

Edward Cousins is an extremely experienced former barrister and Principal Judge of the Land Registration Division. He is able to provide advice on wide-ranging property issues and can also sit as a Mediator and Arbitrator but, due to his former status in the Judiciary, cannot become involved in litigious matters.

Edward has held a number of significant judicial roles since his appointment to the part-time post of Chief Commons Commissioner in 2002 which role continued until 2008 when the post was abolished following the enactment of the Commons Act 2006. In September 2003 he was appointed by the Lord Chancellor to the newly created salaried full-time judicial role of Adjudicator to HM Land Registry established under the Land Registration Act 2002. As Adjudicator he dealt with land registration applications involving disputes over title, touching on areas of land law ranging from beneficial interest and rights of way cases, boundary disputes and adverse possession claims, to more esoteric disputes involving market rights, commons and town and village greens, aspects of planning law, easements, priority of mortgages and charges, and compulsory purchase. In 2013, he was appointed the Principal Judge of the Land Registration Division of the Property Chamber, following the integration of the jurisdiction into the Property Chamber of the First-tier Tribunal.

In October 2014 he vacated his role as Principal Judge, since when he continued to sit for several years as a fee-paid judge in various part-time judicial roles. Edward has been appointed to the Panel of NPIERS as an Examiner. He is also qualified as a non-statutory Inspector and has been retained in that role on a number of town and village green inquiries. Edward is an accredited mediator and has been retained in a number of property mediations, and matters involving early neutral evaluation and other aspects of ADR.

Edwards' recent work includes:

- Advising market authorities on the removal of markets, the preservation of market rights and the disposal of market sites
- Advising local authorities on the true interpretation and effect of Charter Rights granted by the Crown and the interplay between local Acts of Parliament and franchise rights
- Advising private clients on land registration title issues, and on rights of common, and town and village green issues
- Advising private clients on boundary disputes, ransom strip issues, easements and restrictive covenants
- Providing detailed initial advice to an insurance company as to the merits of a professional negligence case concerning a solicitors' advice on a property dispute