



Hannah Knight

Paralegal

✉ hannah.knight@coodes.co.uk

☎ 01726 874 726



Hannah Knight began working as an apprentice for Coodes in 2018. She quickly worked her way up to a Senior Secretary position and then completed an introductory Paralegal qualification in March 2020 with the Conveyancing Academy, where she achieved full marks.

Hannah is now undertaking a Chartered Licensed Conveyancer course alongside dealing with her own caseload.

Hannah enjoys learning and progressing and was honoured to be shortlisted in the final three of the 2023 British Conveyancing Awards (in the category of Conveyancing Support Team Member of the year).

Expertise

Residential Property

During her time as a Senior Secretary, Hannah assisted the department manager and became efficient in dealing with the re-constitution of titles and possessory title applications.

Whilst working alongside her manager, Hannah assisted with the management of her caseload, consisting of sales and purchases. This experience allowed her to become confident in the process and begin her own caseload.

Now as a Paralegal, Hannah enjoys managing her own caseload of files whilst studying and receiving support from her colleagues. Managing her own caseload means that Hannah is responsible for the conduct of the files from start to finish.

If you were to ask Hannah which part of conveyancing she enjoys the most it would be probate sales. The sale of a property can be very stressful, especially following the loss of a loved one. Hannah is therefore passionate about providing a smooth service for clients and removing some of their worries, particularly at an extremely hard time in their life.

Hannah always strives to provide her clients with precise and accurate advice. She also enjoys working with her clients to achieve their desired outcome.

Hannah is extremely experienced in the sale and purchase of a property. Whether you require support selling or buying your property, are a first-time buyer, want to sell a property as an investment, or are looking to rent your property, Hannah understands the importance of a smooth move. Extremely knowledgeable, she will keep you updated every step of the way and will ensure your sale / purchase is completed quickly.

Falmouth

Gwella House, 6B Falmouth Business Park, Bickland Water Road, Falmouth, Cornwall, TR11 4SZ
T: 01326 318900
E info@coodes.co.uk

Truro

Elizabeth House, Castle Street, Truro, Cornwall, TR1 3AP
T: 01872 246200
E info@coodes.co.uk

St Austell

St Austell Business Park, Carclaze, St Austell, Cornwall, PL25 4FD
T: 01726 8747004
E info@coodes.co.uk

Liskeard

10 Windsor Place, Liskeard, Cornwall, PL14 4BH
T: 01579 347600
E info@coodes.co.uk

Launceston

8 Race Hill, Launceston, Cornwall, PL15 9BA
T: 01566 770000
E info@coodes.co.uk

Penzance

49 and 50 Morrab Road, Penzance, Cornwall, TR18 4EX
T: 01736 363 533
E info@coodes.co.uk

Newquay

Mor Workspace, Treloggan Lane, Newquay, Cornwall, TR7 2FP
T: 01637 878111
E info@coodes.co.uk

Holsworthy

4 Bodmin Street, Holsworthy, Devon, EX22 6BB
T: 01409 253425
E info@coodes.co.uk

Notable Residential Property cases

Deed of Variation

Assisting with multiple large sites and undertaking a deed of variation to alter ground rent clauses within their leases. Dealing with multiple sites allowed Hannah to gain experience, particularly where a lender or third-party solicitor is involved. She assisted on these cases during her time as senior secretary.

Transfer of Equity

Concluding a complex family transfer of equity and overcoming numerous obstacles whilst meeting additional requirements from the mortgage lender. Hannah thoroughly enjoyed finalising this case.

Leasehold - Sale & Purchase

Working alongside the department manager, Hannah assisted with the surrender, modernisation, and re-grant of a new lease on a more complex leasehold title. This hands-on experience was fundamental in Hannah's education, allowing her to undertake the sale of the same property.

Assent

Having received a new case for a voluntary first registration, Hannah identified and advised her client that they would require an assent first. It is a common misconception that if you are left a property through a will, the estate will deal with transferring the property into your name, this however is not the case.

