

## **Lysaght v Edwards (1876) 2 Ch D 499**

<http://lawcasesummaries.com/knowledge-base/lysaght-v-edwards-1876-2-ch-d-499/>

### **Facts**

- A man agrees to sell his mansion to another man, but before the transaction is completed he dies
- His will leaves the house to his wife
- The man who attempted to buy it sues saying he had an equitable interest

### **Held**

- As soon as a contract becomes enforceable, the buyer has an equitable property right and the vendor has a right to the money
- Therefore buyer is somewhere between a mere trustee and a mortgagee
- Vendor has the right to possession until they get the money
- The vendor holds the estate on trust for the buyer

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Law case summary from [www.lawcasesummaries.com](http://www.lawcasesummaries.com)