Louise Marshall

Solicitor

louise.marshall@coodes.co.uk

01726 874743



Louise is an experienced Residential Property Solicitor with many years of experience in residential conveyancing, having worked in the sector since 2015. She qualified as a Solicitor in 2025, having built up extensive practical experience across a broad range of residential property transactions throughout her career.

Louise advises on all aspects of residential conveyancing, including freehold and leasehold sales and purchases, remortgages and transfers of equity. She has particular experience in more complex matters, including unregistered properties, transfers of part, new build transactions and leasehold matters, including lease extensions and deeds of variation.

Louise prides herself in providing clear communication and guiding clients through what can often be a complex and stressful process and was recognised for her work in residential conveyancing, receiving Cornwall Law Society's Residential Property Lawyer of the Year award in 2024.

Expertise

Residential Property

Louise handles a wide variety of complex residential property matters, including unregistered titles, leaseholds, as well as a range of sales and purchases.

Notable Residential Property cases

Deed of Release

Louise recently acted for clients who had discovered that their neighbours had a right of way through their outbuilding which was previously a communal wash house many years ago. The clients wanted to convert their outbuilding and, therefore, instructed Louise to draft a Deed of Release so that their neighbours could release any rights that they had over it and liaise with their neighbours' solicitor.

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 874700
E info@coodes.co.uk

Liskeard
Offices 11 and 12, The Workshed Liskeard Cattle Market, Fairpark Road, Cornwall, PL4 4BA
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 362294
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

Transfers of Part

Louise has dealt with many matters involving Transfers of Part including a group of five neighbours who each purchased a section of land adjoining their properties from an adjoining landowner in order to extend their garden areas. This included a shared right of access and contributions towards repair and maintenance of the shared access area.

Louise has also acted for landowners seeking to sell parts of their land to prospective purchasers which include complexities such as rights of way, shared services and covenants.

Unregistered Property

Louise has dealt with various sales and purchases involving unregistered property, including a sale involving missing deeds in which Louise had to reconstruct the title and make an application to HM Land Registry to register the property prior to the sale.

Louise has also acted in the purchase of an unregistered property in which she identified that the Seller should have registered the property when it was gifted to them in 1996. Therefore, it was the Seller's responsibility to register the property with HM Land Registry.

Leaseholds

Louise has handled a variety of leasehold transactions. This is a complex and technical area of the law.

Notable Leaseholds cases

Leasehold and Deed of Variation

Louise has acted in the sale of a leasehold property in which the apartment was in a building containing three apartments, which was previously only two apartments. As the lease for the property had not been updated since the building was converted into three apartments, Louise dealt with all aspects of the Deed of Variation, including liaising with the Landlord's solicitor, which corrected the lease and allowed the sale to proceed.

Lease extensions

Louise has acted on behalf of both Landlords and Tenants in respect of lease extensions, including a recent lease extension on behalf of a tenant so that they could sell their property on the open market to include prospective buyers purchasing with a mortgage.

Leasehold property

Louise has acted in the sale and purchase of many leasehold properties including purchases of leasehold property with a share of the freehold title, ensuring that the seller's share of the freehold title is also transferred to the purchaser and all HM Land Registry requirements are complied with.

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 874700
E info@coodes.co.uk

Liskeard
Offices 11 and 12, The Workshed Liskeard Cattle Market, Fairpark Road, Cornwall, PL4 4BA
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 362294
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

Qualifications & Accreditations

Qualified as a Solicitor in 2025

Memberships

Member of the Cornwall Law Society
Member of The Law Society

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 874700
E info@coodes.co.uk

Liskeard
Offices 11 and 12, The Workshed Liskeard Cattle Market, Fairpark Road, Cornwall, PL4 4BA
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 362294
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