. 911141517)

Modifications etc. (not altering text)

- C1** S. 52 excluded (1.12.2022) by [Renting Homes \(Wales\) Act 2016 \(anaw 1\)](#), **ss. 72(2)**, 257(2) (with ss. 18(3), 72(1), 254); S.I. 2022/906, art. 2

Changes to legislation:

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Changes and effects yet to be applied to :

- s. 52(3) word substituted by [2016 c. 22 Sch. 7 para. 1\(3\)\(a\)](#)
- s. 52(3) words inserted by [2016 c. 22 Sch. 7 para. 1\(3\)\(b\)](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

- Act applied by [2023 asc 3 s. 146\(5\)](#)

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 52(2)(dc)(dd) inserted by [2016 c. 22 Sch. 7 para. 1\(2\)](#)