



# Improvement Of Land Act 1864

1864 CHAPTER 114 27 and 28 Vict

## *Execution of improvements*

**32 Adjoining lands, or easements over them, may be sold for purpose of improvements, and conveniences over adjoining lands for the execution of improvements contracted for.**

All persons interested in any lands adjoining or near to the land improved or proposed to be improved, and being, as to lands in England . . . <sup>F1</sup>or Ireland by the provisions of “The Lands Clauses Consolidation Act, 1845,” and as to lands in Scotland by the provisions of “The Lands Clauses Consolidation (Scotland) Act, 1845,” enabled to sell and dispose of such lands so adjoining or near, or any estate or interest therein, may, for the purpose of any improvements authorized by this Act, sell and convey or grant to the landowner whose land has been or is proposed to be improved such lands so adjoining or near, or any part thereof, or any easement, authority, or right in, through, over, or affecting the same, and any such land, easement, authority, or right so sold and conveyed or granted shall thereupon become appurtenant to or pertinent of the lands improved or proposed so to be, and with reference to the improvements whereof the same was purchased, and shall be held upon and subject to the same uses, trusts, charges, and incidents; and all such persons as aforesaid may also make any agreement with the landowner, or with any person or company that shall have contracted for the actual execution of the improvements, or their respective agents, with reference to entering on, cutting through or into, or prejudicially affecting such lands so adjoining or near; and every such sale, conveyance, grant, and agreement shall be valid and effectual accordingly, and the price or consideration shall be settled by two surveyors or a surveyor to be appointed by them, in manner provided by the ninth section of “The <sup>M1</sup>Lands Clauses Consolidation Act, 1845,” or, as the case may be, by the ninth section of “The <sup>M2</sup>Lands Clauses Consolidation (Scotland) Act, 1845,” and shall be deposited as directed by the same respective sections, and thenceforth become subject to the provisions of the same respective Acts.

### **Textual Amendments**

**F1** Words repealed by [Statute Law \(Repeals\) Act 1974 \(c. 22\), s. 1, Sch. Pt. VIII](#)

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**Changes to legislation:** There are currently no known outstanding effects for the Improvement Of Land Act 1864, Section 32. (See end of Document for details)

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**Marginal Citations**

**M1** 1845 c. 18.

**M2** 1845 c. 19.

**Changes to legislation:**

There are currently no known outstanding effects for the Improvement Of Land Act 1864, Section 32.