



# Land Clauses Consolidation Act 1845

## 1845 CHAPTER 18 8 and 9 Vict

### *Sale of superfluous Land*

#### **132 Effect of the word “grant” in conveyances.**

In every conveyance of lands to be made by the promoters of the undertaking under this or the special Act the word “grant” shall operate as express covenants by the promoters of the undertaking, for themselves and their successors, or for themselves, their heirs, executors, administrators, and assigns, as the case may be, with the respective grantees therein named, and the successors, heirs, executors, administrators, and assigns of such grantees, according to the quality or nature of such grants, and of the estate or interest therein expressed to be thereby conveyed, as follows, except so far as the same shall be restrained or limited by express words contained in any such conveyance; (that is to say,)

A covenant that, notwithstanding any act or default done by the promoters of the undertaking, they were at the time of the execution of such conveyance seised or possessed of the lands or premises thereby granted for an indefeasible estate of inheritance in fee simple, free from all incumbrances done or occasioned by them, or otherwise for such estate or interest as therein expressed to be thereby granted, free from incumbrances done or occasioned by them:

A covenant that the grantee of such lands, his heirs, successors, executors, administrators, and assigns, (as the case may be,) shall quietly enjoy the same against the promoters of the undertaking, and their successors, and all other persons claiming under them, and be indemnified and saved harmless by the promoters of the undertaking and their successors from all incumbrances created by the promoters of the undertaking:

A covenant for further assurance of such lands, at the expence of such grantee, his heirs, successors, executors, administrators, or assigns, (as the case may be,) by the promoters of the undertaking, or their successors, and all other persons claiming under them:

And all such grantees, and their several successors, heirs, executors, administrations, and assigns respectively, according to their respective quality or nature, and the estate or interest in such conveyance expressed to be conveyed, may in all actions brought by

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**Changes to legislation:** There are currently no known outstanding effects for the Land Clauses Consolidation Act 1845, Section 132. (See end of Document for details)

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them assign breaches of covenants, as they might do if such covenants were expressly inserted in such conveyances.

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

- C1** S. 132 excluded by [Housing Act 1957 \(c. 56\)](#), **ss. 104(6)**, 105(5); applied with modifications by [Compulsory Purchase Act 1965 \(c. 56\)](#), **s. 37(3)**
- C2** Ss. 128–132 excluded (N.I.) by [S.I. 1981/156 \(N.I. 3\)](#), **art. 88(3)**
- C3** Ss. 128–132 excluded by [Housing Act 1985 \(c. 68, SIF 61\)](#), **s. 32(5)**

**Changes to legislation:**

There are currently no known outstanding effects for the Land Clauses Consolidation Act 1845, Section 132.