After advising her client, Hannah proceeded with the assent and registered the property at the Land Registry. The client was extremely pleased with the outcome.

Probate Sales

Handling a probate sale where the executors did not know they could sell the property but thought they needed to be the legal owners of the property before they sold. Hannah worked closely alongside the private client team at Coodes and was able to advise her client that they could sell the property, in their capacity as executors. Her client was extremely happy with this outcome because it saved them a lot of time and money.

Voluntary First Registration

Handling a voluntary first registration where it was discovered that a neighbouring property, owned by the client's family, had incorrect boundaries that cut through the middle of the property. This was only discovered because the client undertook a voluntary registration. Hannah rectified this discovery, preventing it from becoming a bigger issue at a later date.

Reconstitutions of Title

Whilst training alongside one of her colleagues, Hannah handled a case involving the reconstruction of two cottages that had been passed down through the family, but the deeds had been misplaced. Hannah was able to obtain various documents from the family including old council tax bills which provided evidence of their possession and ownership of the property. Multiple statements of truth were prepared by Hannah for the client and neighbours to complete. After building a portfolio of evidence, Hannah submitted an application which was successful, and the property became registered.

Falmouth

Gwella House, 6B Falmouth Business Park, Bickland Water Road, Falmouth, Cornwall, TR11 4SZ
T: 01326 318900
E info@coodes.co.uk

Truro

Elizabeth House, Castle Street, Truro, Cornwall, TR1 3AP
T: 01872 246200
E info@coodes.co.uk

St Austell

St Austell Business Park, Carclaze, St Austell, Cornwall, PL25 4FD
T: 01726 8747004
E info@coodes.co.uk

Liskeard

10 Windsor Place, Liskeard, Cornwall, PL14 4BH
T: 01579 347600
E info@coodes.co.uk

Launceston

8 Race Hill, Launceston, Cornwall, PL15 9BA
T: 01566 770000
E info@coodes.co.uk

Penzance

49 and 50 Morrab Road, Penzance, Cornwall, TR18 4EX
T: 01736 363 533
E info@coodes.co.uk

Newquay

Mor Workspace, Treloggan Lane, Newquay, Cornwall, TR7 2FP
T: 01637 878111
E info@coodes.co.uk

Holsworthy

4 Bodmin Street, Holsworthy, Devon, EX22 6BB
T: 01409 253425
E info@coodes.co.uk

Awards & Scholarships

- Shortlisted to the final 3 (in the category of conveyancing Support Team Member of the year) of the British Conveyancing Awards (2023)

Qualifications & Accreditations

- Paralegal qualification, The Conveyancing Academy (2020)

Memberships

- Council of Licensed Conveyancers (Student Member)

Falmouth

Gwella House, 6B Falmouth Business Park, Bickland Water Road, Falmouth, Cornwall, TR11 4SZ
T: 01326 318900
E info@coodes.co.uk

Truro

Elizabeth House, Castle Street, Truro, Cornwall, TR1 3AP
T: 01872 246200
E info@coodes.co.uk

St Austell

St Austell Business Park, Carclaze, St Austell, Cornwall, PL25 4FD
T: 01726 8747004
E info@coodes.co.uk

Liskeard

10 Windsor Place, Liskeard, Cornwall, PL14 4BH
T: 01579 347600
E info@coodes.co.uk

Launceston

8 Race Hill, Launceston, Cornwall, PL15 9BA
T: 01566 770000
E info@coodes.co.uk

Penzance

49 and 50 Morrab Road, Penzance, Cornwall, TR18 4EX
T: 01736 363 533
E info@coodes.co.uk

Newquay

Mor Workspace, Treloggan Lane, Newquay, Cornwall, TR7 2FP
T: 01637 878111
E info@coodes.co.uk

Holsworthy

4 Bodmin Street, Holsworthy, Devon, EX22 6BB
T: 01409 253425
E info@coodes.co.uk