

Probate & Estate Administration

Clear advice. Practical support. A helping hand when it matters.

Dealing with someone's estate can feel daunting, particularly when you are also dealing with a bereavement. At Solomons Solicitors, our Private Client team can guide you through the process and take as much, or as little, of the administration off your hands as you need.

Some clients simply want us to obtain the Grant for them. Others would rather hand the entire estate administration over to us.

We offer both.

Clear options, transparent pricing and a service matched to the estate.

PRICING INFORMATION

Fees and third-party costs in this guide are stated as at October 2026 and are reviewed periodically. Our charges may change from time to time, including to reflect inflation and increases in the cost of providing our services. If you are viewing this guide significantly after October 2026, please contact us for current pricing. We will confirm the fees applicable to your matter before you instruct us.

Do I need Probate?

A Grant may be required before the person responsible for an estate can collect, sell or transfer certain assets. If there is a valid Will, the executors named in it will usually apply for a Grant of Probate. Where there is no valid Will, the person entitled to administer the estate may instead need to apply for Letters of Administration.

Whether a Grant is required will depend upon matters including:

- what assets the person owned;
- the value of those assets;
- how the assets were owned; and
- the requirements of the banks, investment providers and other organisations concerned.

Not sure what you need?

We can discuss the estate with you and explain the appropriate next steps.

Choose the support that suits you

OPTION 1

Grant Application Only

You deal with the estate. We deal with obtaining the Grant.

This service is designed for executors or administrators who are happy to deal with the administration of the estate themselves but would like us to prepare and submit the application for the Grant.

STRAIGHTFORWARD GRANT APPLICATION**£1,395 + VAT**

For straightforward applications within our usual criteria.

Our fixed fee will generally apply where:

- no full inheritance tax account to HMRC is required;
- the estate is comfortably within the relevant inheritance tax reporting limits for this service, generally the £325,000 nil-rate band, and no full inheritance tax account to HMRC is otherwise required; and
- there are no other circumstances requiring significant additional investigation, calculation or reporting.

These figures describe our usual pricing categories and should not be treated as a statement of the inheritance tax allowances available to a particular estate. Where an estate is close to the relevant inheritance tax reporting threshold, HMRC may require a full inheritance tax account even though the estate is below that threshold. In that case, our Complex Grant Application pricing will apply. We will confirm which pricing category applies once we have considered the circumstances of the estate and the applicable HMRC reporting requirements.

What is included?

- review the Will, where there is one;
- identify the appropriate type of Grant;
- review the estate information and valuations provided to us;
- advise you of any further information required;
- prepare the probate application and information required for it;
- submit the application to the Probate Registry; and
- provide you with the Grant once issued.

What do you need to do?

You provide us with complete information and valuations for the estate's assets and liabilities. Once the Grant has been issued, you remain responsible for administering the estate, including collecting or transferring assets, settling liabilities, dealing with beneficiaries and distributing the estate.

COMPLEX GRANT APPLICATIONS**From £2,950 + VAT**

Our minimum fee where more work, reporting or investigation is required.

This may include estates:

- close to or exceeding the relevant inheritance tax reporting threshold where a full inheritance tax account is required by HMRC;
- requiring a full inheritance tax account to be submitted to HMRC;
- involving lifetime gifts which need to be reviewed;
- involving trusts, business or agricultural assets; or
- involving other tax, legal or administrative complexities requiring additional investigation, calculation or reporting.

£2,950 + VAT is our minimum fee for a complex Grant application. The final fee will depend upon the circumstances and the amount of work required. Where additional complexities become apparent, we will explain the further work required and provide an updated estimate before undertaking significant additional work.

Lifetime gifts

Where we need to consider lifetime gifts made by the person who has died, an additional fee of at least £500 + VAT will usually apply for reviewing the gift history. Where there have been numerous gifts, gifts spanning several years or more complex lifetime transactions, the additional work may instead be charged at our applicable hourly rates. We will explain the charging basis before undertaking that work.

INTERNATIONAL & FOREIGN ESTATE APPLICATIONS

From £3,550 + VAT + disbursements

For non-domiciled estates, foreign Grant applications and qualifying reseals.

