



Lianne Priest

Solicitor

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Lianne Priest has worked in law since 2006 and now works on Coodes' Residential Property team.

She deals with a wide variety of residential property matters, ranging from sales and purchases to complex transactions on behalf of individuals, and companies, including charities.

Expertise

Residential property

Lianne is approachable and efficient and because of this has many repeat clients who come to her for assistance with their legal work.

She has particular expertise in matrimonial conveyancing and transfers of equity. Transfers of equity can be complicated, and depending on the circumstances it can also be stressful and emotionally taxing.

Lianne is aware that property matters can be demanding and understands that good communication with clients along with sound execution of the legal work is essential.

Notable Residential property cases

Deed of Trust

Acting on behalf of unmarried cohabiting clients purchasing a property who wished to hold the property as tenants in common. Preparing and finalising a Deed of Trust to record their respective intentions as the extent of their beneficial interests in the property and how the net proceeds shall be distributed upon sale.

Transfers of Part

Handling the purchase of part of an existing property, Lianne negotiated provisions to ensure suitability for lender and client from a practical use point. She also

Falmouth

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ensured appropriate rights and definitions were added to the transfer deed supplied by the seller's solicitors.

Leasehold - Sale & Purchase

Handling the complex leasehold purchase of a sub-let property involving a deed of surrender and the grant of a new lease. Lianne negotiated the terms of the lease and advised the client about the then impending changes to legislation that would financially impact her proposed purchase.

Unregistered Land

Managing the sale of an unregistered property and successfully applying to the Land Charges Department to remove a Land Charge entry in respect of a settled 'puisne mortgage' in favour of deceased relatives where there was limited documentation available.

New Build

Handling the purchase of an off-plan new build property and ensuring the suitability of the contract and the transfer deed provisions. This included adding a clause to the contract so that the completion (which was on notice) was conditional upon completion, taking place prior to the expiry of client's mortgage offer.

Transfers of Equity & Matrimonial Conveyancing

Acting on behalf of a separated joint owner in relation to a transfer of part of land / property to a former spouse, pursuant to the terms of a divorce financial consent order. Lianne ensured that the transfer deed (TP1) included appropriate provisions to safeguard the clients' interest in the land/property they were retaining.

Qualifications & Accreditations

- Solicitor (2014)
- Chartered Legal Executive (2012)

Memberships

- Fellow of the Chartered Institute of Legal Executive (2012 – 2014)

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