



**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 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.

**Answer ALL questions.**

**Question 1**

Reference: Question relates to sale of Cranley Farm, Midhurst, West Sussex GU29 6NH (**Cranley Farm**) and to **Documents 1, 2, 3, 4 and 8** of the case study materials.

Your client has requested that you make an expedited application for first registration of her title to Cranley Farm because this should speed up the transaction. You are now investigating the title in preparation for this application and applying for a land charges search.

a) Explain:

- why you will carry out a land charges search in this case;
- which names you would search against; and
- for what period of years you would search in relation to each name you have identified.

**(8 marks)**

b) Describe the steps you would need to take to procure first registration of the title to Cranley Farm, identifying the form(s) you would use and the documents you would enclose with your application.

**(10 marks)**

Your application for first registration has now been completed and official copies show that Freya Bailey is the sole owner with absolute title to Cranley Farm.

c) Explain the matters you would expect to find identified in the Property and Charges registers of the new title and whether the title could also be subject to any unregistered interests in favour of Kieran.

**(7 marks)**

**(Total: 25 marks)**

## Question 2

Reference: Question relates to the sale of Cranley Farm, Midhurst, West Sussex GU29 6NH (**Cranley Farm**) and to the purchase of Plot 8, The Rise, Ovingdean, Brighton BN2 9DR (**Plot 8**) and **Documents 1, 2, 3, 4, 5, 6, 7 and 8** of the case study materials.

You are preparing the draft contract for the sale of Cranley Farm using the Standard Conditions of Sale (Fifth Edition – 2018 Revision) (“the SCS”). Freya Bailey will sell with full title guarantee and will not accept a reduced deposit.

- a) Explain any special conditions you would adapt or include in the draft contract for the sale of Cranley Farm, taking into account what is provided for by the SCS, the contents of the title documents and your instructions from both clients.

**(7 marks)**

You are reviewing the title documents and other information provided to you in relation to the purchase of Plot 8.

- b) Explain what concerns Santander UK plc might have, and the steps that are likely to be taken in connection with:
- the proposed gift to Kieran from Freya Bailey; and
  - the contents that are proposed to be included in the purchase.

**(9 marks)**

You have received the result of your Local Search on Plot 8 and note that Brighton & Hove Council has restricted the operation of The Town and Country Planning (General Permitted Development) (England) Order 2015 by means of an Article 4 Direction that covers Ovingdean.

- c) Explain the significance of this in relation to the extension Kieran Bailey plans to build at Plot 8.

**(7 marks)**

**(Total: 23 marks)**

### Question 3

Reference: Question relates to the sale of Cranley Farm, Midhurst, West Sussex GU29 6NH (**Cranley Farm**) and to the purchase of Plot 8, The Rise, Ovingdean, Brighton BN2 9DR (**Plot 8**) and **Documents 1, 2, 3, 4, 5, 6, 7 and 8** of the case study materials.

You are reviewing the title documents and other information provided to you in relation to the purchase of Plot 8.

- a) Draft the requisitions on the title that you would raise of the sellers' lawyers. In relation to each requisition that you draft, you should also state separately your reason for raising it.

**(6 marks)**

You are satisfied with the sellers' lawyers' replies to requisitions on the title and the results of your pre-contract searches on Plot 8. You are now preparing a report on the property and its title for Kieran Bailey.

- b) Explain:

- the protection afforded by the NHBC Buildmark warranty after completion on Plot 8; and
- the matters that you would bring to Kieran's attention in relation to his proposed use of Plot 8 for carpentry after completion.

**(11 marks)**

Your clients have both signed the respective contracts for the sale of Cranley Farm and purchase of Plot 8. The contract for the sale of Cranley Farm includes the matters covered in your answer to question 2(a). The buyers of Cranley Farm are now ready to exchange.

- c) Advise Freya Bailey and Kieran Bailey whether simultaneous completion of the sale of Cranley Farm and the purchase of Plot 8 is likely to be achieved and what contingency arrangements the clients may need to put in place.

**(10 marks)**

**(Total: 27 marks)**

#### Question 4

Reference: Question relates to the sale of Cranley Farm, Midhurst, West Sussex GU29 6NH (**Cranley Farm**) and to the purchase of Plot 8, The Rise, Ovingdean, Brighton BN2 9DR (**Plot 8**) and **Documents 1, 2, 3, 4, 5, 6, 7 and 8** of the case study materials.

You have now exchanged contracts on the sale of Cranley Farm and the purchase of Plot 8. The respective deposits have been paid. Completion on Cranley Farm will take place two weeks before completion on Plot 8 and Freya and Kieran will move into temporary accommodation in the meantime.

The draft Transfer of Plot 8 has now been supplied by the sellers' lawyers for your approval.

a) In relation to panel 11 (Additional Provisions) of the draft Transfer, draft in your own words what you would expect to be included in relation to:

i. the covenants that need to be given by the Transferee;

**(5 marks)**

ii. the rights that need to be granted to the Transferee.

**(5 marks)**

**(Total: 10 marks)**

The terms of the draft Transfer of Plot 8 have now been agreed. The sellers' lawyers have now served a Practical Completion Notice, and you are about to complete the purchase of Plot 8.

b) Explain:

- which pre-completion search you will submit to HM Land Registry;
- the information that you will need to supply with the application for that search;
- the purpose of making that search; and
- the identity and capacity of the applicant for that search.

**(6 marks)**

The sale of Cranley Farm failed to complete on the contractual date. Despite various phone calls to the buyers' lawyers and service of a notice to complete on behalf of Freya Bailey two weeks ago, the buyers have failed to complete. The period specified in the notice to complete has now expired.

c) Advise Freya Bailey what she can claim from the buyers under the terms of the sale contract as a result of their failure to complete.

**(9 marks)**

**(Total: 25 marks)**

**End of the examination**

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