



# Law of Property Act 1925

1925 CHAPTER 20 15 and 16 Geo 5

## PART II

CONTRACTS, CONVEYANCES AND OTHER INSTRUMENTS

### *Contracts*

#### **49 Applications to the court by vendor and purchaser.**

- (1) A vendor or purchaser of any interest in land, or their representatives respectively, may apply in a summary way to the court, in respect of any requisitions or objections, or any claim for compensation, or any other question arising out of or connected with the contract (not being a question affecting the existence or validity of the contract), and the court may make such order upon the application as to the court may appear just, and may order how and by whom all or any of the costs of and incident to the application are to be borne and paid.
- (2) Where the court refuses to grant specific performance of a contract, or in any action for the return of a deposit, the court may, if it thinks fit, order the repayment of any deposit.
- (3) This section applies to a contract for the sale or exchange of any interest in land.
- [<sup>F1</sup>(4) The county court has jurisdiction under this section where the land which is to be dealt with in the court does not exceed [<sup>F2</sup>£30,000] in capital value. <sup>F3</sup> . . . ]

#### **Textual Amendments**

- F1** S. 49(4) added by County Courts Act 1984 (c. 28, SIF 34), s. 148(1), **Sch. 2 Pt. III para. 2(1)(3)**  
**F2** Words in s. 49(4) substituted (1.7.1991) by S.I. 1991/724, art. 2(8), **Sch. Pt.I** (with art. 12)  
**F3** Words in s. 49(4) omitted (1.7.1991) by virtue of S.I. 1991/724, art. 2(8), **Sch. Pt.I** (with art. 12)

#### **Modifications etc. (not altering text)**

- C1** S. 49 extended (1.7.1991) by S.I. 1991/724, **art. 2(3)(a)** (with art. 12)

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**Changes to legislation:** Law of Property Act 1925, Section 49 is up to date with all changes known to be in force on or before 14 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](#)

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- C2** S. 49(4) modified by County Courts Act 1984 (c. 28, SIF 34), s. **24(2)(c)**
- C3** S. 49(4) amended by S.I. 1990/776, art. **4(1)(b)**

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**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\(2\)](#)