



**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

June 2025

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 Flat 9, 1 Highview Road, Worthing, West Sussex, BN11 5QR (**Highview Road**) and to **Documents 1, 2, 3 and 7** of the case study materials.

- (a) On the basis that Highview Road was a newly-built property when the lease was granted, explain what documentation you will need to provide to the Buyers' lawyer as part of the contract package in relation to this.

(6 marks)

- (b) Explain what other documentation you will include in the contract package for Highview Road under the Law Society Conveyancing Protocol and the purpose of each document.

Note to candidates: you should not include documentation discussed at Question 1(a) above.

(16 marks)

Mr and Mrs Boateng are unlikely to receive the gifted money from Chosen's parents by the time of exchange of contracts on the sale of Highview Road and the purchase of Hawksmoor Cottage. They have agreed with the Sellers of Hawksmoor Cottage that they will pay a reduced deposit of £65,000 on exchange of contracts for the purchase of Hawksmoor Cottage.

- (c) Explain the effect of the provisions of the Standard Conditions of Sale (5th Edition – 2018 Revision) relating to payment of a deposit and explain whether the Boatengs can use the deposit from the sale of Highview Road to pay the deposit on Hawksmoor Cottage.

(5 marks)

(Total: 27 marks)

Question 2

Reference: Question relates to Hawksmoor Cottage, Drayton Close, Hove, East Sussex, BN1 2AA (**Hawksmoor Cottage**) and to **Documents 1, 2, 4, 5 and 6** of the case study materials.

- (a) Explain the pre-contract searches you will carry out for Hawksmoor Cottage and the purpose of each search.

(5 marks)

Look at **Documents 4, 5 and 6** of the case study materials.

- (b) Draft the requisitions on title that you will raise with the Sellers' lawyer in relation to Hawksmoor Cottage, based solely on the information contained in, and matters raised by, **Documents 4, 5 and 6**. Explain your reasons for raising each requisition that you identify.

(16 marks)

(Total: 21 marks)

Turn over

Question 3

Reference: Question relates to Hawksmoor Cottage, Drayton Close, Hove, East Sussex, BN1 2AA (**Hawksmoor Cottage**) and to **Documents 1, 2 and 4** of the case study materials.

- (a) Explain the formula you are most likely to use to exchange contracts on Hawksmoor Cottage. Include in your explanation details of how the exchange will work and any undertakings that will be given by you to the Sellers' lawyer.

(12 marks)

All outstanding matters have been completed to your satisfaction and you have now exchanged contracts on both the sale of Highview Road and the purchase of Hawksmoor Cottage, with a completion date of 27 June 2025.

- (b) Describe the pre-completion searches that you will carry out for Hawksmoor Cottage and the replies to pre-completion procedural requisitions you will expect to receive from the Sellers' lawyer. For any pre-completion search, identify the form used to carry out the search and the priority period (if any) conferred by the search result.

(6 marks)

You are drafting the transfer in Form TR1 to be sent to the Sellers' lawyer for approval prior to completion.

- (c) Draft a clause that can be inserted into box 11 (Additional Provisions) of the Form TR1 that the Sellers' lawyer will require in relation to entry number 1 in the Charges Register of **Document 4**.

(5 marks)

(Total: 23 marks)

Question 4

Reference: Question relates to Flat 9, 1 Highview Road, Worthing, West Sussex, BN11 5QR (**Highview Road**) and to Hawksmoor Cottage, Drayton Close, Hove, East Sussex, BN1 2AA (**Hawksmoor Cottage**) and to **Documents 1, 2, 3, 4 and 7** of the case study materials.

You have received a telephone call from Mrs Boateng telling you that, unfortunately, her husband, Chosen, died at the weekend. Despite their son's death, Chosen's parents have still gifted the money to Mrs Boateng as she is their sole surviving relative. Notwithstanding her husband's death, Mrs Boateng still wishes to proceed with the sale of Highview Road and the purchase of Hawksmoor Cottage.

- (a) Explain what steps you will now need to take to enable the sale of Highview Road to proceed.

(8 marks)

Owing to a delay following Mr Boateng's death, the sale of Highview Road and the purchase of Hawksmoor Cottage will now not take place on the completion date of 27 June 2025.

- (b) Explain what the Sellers of Hawksmoor Cottage can do in relation to this late completion under the Standard Conditions of Sale (5th Edition – 2018 Revision) (**Document 7**).

Note to candidates: you should assume that the sellers of Hawksmoor Cottage are ready, able and willing to complete on 27 June 2025.

(9 marks)

The sale of Highview Road and the purchase of Hawksmoor Cottage have now completed, albeit late.

- (c) Explain what post-completion steps you will now take in relation to Hawksmoor Cottage. In your answer identify any forms you will use, the documentation that needs to be sent with those forms and any time limits that will apply.

(12 marks)

(Total: 29 marks)

End of the examination