

# Charlotte Marsh

## Solicitor

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☎ 01245 822002

## Charlotte qualified as a Solicitor in November 2023 and is part of the Commercial Property /Agricultural and Rural Land team.

Charlotte completed her Law Degree at the University of East Anglia in 2020, with an upper second-class honour and completed her LPC at the University of Law in 2022 with a distinction. Prior to joining Gepps, Charlotte worked in private practice in Southend.

Charlotte is responsive and helpful; she aims to ensure that she provides an excellent service and that clients are always kept informed of the progress of their matter.

## Expertise

### Commercial property

Charlotte specialises in a range of commercial property transactions including:

- Sales and purchases
- Leases and lease reports
- Leasehold surrenders
- Leasehold Assignments
- Sublettings

## Agriculture and estates

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Charlotte specialises in a range of agricultural transactions including:

- Sales and purchases
- First registrations
- Leases
- Farm Business Tenancies
- Wayleaves and easements
- Option agreements
- Overages
- Deeds of Covenant

## Case Studies

- I have assisted a client who wished to formalise the rights of access between two pieces of land. I took detailed instructions from the client and drafted a deed granting an easement. This gave the parcel of land a right of way over the relevant access route. This ensured the access route was properly documented and recorded, which should reduce scope for any future disputes over access.
- A client required assistance registering their property, they had lost their title deeds. I completed an application for first registration at HM Land Registry based on lost deeds, liaising with the client to obtain all the necessary information for the application and providing clear guidance on what to expect from the process. HM Land Registry completed the application, and the client now has a registered title to the property.
- A client wished to purchase a property at auction. I provided a timely review of the auction pack and assisted with completing the auction purchase. I dealt with the submission of the SDLT return and registered the purchase at HM Land Registry. As a result, the client was able to capitalise on a great opportunity.