

Lexis PSL Quick Card

What is Lexis PSL?

Lexis PSL is a very easy to navigate and highly authoritative website offering guidance and key documents such as precedents, legislation and case law. It has been written from a highly practical perspective by lawyers for lawyers.

Why use Lexis PSL?

With key information easily accessible and up to date you will be able to save time, cut costs and focus on more profitable work.

Navigating Lexis PSL

Log in with your access details to the url:

www.lexisnexis.com/uk/lexispsl

You will initially see the Lexis PSL 'News Page' which highlights the recent changes to the practice areas.



The screenshot shows the Lexis PSL News Page. At the top, there is a navigation bar with 'Practice Areas' and several blue links: In-House, Wills & Probate, Local Government, Employment, Company Commercial, Property, Family, and Personal In. Below this, the 'Property' link is highlighted. The main content area is divided into two columns: 'Employment' and 'Property'. Each column has a 'Hide' button. The 'Property' column is expanded, showing 'Latest Legal Updates' with several case names and a 'What's new in Property' section with a case name. A black arrow points from the 'Property' link in the navigation bar to the 'Property' column in the main content area.

Chose from the list of blue links which Practice Area you would like to look into, here we have chosen Property.

You will now see a range of topics on the left side of the screen.

Practice Areas » [In-House](#) | [Wills & Probate](#) | [Local Government](#)
 | [Dispute Resolution](#)

Lexis®PSL *Property*

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Browse Topics

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<p>Transferring property Contracts Options and pre-emption rights More topics</p> <p>Leasing property Agreements for lease Agricultural tenancies More topics</p> <p>Mortgages Creation and priority</p>	<p>Property taxes Business rates Stamp duty land tax More topics</p> <p>Planning, highways and utilities When planning permission is needed Obtaining planning permission More topics</p> <p>Environment Contaminated land</p>
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Click on the blue 'View all topics' link to see the full list. For example we shall select 'Contracts'.

We will now see 7 tabs containing the guidance and information related to that topic.

Lexis®PSL *Property* [Lexis@Library](#)

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▼ **Transferring property**

- Contracts**
- [Options and pre-emption rights](#)
- [Transfers and assignments](#)
- [Title investigation](#)
- [Trusts of land](#)
- [Adverse possession](#)
- [Commonhold](#)
- ▶ [Leasing property](#)
- ▶ [Mortgages](#)

Transferring property | **Contracts**

[Overview](#) | **KnowHow** | [Butterworths](#) | [Cases](#) | [Legislation](#) | [Forms](#) | [Precedents](#)

Detailed Practice Notes written by our Professional Support Lawyers, guiding you through the topic in each topic.

Creating a valid contract

📄 **Creating a valid contract**

- [When is a contract 'signed'?](#)
- [What is the difference between 'enclosed' and 'incorporated'?](#)
- [Is there a collateral contract?](#)
- [Varying the contract](#)

The first 3 tabs called Overview, KnowHow and Butterworths are collectively the guidance for this topic. The Overview tab shows us top level background to help assure you are in the right topic. The KnowHow tab shows us Practice Notes for this topic, in the form of blue links which are either statements or questions relevant to the topic.

By clicking into one of the blue links (here we will chose 'Varying the contract') you will see a succinct answer to your query written by lawyers. To the right of this text you will see live links to supporting content eg consolidated legislation or an appropriate case authority.

Varying the contract

A contract document can be varied after signature but before the contract comes into force by simple amendment by or with the authority of the signatory, provided that the variation is incorporated into the final contract. Once the contract has been concluded variation gives rise to a new contract which must itself comply with s 2.

McCausland v Duncan Lawrie
[1996] 4 All ER 995

To create a valid new contract, incorporating the variation, there must be a single document, or an exchange of documents, which sets out the variation and incorporates the other terms of the agreement, and is signed by both parties. It is sufficient if the variation agreement sets out the variation and refers to the previous contract for the other terms.

Read more about this from Butterworths

[Halsburys Laws of England > Contract \(volume 9\(1\) \(resissue\) > 8. Discharge of contractual promises > \(5\) Discharge by subsequent agreement > \(iii\) Variation](#)

If you require some extra depth you will see links across these notes to pages from services such as Halsburys Laws of England as above.

Using the back button we can see the third tab called [Butterworths](#) which links through to content from the authoritative range of Butterworths texts for background reading on this topic.

Finding Caselaw on Lexis PSL

Once in a topic you will see a cases tab. Here you will see the key defining cases relevant to that topic broken down by sub topic with live links to the full text (subject to your subscription).

If you do not find the case you are looking for then there are further options at the bottom of the page.

There is a blue 'Search Cases' link allowing you to search for case names or topics within your Lexis PSL service.

There is a further 'View Results for Cases in Lexis Library' blue link which would show you cases from the deeper research website, the Lexis Library (subject to your subscription).

Finding Legislation on Lexis PSL

Once in a topic clicking on the 'Legislation' tab will see the key Legislation laid in front of you set out in sub topics with live links to the full text. The Legislation is consolidated and will reflect any amendments.

If you do not find the legislation you are looking for in the list there is a further option at the bottom of the page which allows you to search for other titles or provisions within your Lexis PSL service.

Finding a Form on Lexis PSL

Once in a topic clicking on the 'Forms' tab will show links to the key prescribed forms relevant to that topic, again broken down by sub topic. These will either open in HotDocs (free downloadable software), Word or PDF.

If you do not find the form you are looking for then there is an option at the bottom of the page.

The blue 'Show all Forms' link allows you to see all forms within your Lexis PSL service.

Finding Precedents on Lexis PSL

Once in a topic you will also see a 'Precedents' tab showing the key precedents also broken down by sub topic. Precedents are from a range of sources such as the Encyclopaedia of Forms and Precedents or they have been drafted specifically for the Lexis PSL site. Many Precedents will have blue links to Drafting Notes at clause level to aid construction of the document.

Contract for sale – freehold, vacant possession



[Download precedent in Word](#) 

Contract for sale – freehold, vacant possession

Contract for sale – freehold, vacant possession

DATE *[insert date of contract]*

PARTIES

[insert name of Seller] of [insert address] [incorporated in England and Wales with company registration number][insert company registration number] (the 'Seller')

[insert name of Buyer] of [insert address] [incorporated in England and Wales with company registration number][insert company registration number] (the 'Buyer')

1 Definitions

[View drafting note](#) 

If you do not find the Precedent you are looking for then there are further options at the bottom of the page. The blue 'Search Precedents' link allows you to search for precedent names or topics within your Lexis PSL service. There is a further 'View Results for Precedents in Lexis Library' blue link which would show you relevant documents from the Lexis Library (subject to your subscription).

Making use of a document

At the top right of any document you will see 3 small grey icons allowing you to e-mail the document as a word attachment (envelope icon), print or save (as above). In addition, when you are looking at our precedents you will see a link saying 'Download precedent in Word'. Click on this link to extract the precedent to Word for drafting.

Keeping up to date

The site is updated on a daily basis and so as well as viewing the news page one can set up an e-mail alerting you to these key developments. The alerts will keep you up to date with amendments to legislation, key cases and also provide analysis and commentary written by the Lexis PSL team.

To set up an e-mail alert, in the coloured bar at the top of the page you will see a blue link called 'Manage Legal Updates'. Click on this, then click 'yes', set the frequency and e-mail address and select which topics you would like to be alerted to.