

PROBATE PRICING GUIDE

1. UNCONTESTED PROBATE WHERE ALL THE ASSETS ARE IN THE UK

- 1.1 We can help you through this difficult process by obtaining the grant of probate on your behalf to include completion of compliance forms for HMRC inheritance tax and arranging payment of tax as appropriate. We can also collect and distribute assets and complete estate accounts.

2. HOW MUCH WILL THIS COST?

- 2.1 Our fee can be limited to obtaining the grant of probate and completion of the HMRC IHT forms or deal with the entire probate process. Our fee will also depend upon the complexity of the estate and the deceased's affairs as well as the manner in which the estate is to be distributed.

The following estimate assumes:

- There is a valid will appointing one or two executors who both wish to act.
- The will leaves everything to the surviving spouse or two or three adult capable individuals or charities outright.
- There is no inheritance tax to pay, no lifetime gifts to report and a full inheritance tax return is not required.
- The assets comprise up to 8 UK bank or NS&I accounts or insurance based investments which pay into the estate and all account/policy details are to hand and the organisations act promptly and cooperatively.
- No income tax return is required for the period to the date of death and administration. Or an accountant will deal with such matters.
- there is a freehold property to be sold or transferred
- there are no possible claims against the estate at all (so that delaying instructions for up to 10 months from the grant will not be required).
- We will be carrying out the work below.

3. BREAKDOWN OF COSTS:

- Legal fees, typically fixed between £4,000 to £5,000 (plus VAT currently charged at 20 percent)

- Legal fees may increase beyond the typical range listed above where a matter is more complex. Examples of factors which may increase complexity and cost include:
 - International properties, bank accounts and other estate assets
 - Multiple properties
 - Complex inheritance tax or capital gains tax issues
 - Instructions to manage significant correspondence with multiple beneficiaries

Should your legal fees need to increase beyond the typical range, we will provide you with an estimate at the point this becomes clear to enable you to make informed choices.

- Disbursements:
 - probate court fee of £273 (no VAT chargeable)
 - £1.50 (no VAT chargeable) for each extra court sealed copy of the grant of probate
 - bankruptcy only land charges department searches £2 per beneficiary (no VAT chargeable)
 - post in the London Gazette - protects against unexpected claims for unknown creditors to the estate - £80 (plus VAT currently charged at 20 percent)
 - post in a local newspaper- it also helps to protect against unexpected claims. £200 to £250 (plus VAT currently charged at 20 percent depending on the paper)
 - certainty will search - there are various searches available to ensure as far as possible that you as personal representative are administering the correct will or that there is no unknown will in the case of an intestacy. the usual search costs £126 (inclusive of VAT currently charged at 20 percent)
 - financial asset search - this can be used to search for unknown assets and liabilities of the estate - £185 (inclusive of VAT currently charged at 20 percent)
 - Land registry fees - to transfer property - dependent upon the value of the property to be transferred. Official copies of title to property - £3 per search (no VAT chargeable)

Disbursements are cost related to your matter that are payable to third parties. Not all will apply in every situation. We handle the payment of any disbursements needed on your behalf to ensure a smoother process.

NB - This does not include bills such as funeral, liabilities of the deceased such as credit card debt, utilities for any property, tax etc which will be specific to the estate.

4. AS PART OF OUR FIXED FEE WE WILL:

- provide a dedicated and experienced probate solicitor to work on your matter
- identify the legally appointed executives or administrators and beneficiaries
- accurately identify the type of probate application you will require
- obtain the relevant documents required to make the application
- complete the probate application and the relevant HMRC forms
- draft a legal statement for you to swear
- make the application to the probate court on your behalf
- Obtain the probate
- carry out bankruptcy searches as advised
- place the statutory advertisements for creditors as advised
- in short tax affairs to the date of death are settled as appropriate
- collect and distribute all assets in the estate and provide estate accounts

5. OUR FEE DOES NOT INCLUDE

- advising on deeds of variation
- completion of any deeds in connection with any underlying trusts under the will or intestacy
- advising on any claims that may be brought against the estate
- any conveyancing costs for selling a property or addressing any issues relating to the title of the property
- inspecting or attending at the property in connection with valuations for property or contents or distribution of contents or their disposal

6. HOW LONG WILL MY MATTER TAKE?

- 6.1 On average, estates that fall within this range are dealt with within 8 to 12 months. Typically, obtaining the grant of probate takes 20 to 24 weeks. Collecting assets then follows, which can take between four to six weeks. Once this has been done, we can distribute the assets, which normally takes four to six weeks. These timescales may be exceeded dependent upon the circumstances.

NB - fixed third party fees such as probate court fees, bankruptcy search fees, Land Registry charges and statutory advertisement fees may change from time to time. This is outside of our control.

OUR CONTACTS FOR UNCONSENTED PROBATE WORK

[Lindsey Bohanna](#) – Senior Associate – Lindsey qualified as a solicitor in 2002

[Lucy Bluck](#) – Associate – Lucy qualified as a solicitor in 2009

[Gail Saunders](#) – Solicitor – Gail qualified as a solicitor in 2021

[Lauren Saville](#) – Solicitor – Lauren qualified as a solicitor in 2019

These solicitors specialise in this area of practice and you can view a summary of their experience by clicking the link on their name above.