

Probate and Administration Fees:

Please contact us so that we can provide you with an individual quote based on your specific circumstances.

Every estate is different, which is why we encourage you to contact us so we can provide you with an estimate outlining a range of potential fees to make sure that you get the right amount of support to meet your individual circumstances. We will update you regularly on your costs throughout the matter so you can stay in control throughout.

'We will do the following:

- advise you in connection with obtaining the appropriate grant of representation to the estate;
- advise you in connection with the administration of the estate; including the legal, and administrative matters.

We will not do the following:

- provide any advice in relation to the law in countries outside England And Wales, however we are able to co-ordinate advice with professional advisers in other jurisdictions in relation to assets held abroad but only to the extent specifically agreed in writing between us (which may incur an additional cost);
- provide advice in relation to dealing with actual claims made against the estate, or contentious matters in dealing with the administration of the estate – (unless instructed by you to do so as a separate matter) but only to the extent specifically agreed in writing between us (which may incur an additional cost).'
- Deal with the deceased's income tax (but we can instruct an accountant on your behalf).

The below price information is a general indication of costs based on our experience for an exempted estate not exceeding £325,000.

We estimate a fixed fee cost up to and including obtaining the grant of letters of administration (probate) is likely to range between £2,000 and £5,500 plus VAT and disbursements* for a straightforward grant of probate and administration of an estate, for estates in England and Wales, where:

- there is no more than one property in the sole name of the deceased
- there are no more than three bank accounts

- there are no debts (other than utility bills)
- there is a valid will appointing executors
- there is a single beneficiary
- there are no complications

*Disbursements (costs related to your matter that are payable to third parties)'

Item	Amount	VAT
Probate fee*	£155.00	none
Office copies for the grant of probate (per copy)	£0.50	none
Post in the local newspaper	£185.00	none
Post in the London Gazette	£62.15	None
Asset Search	£50.00	None
Oath fee	£7.00	None
Bankruptcy Searches per beneficiary	£2.00	None
House valuation (estimate) (where applicable)	£1000.00	£200.00
House Clearance (estimate) (where applicable)	£1000.00	£200.00

Item	Amount	VAT
Contents Valuation (estimated) (where applicable)	£400.00	£80.00
Death Certificates (where you do not provide them)	£35.00	None
Conveyancing Costs to sell property (estimated) (See our page on Conveyancing Charges)	£1500.00	£300

* Please note that the government has issued proposals to increase fees in the future. We will attempt to make the application for the grant before the fee changes but due to the nature of the process and reliance on third parties this may not be possible.

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We can provide fixed fee quotes based upon the gross value of the estate for probate purposes typically 1.5% - 2.5% plus vat (20%) and disbursements (see above) and this may be more cost effective in some cases. In relation to high value estates we can tailor our fees to your needs and agree a lower percentage. Alternatively we can deal with the estate based on our hourly rate rather than a fixed fee (which again may provide to be more cost effective depending upon the type of estate). Our hourly rates depend upon the level of fee earner dealing with your case but range from £240 per hour plus vat to £350 per hour plus vat for a partner.

We can obtain the grant of representation ("Probate") for you (if it is required). If additional work is required after the grant of letters of administration is required this would incur additional fees.

The following factors are likely to increase the cost of your matter:

- not having all of the paperwork available, or having missing or incorrect information that needs investigation and correction
- third parties not responding to our communications promptly
- dealing with unusual or complex assets or items (for example: fine art; timeshares; shares in private companies etc)

- Numerous different shareholding and/or missing share certificates
- Missing Beneficiaries
- HMRC raising an enquiry or investigation into the deceased's tax
- A very high value estate or an estate with many different investments
- Where a deed of variation of the deceased will or estate is required or tax advice
- Where a caveat is registered blocking the grant
- Where there is a claim against the estate or the validity of the will
- Where you require us to register the death and/or arrange the funeral
- Where there are foreign assets
- Where there is an enquiry from the Department for Work and pensions
- Where the estate is insolvent

As soon as any complications arise we will discuss these with you and agree the fee for the additional work being carried out in advance of any additional work being undertaken.

Obtaining a grant of representation and dealing with the administration of an estate can be complicated; it can take between two and four months to obtain the grant of probate (more in complex cases) and if further work is required after that another 6 months (more in complex cases) to make sure everything is done properly. At David Tagg & Co we offer a complete estate administration service to deal with everything for you.

Probate work is dealt with by David Tagg who is a partner and who has over 25 years experience dealing with all sizes of estates including high value estates and estates with foreign assets and can personally deal with you and the estate and provide an efficient and cost effective face to face service.