



Michelle Hawkins

Associate

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Michelle Hawkins, previously from the USA, used to work at law firm Connor Culver Blake & Griffin LLP (the firm now has a different name) in Irvine, California. She specialised in complex business litigation and during this time passed the examination to become a notary public for the state of California, USA.

After moving permanently to the UK in 1996, Michelle worked for Devon and Cornwall Constabulary whilst studying English law.

Michelle began working for Coodes Solicitors in September 2004 to 2014 as a Licensed Conveyancer, returning on a near constant basis as a locum conveyancer until 2021 when she took on conveyancing for the Penzance branch of Coodes.

In 2009, she changed her qualification to being a Legal Executive.

Expertise

Residential Property

Michelle is a highly experienced conveyancer and enjoys handling the more complex types of transaction.

She particularly enjoys acting for clients in transfers of part, for instance when clients are selling off parts of their land, possessory title applications, and assents, as well as helping clients with their sales and purchases.

Notable Residential Property cases

Deed of Variation

Handling a leasehold purchase where a deed of variation was required to extend the lease term. The seller initially refused but upon insistence agreed to complete this simultaneously with the purchase of the property.

Freehold - Sale & Purchase

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
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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
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Launceston

8 Race Hill, Launceston, Cornwall, PL15 9BA
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Penzance

49 and 50 Morrab Road, Penzance, Cornwall, TR18 4EX
T: 01736 363 533
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Newquay

Mor Workspace, Treloggan Lane, Newquay, Cornwall, TR7 2FP
T: 01637 878111
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Holsworthy

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Handling the sale of a property worth over £2 million that was exchanged less than two weeks after the contract was prepared and sent out. This included dealing with enquiries before the contract prior to the contract.

Deeds of Easements & Covenants

Drafting the deeds of easement and deeds of release to change the drainage rights for two residential properties.

Voluntary First Registrations

Having received instructions for a voluntary first registration of title deeds it was found that there was land within the boundaries of the property which was not part of the title and for which the clients did not have title deeds. The necessary papers were drawn up to register a possessory title to the said land and these were submitted simultaneously to land registry with the remainder of the title deeds.

Transfer of Equity & Removal of Deceased From Equity Release Mortgage

A property was owned by a client and her partner. The partner passed away without a will and it was agreed with his personal representative that the client would purchase the partner's share. The property had an equity release mortgage, so this meant dealing with the simultaneous transfer of equity together with dealing with the lender's requirements which for equity release matters are substantial in comparison to standard mortgages.

Qualifications & Accreditations

- Chartered Legal Executive (2009)
- Licensed Conveyancer (2002 – 2008)

Memberships

- Equity Release Council

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