



CILEX Level 6 Single Subject Certificate/CILEX Level 6 Professional Higher Diploma in Law and Practice/CILEX Level 6 Graduate Fast-Track Diploma

Unit 17 – Conveyancing

Question paper

January 2026

Time allowed: 3 hours and 15 minutes (includes 15 minutes reading time)

Instructions and information

- It is recommended that you take **fifteen** minutes to read through this question paper before you start answering the questions. However, if you wish to, you may start answering the questions immediately.
- You must answer **all** questions.
- This question paper is out of 100 marks.
- The marks for each question are shown — use this as a guide as to how much time to spend on each question.
- Write in full sentences — a yes or no answer will earn no marks.
- Full reasoning must be shown in your answers.
- Statutory authorities, decided cases and examples should be used where appropriate.
- You are allowed to use your own printed copy of the pre-release case study materials, as long as the materials are not annotated in any way. Alternatively, you can access the electronic version of the pre-release case study materials available in the examination.
- You are allowed to make notes on your scrap paper during the examination.
- A basic calculator is provided should you require the use of one.
- You are **not** allowed access to any statute books.
- You must comply with the CILEX Exam Regulations – Online Exams at Accredited Centres/CILEX Exam Regulations – Online Exams with Remote Invigilation.

Turn over

Answer ALL questions

Question 1

Reference: Question relates to the sale Flat 12, Greyfriars House, Warwick Row, Coventry, CV1 5ED (**Flat 12**) and **Documents 1, 2, 3, 4** and **6** of the case study materials.

You are preparing the contract package in relation to your client's sale of Flat 12.

(a) Describe the information and documentation you will seek to obtain from the Landlord and/or the Management Company because you anticipate that the Buyers' Lawyers will require you to provide it to them in accordance with the Law Society Conveyancing Protocol.

In your answer you should also state the reason(s) why each document or piece of information will be required.

(10 marks)

(b) Explain the effect of the restriction contained in entry number 4 of the proprietorship register in **Document 3**. In your answer you should also explain what action will need to be taken by you and by the Buyers' Lawyers to ensure that the terms of the restriction are complied with.

(6 marks)

You have already decided to include official copies of the freehold and leasehold titles, and their title plans, together with a copy of the Lease, in the contract package that you will be sending to the Buyers' Lawyers.

(c) Explain any additional documentation that you would include in the contract package in order to deduce title to the Buyers' Lawyers and why you would include this documentation.

(7 marks)

(d) Draft the details that you would insert in the following parts of the draft contract relating to the sale of Flat 12:

- Seller:

(2 marks)

- Title guarantee:

(1 mark)

- Special Conditions.

(2 marks)

(Total: 5 marks)

(Total: 28 marks)

Question 2

Reference: Question relates to the purchase of Mill Cottage, Mill Lane, Sevenoaks, Kent, TA6 9JG (Mill Cottage) and to **Documents 1, 2, 5 and 6** of the case study materials.

You have received all the replies to the local search (forms LLC1, CON29 and CON29O) made by the previous buyer which the Seller's Lawyer has passed onto you. You have also carried out an environmental search, which includes an assessment of flood risk at the property.

(a) Explain any issues that the extract of the result of the local search on Mill Cottage (**Document 5**) raises for your clients and any action you may need to take as a result.

(10 marks)

(b) Explain any additional pre-contract searches you would undertake on Mill Cottage and your reasons for undertaking the searches chosen.

(6 marks)

As the title to Mill Cottage is unregistered, the Seller's Lawyer has included an epitome of title in the contract pack.

(c) Describe the deeds and documents you would expect to be included in this epitome.

(6 marks)

(Total: 22 marks)

Turn over

Question 3

Reference: Question relates to the sale of Flat 12 and purchase of Mill Cottage and **Documents 1, 2 and 6** of the case study materials.

You are now investigating the title to Mill Cottage with a view to raising any requisitions.

(a) Explain any checks you would make in relation to the Lasting Power of Attorney in favour of Charlie Simms.

(7 marks)

You have received formal instructions on your clients' mortgage from Coventry Building Society (**Coventry**). Your clients have recently received the result of their survey and this discloses that the roof of Mill Cottage needs the thatch replaced. Your clients have re-negotiated a reduction in the purchase price with the Seller direct to £460,000 and are happy to do this work but have asked that you do not mention the price reduction to Coventry because they do not want to wait for another offer to be issued.

(b) Explain the steps you would take as a result of your clients' request not to inform Coventry and the risk of not taking these steps.

(6 marks)

All outstanding pre-contract issues have now been dealt with. You hold signed documents, including signed contracts on the sale and purchase. Your clients have provided you with the balance required to pay the 10% deposit on their purchase. You are now ready to exchange contracts.

(c) Explain the formula you are most likely to use to exchange contracts on Flat 12. Include in your explanation how the exchange process will work and any undertakings which will be given by the respective lawyers.

(10 marks)

(Total: 23 marks)

Question 4

Reference: Question relates to the sale of Flat 12 and purchase of Mill Cottage and **Documents 1, 2 and 6** of the case study materials.

You are now carrying out your pre-completion K15 land charge search on the title to Mill Cottage.

(a) Explain who you will make the search against and the time periods you would include for each person searched.

(10 marks)

Completion has taken place and you are now dealing with the post-completion steps on your clients' purchase.

(b) Explain the steps you will take to satisfy your clients' Stamp Duty Land Tax requirements. In your answer, identify any forms you will use, any time limits you must meet and any payments you must make.

(7 marks)

(c) Explain the steps you will take to satisfy land registration requirements. In your answer identify any forms you will use, any time limits you must meet, any deeds and documents you must enclose with your application, and any documents you will receive on completion of registration.

(10 marks)

(Total: 27 marks)

End of the examination

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