



# Madeline Dykes

Solicitor

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Madeline Dykes qualified as a Solicitor in 2019, having started her training in the area of Private Client and later specialising in Property with a local firm.

Madeline joined Coodes in December 2020 in our Commercial Property department and has a particular interest in Agricultural Law.

## Expertise

### Commercial Property

Madeline undertakes general commercial property work, comprising the sale and purchase of freehold and leasehold property, along with landlord and tenant work including lease reports.

Madeline also specialises in rural and agricultural property work, including the sale and purchase of bare land along with farm business tenancies.

#### Notable Commercial Property cases

##### Purchase of Freehold Property

Purchase of freehold unregistered Grade II listed property with private drainage and unadopted access requiring further investigation. Negotiation to the draft Contract was necessary in order to remove the transfer of environmental liability from the Seller to our Buyer client.

##### Auction Sale

Sale of plot of land at auction to include taking instructions and preparing the auction pack, obtaining searches and drafting the Transfer for approval by our client and their lender to consent to the granting of a right of way.

##### Purchase of Woodland

<b>Falmouth</b> Gwella House, 6B Falmouth Business Park, Bickland Water Road, Falmouth, Cornwall, TR11 4SZ T: 01326 318900 E info@coodes.co.uk	<b>Truro</b> Elizabeth House, Castle Street, Truro, Cornwall, TR1 3AP T: 01872 246200 E info@coodes.co.uk	<b>St Austell</b> St Austell Business Park, Carclaze, St Austell, Cornwall, PL25 4FD T: 01726 8747004 E info@coodes.co.uk	<b>Liskeard</b> Offices 11 and 12, The Workshed Liskeard Cattle Market, Fairpark Road, Cornwall, PL4 4BA T: 01579 347600 E info@coodes.co.uk
<b>Launceston</b> 8 Race Hill, Launceston, Cornwall, PL15 9BA T: 01566 770000 E info@coodes.co.uk	<b>Penzance</b> 49 and 50 Morrab Road, Penzance, Cornwall, TR18 4EX T: 01736 363 533 E info@coodes.co.uk	<b>Newquay</b> Mor Workspace, Treloggan Lane, Newquay, Cornwall, TR7 2FP T: 01637 878111 E info@coodes.co.uk	<b>Holsworthy</b> 4 Bodmin Street, Holsworthy, Devon, EX22 6BB T: 01409 253425 E info@coodes.co.uk

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Purchase of part of freehold registered woodland subject to the English Woodland Grant Scheme, including advising our Buyer client on their obligations regarding the scheme.

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Commercial Landlord & Tenant

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Advising on a mixed residential / commercial property lease renewal to include researching and obtaining complex Stamp Duty Land Tax advice.

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## Qualifications & Accreditations

- Solicitor (2019)

## Memberships

- Agricultural Law Association
- Cornwall Law Society

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