

Probate (uncontested)

All fees listed below are exclusive of VAT which will be added at the current prevailing rate of 20% unless specifically stated otherwise.

Non-Taxable Estate

We anticipate this will cost between £1,500 - £2,000 plus VAT

2) Ascertaining the deceased's assets and liabilities and making the application for the grant of probate (executors' cash in the assets themselves and make the distributions direct)

Taxable Estate

We anticipate this will cost between £3,000 and £3,500 plus VAT

Non-Taxable Estate

We anticipate this will cost between £2,000 and £3,000 plus VAT

3) Making the application for the grant of probate and cashing in the assets and making final distributions (executors provide us with all date of death valuations)

Taxable Estate

We anticipate this will cost between £3,500 and £5,000 plus VAT

Non-Taxable Estate

We anticipate this will cost between £3,000 and £4,000 plus VAT

4) Ascertaining the deceased's assets and liabilities and making the application for the grant of probate, we also cash in all assets and make the distributions ourselves

Taxable Estate

We anticipate this will cost around £4,000 plus VAT. The fees can sometimes go up to around £9,000 to £10,000 depending on the number of hours worked.

Non-Taxable Estate

We anticipate this will cost around £4,000 plus VAT.

The exact cost will depend on the individual circumstances of the matter. For example, if there is one beneficiary and no property, costs will be at the lower end of the range. If there are multiple beneficiaries, a property and multiple bank accounts, costs will be at the higher end.

We will handle the full process for you. This quote is for estates where:

- There is a valid will

- There is no more than one property
- There are no more than 5 banks or building society accounts or other financial institutions to deal with i.e. insurance companies.
- There are no other intangible assets
- There are between 1-5 beneficiaries
- There are no disputes between beneficiaries on division of assets. If disputes arise this is likely to lead to an increase in costs
- There are no claims made against the estate

Disbursements for all cases

- Probate Registry Fee – for issuing the Grant. This is currently a flat fee of £155.00.
- Additional Court copies of the Grant document – this will depend on the number required but the charge is presently £1.50 per copy.
- Valuers' Fees – if certain specific assets need to be valued i.e., if the estate is taxable a surveyor's report needs to be carried out, the fees for this are approximately £500.00 depending on which company is used.
- If it is necessary to travel outside the office on your business, then mileage will be charged at 45p a mile plus VAT.
- Accountant's fees for completing tax returns to the date of death and during administration, estimated £300-£500.
- Bankruptcy-only Land Charges Department searches (£2 per beneficiary but a lot more if a beneficiary lives overseas.)
- £100.00 Post in The London Gazette – Protects against unexpected claims from unknown creditors.
- £70.00 Post in a Local Newspaper – This also helps to protect against unexpected claims.

Disbursements are costs related to your matter that are payable to third parties, such as court fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Potential additional costs

- If there is no will or the estate consists of any share holdings (stocks and bonds) there is likely to be additional costs that could range significantly depending on the estate and how it is to be dealt with. We can give you a more accurate quote once we have more information.
- Dealing with the sale or transfer of any property in the estate is not included.
- If there is a property to clear/empty and no family members or friends to assist. The costs can significantly increase.

How long will this take?

On average, a taxable estate can take up to 10 months to obtain the grant of probate. This is because HMRC have to preliminarily approve the account sent to them, this approval can take up to 3 months. Once they have preliminarily approved the account, the estate is then free to apply for the grant of probate. HMRC will then take a closer look at the account and will then issue a clearance certificate when satisfied all assets have been accounted for correctly. It is not until the estate receives a clearance certificate that final distributions can be made. This can take anything from 6 months to 2 years.

If the estate is not taxable the grant of probate can usually be obtained within 5-10 months. HMRC are not involved and the whole process is a lot quicker, and the beneficiaries can receive their inheritance a lot more swiftly.

If there is a property to sell, this depends on the market and how quickly it can sell. Beneficiaries may be waiting between 6 months to 2 years to receive their final distributions.

Interim distributions to beneficiaries can be made where there are available funds.

The Solicitors who work in this area are:

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They are all supervised overall by [Richard Griffiths](#) – Partner in conjunction with [Pat Lush](#).