

Rosie McCormick Paice

Partner

Head of Residential Property



Rosie is the Head of Residential Property. She joined Edwin Coe in 2018 from Pemberton Greenish where she had been a partner.

Rosie specialises in transactional work involving high value residential properties in Prime Central London as well as country houses, equestrian properties, farms and estates for a mix of high-net-worth individuals plus developers and investors.

She has acted on some of the highest value and complex residential transactions in Prime Central London in recent years, many of which have involved enfranchisement issues.

She deals with all aspects of financing, including Sharia compliant financing for borrowers.

Rosie also advises on general residential landlord and tenant issues and has particular expertise in advising on both landlords and tenants on rights of first refusal under the Landlord and Tenant Act 1987. She has also advised on Build to Rent schemes and on Care Home Studios investments.

Her approach is to give accessible, pragmatic and commercial advice to clients so that their objectives and needs can be met as swiftly, and with as minimal fuss, as possible.

Experience

- Advising on the acquisition and financing of a leasehold properties with development potential in Prime Central London for investors to include taking assignments of lease extension and freehold claims.
- Advising on the sale of a leasehold house in Chelsea, run in concurrence with a claim for the freehold against the Cadogan Estate, with the completion of the freehold taking place at the same time as completion of the house transaction.
- Sale and purchases of country houses and equestrian properties in the Home Counties and the West Country for private owners.
- Advising on a variety of rural property issues affecting a large farming estate in Oxfordshire.
- Drafting and negotiating letting and management documents for a Build to Rent development and a student housing scheme both in North West England.
- Advising various Middle Eastern investors on the purchase and financing of portfolios of new build apartments in West London.
- Dealing with the sale of the residential part of a recently developed mixed use building in Soho to include structuring the title to protect the building from enfranchisement and dealing with the sales of the apartments.
- Negotiating with the Grosvenor Estate on the change of use of a building and the alteration of the title structure with a view to converting the building into a non-enfranchisable dwelling.

Expertise

- [Property: Overview](#)

- Country houses and estates
- Equestrian properties
- [Leasehold Enfranchisement, Lease Extension and Right to Manage](#)
- Property Finance and Loan Security
- Sales, Purchasing, and Lettings
- [Ultra-prime Residential Property](#)

Credentials

- Ranked as a 'Leading Individual' for Real Estate: High Value Residential in the Chambers High Net Worth Guide 2020, 2021, 2022 and 2023
- Recommended in The Legal 500 UK 2024
- [Ranked in Spear's 500 Property Lawyers category](#)
- Fellow of the Agricultural Law Association
- Member of the Law Society

Contact

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