

Kerry Tresidder

Associate

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☎ 01326 214 022



Kerry Tresidder is an experienced Residential Property solicitor, having worked in the sector since 2012.

Kerry's caseload is a mix of residential sales and purchases, both leasehold and freehold, transfers of equity, and re-mortgages.

She also deals with unregistered properties and more complex matters such as deeds of variation.

Expertise

Residential Property

Kerry has experience dealing with a variety of residential property work. This includes freehold sales and purchases and remortgages including buy to let, as well as more complex matters, including re-construction of titles, possessory title applications, and complex transfers of part.

Based in Falmouth, Kerry deals with many buy to let sales, purchases, and re-mortgages, including houses of multiple occupation (HMOs) that are let to students at university. Buy to let mortgage lenders tend to have more complicated and precise requirements, which Kerry is used to dealing with, to ensure the transaction goes through as quickly and smoothly as possible. There are additional legal considerations with properties sold subject to sitting tenants, including checking the tenancy agreements and ensuring that the current owner has complied with all the requirements of a landlord.

Kerry has a lot of experience when it comes to advising a client who wants to become a landlord on the current rules and requirements. She also has a lot of experience dealing with transactions involving the redemption of a help to buy equity loan.

Kerry regularly takes on cases involving voluntary first registrations as well as sales and purchases of unregistered property. She is very experienced in reviewing deeds and preparing Land Registry application forms. Kerry often manages the sale and purchase of an unregistered property and has experience reviewing and reporting on unregistered deeds and identifying any potential defects that the Land Registry may note against the title.

Notable Residential Property cases

Purchase & Re-mortgage

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
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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
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Handling the re-mortgage of a large house of multiple occupation (HMO), where the lender had very specific requirements. Kerry worked with the client to obtain all the necessary documents requested by the lender and reviewed the assured shorthold tenancies and building insurance to ensure they complied with the lender's requirements.

Re-mortgage

Dealing with a new mortgage on a property, including repaying the existing mortgage and help to buy equity loan. Making the necessary Land Registry application to remove the old charges and register the new mortgage.

Unregistered Property Purchase

Handling the purchase of a property not registered at the Land Registry. Kerry reviewed all the deeds to the property and advised the client on the rights and covenants that applied. She identified potential defects in the title deeds and negotiated indemnity insurance to minimise the risk to the client. After completion, Kerry oversaw the application for the first registration of the property as well as the client's mortgage.

Qualifications & Accreditations

- Solicitor (2017)

Memberships

- Penzance Orchestral Society

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