

Rose Metcalfe

Licensed Conveyancer



Rose has worked in residential conveyancing for over 6 years.

Expertise

She has particular experience in freehold and leasehold sales and purchases, transfers of equity, and remortgages. She qualified as a Licensed Conveyancer in 2021 and also has a Bachelor of Laws (LLB) degree.

Rose works in the Lancaster office and, living in Heysham, has good knowledge of the local area. She always provides her clients with a timely and efficient, yet helpful and friendly service. In 2023 Rose was Highly Commended in the British Conveyancing Awards.

Recent Work

Rose assisted an elderly lady who was selling her house but had lost the unregistered title deeds. Rose helped obtain documents and evidence linking the client and her deceased husband to the property purchase in 1982. She then reconstructed the unregistered freehold title deeds and successfully had Land Registry approve the registration.

On another matter Rose was able to help a client who was selling a property and discovered that a section of their garden was still registered to their neighbours. This had been missed by the Solicitors who acted on the original purchase and had the potential to stop the sale proceeding. Rose was able to get the neighbour to agree to transfer the land and draw up the relevant deeds so the sale could proceed.



We felt that Rose did an excellent job. She was thorough, responsive and extremely patient and we would fully recommend her.

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We have just completed a sale with BSG Lancaster. I will say it's one of the best services I've ever experienced when selling a property. Our conveyancer Rose was professional, attentive and diligent throughout the whole process and very reasonable cost too. I would have no hesitation recommending the services of BSG.

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Rose has done a first class job advising my family on three property sales and one property purchase. Expertly handled with minimum fuss.

