

Laura Vanstone

Associate

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☎ 01409 255 907



Laura Vanstone has worked in residential property since 2013.

Having initially worked as a secretary, Laura went on to qualify as a Licensed Conveyancer in 2020. She specialises in new build developments and is Head of the New Build team at Coodes.

In May 2021, Laura won the Young Practitioner of the Year Award at The British Conveyancing Awards. The award recognises individuals, teams and companies who have gone above and beyond to support buyers and sellers to move home.

Expertise

Residential property

Laura has a busy and varied desk with a broad spectrum of residential property work.

She specialises in new build properties, both sales and purchases. This is a complex area requiring a specific skill set.

Laura has a special interest in new build schemes which help buyers get onto the property ladder.

Notable Residential property cases

New Build & Help to Buy

Handling the purchase of a new build home on a large site under the Help to Buy scheme. Reporting on the rights and covenants relating to the property and dealing with the help to buy ISA drawdown and Help to Buy equity mortgage.

Probate / Freehold Sales

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
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Dealing with an unregistered probate sale of a freehold property to include a Statutory Declaration and indemnity policy in respect of vehicular and pedestrian access.

Freehold Purchase

Handling the purchase of a freehold property and ensuring that it included a declaration of trust between the purchasers. By doing this, it forced Help to Buy to aid the purchase.

Voluntary First Registrations

Handling a case whereby a voluntary first registration application involved the perusal of historic title deeds. Laura liaised with the lender to obtain the necessary discharge documentation and then presented the title to the Land Registry to complete the registration process.

Remortgage

Acting for a client in the remortgage of a property which involved complying with many different requirements from the lender to ensure they were satisfied with the security of the borrowing.

Awards & Scholarships

- Won the Young Practitioner of Year Award at The British Conveyancing Awards (2021)

Qualifications & Accreditations

- Licensed Conveyancer (2020)

Memberships

- Society of Licensed Conveyancers

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