Rachel Coyle

Call 2013

Clerks

Joe Mawson
0161 817 2753

Chris Brown
0161 817 7146

Prya Anisa
0161 817 2794

Miriam DoVale
0161 817 7138

Memberships

- Property Bar Association
- Agricultural Law Association
- Chancery Bar Association
- ComBar
- ALBA
- South-Eastern Circuit
- Association of Women Barristers
- Her Bar
- St Thomas More Society

Education

RICS Foundation Course in ADR and Conflict Avoidance December 2022-March 2023

Vulnerable Witness Training September 2018/2019

Direct Access Qualification July 2017

Overview

Rachel is a specialist property and commercial/chancery barrister who also has experience in insolvency and private client. Rachel acts in all types of property disputes (residential and commercial). Rachel has appeared in the High Court in the Business and Property Courts, Companies Court, King's Bench Division, Probate and Chancery Division in matters such as but not limited to contractual and tortious disputes, replacement of trustees, partnership and joint venture disputes, sale of goods and services, construction, personal and corporate insolvency, data protection, TOLATA 1996, Inheritance Act 1975 and Colonial Probates Act 1892.

She has built a strong experience in the County Court to multi track level. She also has experience in the First-tier Tribunal (Property Chamber) and (Land Registration), and representing and advising parties in matters such as but not limited to leasehold and freehold disputes, business tenancy disputes, land (boundary, easements, common land, agricultural land, village greens, farm tenancies, adverse possession, highways/public rights of way, Japanese Knotweed, Tree Preservation Orders, Electronic Communications Code), nuisance, Housing Act 2004.

Clients that Rachel has worked with include private and commercial landlords, commercial and residential tenants/leaseholders, banks, U.K. solicitors' firms with domestic and/or international clients, start-ups, private equity sponsors, local government departments and councils, property management companies, charities, high net worth individuals, beneficiaries, trustees and more vulnerable members of society.

Inner Temple Award (International Legal Ethics Conference) July 2014

Mayor Award May 2013

Manchester Metropolitan University
September 2012-June 2013
Bar Professional Training Course (BPTC)

The College of William & Mary (WM) Williamsburg, VA (USA) (Draper Scholar)
LLM American Legal Studies, GPA 4.2
August 2011-May 2012

The Drapers' Company Scholarship funding an LLM in the USA 2011-2012

Queen Mary, University of London (QMUL) September 2008-June 2011
Law – First Class with Honours (LL.B) Hons

Queen Mary, University of London, Law School Bursary Winner September 2008-June 2011

Aquinas College, Top Ten Theology A-Level June 2008

Aquinas College Von Hugel Institute Funding for Leadership Conference June 2008

Aquinas College (Sixth Form) September 2006-June 2008

Harrytown Catholic High School
September 2001-June 2006

Rachel's expertise is founded on her time at the Bar, pro bono work, webinar/seminar programmes and her work experience before coming to the Bar when she spent time working in hedging product mis-selling at Seneca Banking (part of Seneca Partners), volunteering in the procurement and commercial team at Stockport Homes, volunteering as a cleaner at a temporary accommodation for domestic violence victims at Stockport Homes, paralegal work at law firms such as DWF LLP (Manchester) and Horwich Farrelly, and on secondments at Hyde Housing and OneSource.

Recommendations

"Rachel was fantastic. She is professional and supportive throughout matters as well as being incredibly knowledgeable."

"Rachel Coyle is astute, commercially aware, practical and conscientious."
Chambers and Partners 2026

"Rachel's advocacy is clear, thorough and sharp. She is friendly and approachable, and it is easy to build a strong rapport with her."
The Legal 500, 2026

"Rachel's court room advocacy was very sound and her interactions with the bench were always entirely appropriate", Deputy Master

"She demonstrated a notably strong intellectual aptitude combined with sound judgment", Deputy Master

"In my experience Rachel grasps complicated issues quickly and has, on several occasions, conducted legal research quickly and competently in my view," Solicitor

"*My opinion is that Rachel appears commercially minded, get to the nub of issues quickly, and considers both legal and practical issues when providing advice,"* Solicitor

"*Her drafting is clear, easy to understand and very thorough,"* Solicitor

"Rachel has always provided me with clear advice, and most important issues, personable and easy to talk to. She is helpful and gets on your level when discussing legal advice and issues. There has never been any arrogance or brow beating," Solicitor

"She is a good advocate. I have witnessed her address the Court in a matter I instructed her on. In spite of the complexity of the case, she was able to concisely and persuasively present the case before the Judge. It was no wonder we won. She was clear, efficient, and well-organised," Solicitor

"I have witnessed her being able to strip away less important issues in a case which has often helped matters to settle. This I have seen at number of successful mediations where her analytical thinking has been the key factor in the settlement. For example, in a case concerning the removal of silt from a private lake that involved a large quantities of documents," Legal Executive

"*Rachel displays an excellent ability to communicate with my clients who come from differing backgrounds. My clients often comment on how approachable she and that they feel very comfortable communicating with her. With some Counsel, client feel rather nervous and daunted when explaining their case, but not with Rachel*," Legal Executive

"I have instructed Rachel on various matters – such as: hearings, trials, drafting pleadings or providing advice etc – and the standard of work that Rachel provides is always excellent. Furthermore, Rachel has a remarkable ability of being able to turnaround work with tight time constraints. In my opinion, Rachel is an exemplary barrister, and, in turn, an outstanding ambassador of the Bar. I believe that this is not only due to her legal expertise and knowledge, but also because of Rachel's drive and commitment to her profession," In House Solicitor for a Local Authority

Publications

- *'A Practical Guide to Common Land and Village Greens',* Law Brief Publishing, expected Summer 2023;
- *'A Practical Guide to Treasure Trove',* Law Brief Publishing, expected Winter 2023/Spring 2024;
- '*A Practical Guide to the Housing Health and Safety Rating System (HHSRS)',* Law Brief Publishing, 2022;
- '*Unlocking the Crypt: Insolvency & Cryptocurrency*', New Law Journal, July 2022;
- *'A Practical Guide to Hoarding and Mental Health for Housing Lawyers*,' Law Brief Publishing, 2020;
- *'Shared Ownership: Leases of Flats and Right to Manage,'* LEASE website and Flat Living, July 2018;
- *'Goodbye Grayling's Employment Tribunal Fees,'* Local Government Lawyer, 10 August 2017;
- *'Benefit cap and lone parents with children under two,'* Local Government Lawyer, 3 August 2017;
- *'Right to Manage: A Brief Overview.'* featured on Lexology and LEASE, 19 October 2016.

Beyond the Bar

Rachel volunteers through her Inn to provide advocacy training through 'Bridging the Bar' and conducting mock pupillage interviews. She previously judged the George Hinde Moot at QMUL and volunteered at QMUL Legal Advice Centre.

In addition to writing books for Law Brief Publishing and previously articles for New Law Journal, LEASE, Flat Living and Local Government Lawyer, Rachel delivers seminars/webinars for MBL Seminars.

Rachel is a NISA Level 8 qualified figure skater but is perhaps a little rusty. She previously played football for Calthorpe Project FC. She enjoys skiing and mountain biking, or relaxing with a good book about archaeology or playing her guitar. She is also a mother to two active girls and a governor at her local primary school.