

Isa Wilkins

Conveyancing Executive

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Isa started working in residential conveyancing in 2016 and over the years has developed her skills. She is currently studying a Law Degree.

As a conveyancing executive she runs her own files.

Expertise

Residential Property

Isa has a mixed caseload including freehold sales and purchases, voluntary first registrations, leasehold sales and purchases as well as deeds of variation and transfers of equity.

Notable Residential Property cases

Assents

Isa has dealt with many assent files previously. One of them being unregistered land from the deceased that was being transferred to three separate beneficiaries and there were separate areas of the land being transferred. The title was prepared and the assents for the executors of the estate to assent the property to the beneficiaries.

Leasehold Sale & Purchase

Recently acting on a leasehold purchase of an apartment with a landlord, managing agent and management company. Whilst this transaction would naturally take longer than usual given the parties involved, Isa worked with her client to ensure the matter progressed smoothly within their required timeframe.

Deed of Variation

Falmouth

Gwella House, 6B Falmouth Business Park, Bickland Water Road, Falmouth, Cornwall, TR11 4SZ
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Truro

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St Austell

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Liskeard

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Launceston

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Penzance

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Newquay

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Holsworthy

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Recently representing a tenant varying a lease of their apartment to reflect works carried out internally by them with the landlord's consent. Drafting the deed for the landlord's and management company's approval and liaising with multiple parties.

Transfer of Equity

Recently acting on a file where the proprietor was deceased and one of the beneficiaries was transferring their interest in the property to the other beneficiary for an agreed sum which was obtained by a mortgage.

Probate Sales / Unregistered Land

Acting on a probate sale for multiple executors of an estate in the sale of an unregistered property who had limited knowledge of the property and some missing deeds. Isa had to reconstruct the title and register the property before the sale completed due to the complexity of it. Working closely with the private client team who were dealing with the estate.

Re-mortgages

Re-mortgaging a property from one lender to another or to borrow more money. Acting on a re-mortgage whereby the clients wanted to borrow additional funds and picked a different lender who had independent representation. Isa had to liaise with the clients, the existing lender and the new lender's solicitors who required a full set of searches in this instance. This is more unusual than the lender being satisfied with no search insurance.

Freehold Sale & Purchase

A freehold sale and purchase for the same clients who were selling and buying a more expensive property. They had an existing mortgage that had to be redeemed and obtaining a new mortgage with a different lender for the new property. Conveyancing searches were ordered whereby there was a further action required on the mining search and drilling had to be carried out. The seller agreed to bear the costs of this and the drilling came back satisfactory and we were able to proceed to exchange and completion of this matter. There was a small chain and because all the parties involved were so invested in the properties they were purchasing everything completed smoothly.

Voluntary First Registrations

Acting for a client where the property had been transferred by way of a deed of gift from parents to daughter but the property remained unregistered. The parents passed away in the 1980s when registration wasn't compulsory. The daughter recently decided to register the property.

There were complexities around the documentation and registration and Isa has had to demonstrate to the Land Registry that the client had good title, to ensure she was registered with the best title possible. There were multiple previous conveyances referred to within the deeds title with different rights reserved and covenants to be observed so it was a lengthy process to prepare the application to send to the Land Registry.

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