

## CASE STUDY MATERIALS

June 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 the text "StudentBounty.com" in a white, sans-serif font on a dark grey background.

## 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 PRACTICE** and **LEVEL 3 PROFESSIONAL DIPLOMA IN LAW AND PRACTICE**

## ADVANCE INSTRUCTIONS TO STUDENTS

You are a trainee legal executive with Kempstons Solicitors. You are assisting conveyancing partner Susan Shah in the sale of 68 The Ford, Cattletown and a linked purchase of 15 Hyde Avenue, Cattletown for clients David Lever and Sylvia Chrystal.

Their joint purchase of 15 Hyde Avenue will be funded from the net proceeds of Mr Lever's sale of 68 The Ford, a new £100,000 mortgage advance from Pan Euro Bank for which they have jointly applied, and a £50,000 cash contribution from Sylvia Chrystal.

The following documents are supplied:

- Document 1** Estate Agents Particulars for Sale of 68 The Ford
- Document 2** Estate Agent's Particulars for the Sale of 15 Hyde Avenue
- Document 3** Land Registry Entries for 68 The Ford
- Document 4** Land Registry Entries for 15 Hyde Avenue

Land Registry Title Plans are **not** included and will **not** be required for this assessment.

**DOCUMENT 1**

WADE AND GRAYSON  
Estate Agents

Tel: 01873 845000  
Fax: 01873 845001

30 High Street  
Cattletown  
CT5 0JS

**Estate Agents Particulars for Sale**

- Property:** 68 The Ford, Cattletown, CT41 2LS
- Seller:** David Lever of 68 The Ford, Cattletown, CT41 2LS
- Buyers:** John and Grace Barnsbridge of 21 Station Terrace,  
Pebblebridge, PB33 8TT
- Price:** £290,000
- Sale Commission:** 2%
- Sellers' Conveyancers:** Kempstons Solicitors, Kempston Manor, Kempston,  
Bedford MK42 7AB (Ref: Susan Shah)
- Buyers' Conveyancers:** Paris Andrei, 7 Rapier Street, Pebblebridge, PB2  
8XB (Ref: Shilpa Patel)
- Additional Information:** Subject to survey and mortgage. Mr and Mr  
Barnsbridge are first time buyers and have applied  
for a 95% mortgage.

DOCUMENT 2

WADE AND GRAYSON  
Estate Agents

Tel: 01873 845000  
Fax: 01873 845001

30 High Street  
Cattletown  
CT5 0JS

**Estate Agents Particulars for Sale**

- Property:** 15 Hyde Avenue, Cattletown, CT6 4TR
- Seller:** Mrs B Pride, 15 Hyde Avenue, Cattletown CT6 4TR
- Buyers:** Mr D Lever and Ms S Chrystal
- Price:** £400,000
- Sale Commission:** 2%
- Sellers' Conveyancer:** Montague LLP 44 High Street, Cattletown CT1 3RF  
(Ref: Graeme Proudfoot),
- Buyers' Conveyancer:** Kempstons Solicitors, Kempston Manor, Kempston  
MK42 7AB (Ref: Susan Shah)
- Additional Information:** Subject to the sale of buyers' existing property,  
survey and mortgage.

**OFFICIAL COPY OF REGISTER ENTRIES**

This official copy shows the entries subsisting on the register on **29 April 2011 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 29 April 2011

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

**Land Registry**

Title Number: CT33452

Edition Date: 12 June 2006

**A: Property Register**

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

SUNSHIRE

CATTLETOWN

1. (12.06.2006) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being land at 68 The Ford, Cattletown CT41 2LS.

**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. (12.06.2006) PROPRIETOR: DAVID LEVER of 68 The Ford, Cattletown, CT41 2LS.
2. (12.06.2006) The price stated to have been paid on 25 May 2006 was £260,000.
3. (12.06.2006) 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 25 May 2006 in favour of Cattletown Building Society 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. (12.06.2006) **REGISTERED CHARGE** dated 25 May 2006.
2. **PROPRIETOR:** (12.06.2006) CATTLETOWN BUILDING SOCIETY of 36 High Street, Cattletown, CT1 2DF.

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**END OF REGISTER**

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

**OFFICIAL COPY OF REGISTER ENTRIES**

This official copy shows the entries subsisting on the register on **29 April 2011 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 29 April 2011

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

**Land Registry**

Title Number: CT67123

Edition Date: 18 October 2007

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**A: Property Register**

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

SUNSHIRE

CATTLETOWN

1. (24.08.1995) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being land at 15 Hyde Avenue, Cattletown CT6 4TR.
2. (02.06.1997) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 26 March 1997 referred to in the Charges Register.
3. (02.06.1997) The Transfer dated 26 March 1997 referred to above contains provisions as to boundary structures.

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**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. (18.10.2007) PROPRIETOR: BEATRICE PRIDE of 15 Hyde Avenue, Cattletown CT6 4TR.
2. (18.10.2007) The price stated to have been paid on 1 October 2007 was £380,000.
3. (18.10.2007) 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 1 October 2007 in favour of Bobbins Bank Plc referred to in the Charges Register.

CASE STUDY MATERIALS

**C: Charges Register**

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

1. (02.06.1997) A Transfer of the land in this title dated 26 March 1997 made between (1) Tayminster Homes Plc and (2) Raj Gupta contains restrictive covenants.

*NOTE: Original filed.*

2. (18.10.2007) **REGISTERED CHARGE** dated 1 October 2007.
3. **PROPRIETOR:** (18.10.2007) BOBBINS BANK PLC (Co Reg No 0786341) of Grand Building, Fishermans Row, Hains City HC1 OFJ.

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**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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