

## CASE STUDY MATERIALS

January 2011  
Level 3  
CONVEYANCING  
Subject Code L3-10

The logo for ILEX, consisting of the word "ilex" in a blue, lowercase, sans-serif font.A diagonal banner in the top right corner with a grey background and white text that reads "StudentBounty.com". There is a small crest logo to the right of the text.

## INSTITUTE OF LEGAL EXECUTIVES

### UNIT 10 – CONVEYANCING\*

### CASE STUDY MATERIALS

#### Information for Candidates on Using the Case Study Materials

- This document contains the case study materials for your examination.
- In the examination, you will be presented with a set of questions which will relate to the case study materials. You will be required to answer all the questions on the examination paper.
- You should familiarise yourself with the case study materials prior to the examination, taking time to consider the themes raised in the materials.
- You should take the opportunity to discuss the materials with your tutor/s either face to face or electronically.
- It is recommended that you consider the way in which your knowledge and understanding relates to the case study materials.

#### Instructions to Candidates Before the Examination

- You will be provided with a clean copy of the case study materials in the examination.
- You are **NOT** permitted to take your own copy of the case study materials or any other materials including notes or text books into the examination.
- In the examination, candidates must comply with the ILEX Examination Regulations.

*Turn over*

\* This unit is a component of the following ILEX qualifications: **LEVEL 3 CERTIFICATE IN LAW AND**

## ADVANCE INSTRUCTIONS TO STUDENTS

You are a trainee legal executive with Kempstons Solicitors. Conveyance partner Susan Shah asks you to assist her in client Nick Simpkin's sale of 3 The Dell, Cattletown and simultaneous purchase of 85 Saddle Road. Nick Simpkin will also be obtaining a £300,000 mortgage from Cattletown Building Society to assist him in his purchase.

The following documents are enclosed:

- Document 1**      Sale Particulars for 3 The Dell
- Document 2**      Sale Particulars for 85 Saddle Road
- Document 3**      Land Registry official entries for 3 The Dell
- Document 4**      Land Registry official entries for 85 Saddle Road

Copies of Land Registry Title Plans are **not** provided and will **not** be required for the assessment.

**DOCUMENT 1**

WADE AND GRAYSONS  
Estate Agents

Tel: 01873 845000  
Fax: 01873 845001

30 High Street  
Cattletown  
CT5 0JS

**Estate Agents Particulars of Sale**

- Property:** 3 The Dell, Cattletown, CT5 2DB
- Seller:** Mr N Simpkin, 3 The Dell, Cattletown, CT5 2DB
- Buyer:** Ms C Adebayo, 21 Rose Terrace, Bayford, B28 1SY
- Price:** £550,000
- Seller's Lawyers:** Kempstons Solicitors, Kempston Manor, Kempston, Bedford MK42 7AB (ref: Susan Shah)
- Buyer's Lawyers:** Montague LLP, 6A Town Square, Cattletown CT1 2AA (ref: James Blanche-Montague)
- Additional information:** Sale subject to mortgage and sale of Buyer's existing property.

*Turn over*

**DOCUMENT 2**

WADE AND GRAYSONS  
Estate Agents

Tel: 01873 845000  
Fax: 01873 845001

30 High Street  
Cattletown  
CT5 0JS

**Estate Agents Particulars of Sale**

- Property:** 85 Saddle Road, Cattletown, CT18 3BA
- Seller:** Mr B Tanner, 85 Saddle Road, Cattletown, CT18 3BA
- Buyer:** Mr N Simpkin, 3 The Dell, Cattletown, CT5 2DB
- Price:** £750,000
- Seller's Lawyers:** Paris Andrei LLP, 79 Rapier Street, Cattletown, CT35 6UU (ref: Shilpa Patel)
- Buyer's Lawyers:** Kempstons Solicitors, Kempston Manor, Kempston, Bedford, MK42 7AB (ref: Susan Shah)
- Additional information:** There is no forward purchase as the Seller is moving abroad

DOCUMENT 3

**OFFICIAL COPY OF REGISTER ENTRIES**

This official copy shows the entries subsisting on the register on 6 December 2010 at **10:33:00**

**This date must be quoted as the 'search from date' in any official search application based on this copy.**

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 6 December 2010

This title is dealt with by **Land Registry Bilston Office.**

**Land Registry**

Title Number: CT87923

Edition Date: 18 June 1998

---

**A: Property Register**

*This register describes the land and estate comprised in this title.*

SUNSHIRE

CATTLETOWN

1. (16.03.1986) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being land at 3 The Dell, Cattletown CT5 2DB.

---

**B: Proprietorship Register**

*This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.*

**Title Absolute**

1. (18.06.1998) PROPRIETOR: NICHOLAS SIMPKIN of 3 The Dell Cattletown CT5 2DB
2. (18.06.1998) RESTRICTION: NO disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 2 June 1998 in favour of PAN EURO BANK PLC referred to in the charges register.

---

*Turn over*

CASE STUDY MATERIALS

**C: Charges Register**

*This register contains any charges and other matters that affect the land.*

1. (18.06.1998) **REGISTERED CHARGE** dated 2 June 1998 to secure the moneys therein mentioned.
2. **PROPRIETOR:** (18.06.1998) PAN EURO BANK PLC of 33 Exchange Street, Hains City, HC1 2DD.

---

**END OF REGISTER**

*NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.*

DOCUMENT 4

**OFFICIAL COPY OF REGISTER ENTRIES**

This official copy shows the entries subsisting on the register on **6 December 2010 at 10:33:00**

**This date must be quoted as the 'search from date' in any official search application based on this copy.**

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 6 December 2010

This title is dealt with by **Land Registry Bilston Office.**

**Land Registry**

Title Number: CT33452

Edition Date: 12 June 1990

---

**A: Property Register**

*This register describes the land and estate comprised in this title.*

SUNSHIRE

CATTLETOWN

1. (12.06.1990) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being land at 85 Saddle Road, Cattletown, CT18 3BA.
- 

**B: Proprietorship Register**

*This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.*

**Title Absolute**

1. (12.06.1990) PROPRIETOR: BARRY TANNER of 85 Saddle Road, Cattletown CT18 3BA
- 

*Turn over*

CASE STUDY MATERIALS

**C: Charges Register**

*This register contains any charges and other matters that affect the land.*

1. A conveyance dated 17 October 1946 made between (1) Sparrow Developments Limited and (2) Maud Fisher contains the following restrictive covenant:

'Not to extend the property or make any external alteration'

---

**END OF REGISTER**

*NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.*

**End of Case Study Materials**

© 2011 Institute of Legal Executives