January 2011 Level 3 CONVEYANCING Subject Code L3-10



# INSTITUTE OF LEGAL EXECUTIVES

# UNIT 10 - CONVEYANCING\*

# CASE STUDY MATERIALS

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

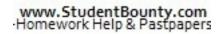
- This document contains the case study materials for your examination.
- In the examination, you will be presented with a set of questions which will relate to the case study materials. You will be required to answer all the questions on the examination paper.
- You should familiarise yourself with 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 gualifications: LEVEL 3 CERTIFICATE IN LAW AND



### ADVANCE INSTRUCTIONS TO STUDENTS

StudentBounty.com 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:

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

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

## 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 2DBSeller:Mr N Simpkin, 3 The Dell, Cattletown, CT5 2DBBuyer:Ms C Adebayo, 21 Rose Terrace, Bayford, B28 1SY

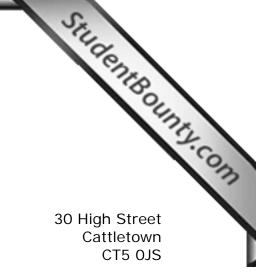
**Price:** £550,000

- 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<br/>(ref: James Blanche-Montague)
- Additional information: Sale subject to mortgage and sale of Buyer's existing property.

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WADE AND GRAYSONS Estate Agents

Tel: 01873 845000 Fax: 01873 845001



# 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,<br/>Bedford, MK42 7AB (ref: Susan Shah)
- Additional information: There is no forward purchase as the Seller is moving abroad

# **OFFICIAL COPY OF REGISTER ENTRIES**

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

StudentBounty.com 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.

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## **C: Charges Register**

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

- StudentBounty.com 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.

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

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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**

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

Turn over

# **C: Charges Register**

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

StudentBounty.com 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**

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