

CASE STUDY MATERIALS

January 2012
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". To the right of the text is a small crest featuring a crown and two lions.

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 and assisting conveyancing partner Susan Shah. Your firm is acting for Michael Bradley in his sale of 25 Station Terrace, Cattletown and in his related purchase of Lawn Cottage, Church Lane, Cattletown part funded by a new £150,000 mortgage advance from Pan Euro Bank plc. Your firm is also acting for Pan Euro Bank plc.

You have been given the following documents:

- Document 1** Estate Agents Particulars of sale of 25 Station Terrace.
- Document 2** Estate Agents Particulars of sale of Lawn Cottage, Church Lane.
- Document 3** Land Registry Official Entries for 25 Station Terrace.
- Document 4** Land Registry Official Entries for Lawn Cottage, Church Lane.

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 of Sale

- Property:** 25 Station Terrace, Cattletown, CT41 2LS
- Seller:** Mr M Bradley, 25 Station Terrace, Cattletown
- Buyers:** Mr L and Mrs A K Keynes
- Tenure:** Freehold with vacant possession
- Price:** £249,000
- Commission:** 2% (plus VAT) payable on completion.
- Seller's lawyers:** Kempstons, Kempston Manor, Kempston, MK42 7AB
(ref: Ms S Shah)
- Buyer's lawyers:** Paris Andrei, 3 Rapier Street, Cattletown, CT1 3XY
(ref: Ms S Patel)
- Additional Information:** Mr and Mrs Keynes are first time buyers. Sale subject to contract, buyers' mortgage and survey.

Turn over

DOCUMENT 2

WADE AND GRAYSON
Estate Agents

Tel: 01873 845000
Fax: 01873 845001

30 High Street
Cattletown
CT5 0JS

Estate Agents Particulars of Sale

- Property:** Lawn Cottage, Church Lane, Cattletown, CT6 4TR
- Seller:** Mrs W Cullen, Lawn Cottage, Church Lane, Cattletown
- Buyer:** Mr M Bradley, 25 Station Terrace, Cattletown
- Tenure:** Freehold with vacant possession.
- Price:** £305,000
- Commission:** 2% (plus VAT) payable on completion.
- Seller's lawyers:** Stone Montague, 85 Exchange Street, Cattletown, CT1 5LL (ref: Mr C Montague)
- Buyer's lawyers:** Kempstons, Kempston Manor, Kempston, MK42 7AB (ref: Ms S Shah)
- Additional Information:** Sale subject to buyer's new mortgage and sale of the buyer's existing property. Sale subject to contract and survey.

DOCUMENT 3

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **12 January 2012 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 12 January 2012.

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 25 Station Terrace, 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: Michael Bradley of 25 Station Terrace, Cattletown CT41 2LS
2. (12.06.2006) The price stated to have been paid on 25 May 2006 was £260,000

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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. (12.06.2006) **PROPRIETOR**: Pan Euro Bank plc of 36 Exchange Street, Cattletown, CT1 2DF.

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 **12 January 2012 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 12 January 2012

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

Land Registry

Title Number: CT67123

Edition Date: 24 August 1998

A: Property Register

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

SUNSHIRE

CATTLETOWN

1. (24.08.1998) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being land at Lawn Cottage, Church Lane, Cattletown CT6 4TR.
2. (24.08.1998) The land has the benefit of a right of way over the roadway shown coloured brown on the title plan and described as 'Church Lane' as granted by the conveyance dated 6 December 1889 and referred to in Entry No 1 of the Charges Register.

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. (24.08.1998) PROPRIETOR: JAMES CULLEN and WINIFRED CULLEN of Lawn Cottage, Church Lane, Cattletown CT6 4TR

C: Charges Register

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

1. (24.08.1998) A Conveyance of the land in this title dated 6 December 1889 made between (1) Elias Billingsgate and (2) Beresford Oaks contains the following restrictive covenant:

'Not to develop or use the land hereby conveyed except as a single private dwellinghouse'.
2. (24.08.1998) **REGISTERED CHARGE** dated 1 August 1998
3. (24.08.1998) **PROPRIETOR:** Bobbins Bank plc of Grand Building, Fishermans Row, Hains City HC1 OFJ

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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