This service may apply where:

- the person who has died was domiciled outside England and Wales;
- assets in England and Wales form part of an overseas estate;
- an overseas Grant has already been obtained and an application is required in England and Wales; or
- an overseas Grant is eligible to be resealed in England and Wales.

Our minimum legal fee is £3,550 + VAT, plus applicable disbursements. The final fee will depend upon the jurisdiction involved, the nature and value of the assets in England and Wales, the documentation available, whether a foreign Will or Grant needs to be considered, the inheritance tax and HMRC reporting position and the additional work required.

Resealing an overseas Grant

Not every overseas Grant can be resealed in England and Wales. Resealing is available only where the original Grant was issued in a jurisdiction covered by the relevant statutory arrangements. Where resealing is not available, a fresh application in England and Wales may instead be required.

OPTION 2

Full Probate & Estate Administration

Hand it over to us.

If you would prefer not to deal with the administration yourself, our team can manage the estate from the initial information-gathering stage through to the estate accounts and final distribution to beneficiaries. Our fees reflect both the value of the estate and the complexity, responsibility and professional involvement required.

STRAIGHTFORWARD ESTATES

Higher of £6,995 + VAT or 1.5%

1.5% of the gross value of the estate + VAT. Whichever is higher.

Property & conveyancing

Our probate and estate administration fees do not include legal fees or disbursements relating to the sale, transfer, assent or other conveyancing of land or property. This work will be quoted and charged separately.

What might that mean?

Gross value of estate	Indicative legal fee
£300,000	£6,995 + VAT
£400,000	£6,995 + VAT
£500,000	£7,500 + VAT
£750,000	£11,250 + VAT
£1,000,000	£15,000 + VAT

These examples are illustrative and assume the estate otherwise falls within our straightforward estate criteria. They are for probate and estate administration work only and exclude conveyancing fees and disbursements.

What do we mean by a straightforward estate?

- there is a valid Will;
- the executors are able and willing to act;
- there is no more than one property;
- there are no more than five bank or building society accounts;
- there are no complex business, agricultural or foreign assets;
- there are no more than five beneficiaries;
- there are no significant lifetime gifts requiring additional investigation;
- there are no trusts requiring separate administration;
- all beneficiaries can be located and are able to deal with their inheritance; and
- there is no claim or dispute concerning the estate.

These are guides rather than rigid criteria. We will consider the estate as a whole when providing our costs estimate.

MORE COMPLEX ESTATES

Generally 1.25% - 2.25% + VAT

MINIMUM FEE: £7,995 + VAT

HIGHER-COMPLEXITY MINIMUM: £8,995 + VAT

The applicable minimum and percentage reflect the complexity, responsibility and level of professional involvement required.

We will explain the applicable charging basis when providing our estimate.

Factors may include:

- the number, nature and value of the assets;
- inheritance tax and HMRC reporting requirements;
- lifetime gifts or other transactions requiring investigation;
- trusts, business interests or agricultural assets;
- multiple properties or numerous investments/shareholdings;
- the number and individual circumstances of beneficiaries;
- difficulties locating or communicating with beneficiaries;
- complexities involving executors, beneficiaries or other interested parties;

- the extent of correspondence, negotiation or additional professional involvement required because of difficult or strained relationships between those interested in the estate;
- any heightened legal, practical or administrative complexity associated with the estate;
- whether Solomons Solicitors or partners of the firm are appointed as executors and the additional responsibility and professional involvement this requires;
- income tax or capital gains tax issues during the administration;
- any international or cross-border element, including foreign domicile, overseas assets, foreign Wills or Grants, or liaison with overseas lawyers, tax advisers or other professionals;
- whether there are any private pensions; and
- other unusual, complex or time-consuming aspects of the administration.

Where an estate involves assets or legal issues in another jurisdiction, our fees relate to work undertaken by Solomons Solicitors in England and Wales. Fees charged by overseas lawyers, tax advisers or other professionals will be additional.

Your estimate will be personal to the estate

The percentage range is an indication of our usual charging basis rather than an automatic tariff. We will explain the charging basis and update you if circumstances materially change.

What is included in our Full Administration Service?

- review the Will and identify the executors and beneficiaries;
- identify the appropriate form of Grant;
- contact banks, investment providers and other relevant organisations;
- obtain information about assets and liabilities;
- obtain or arrange appropriate valuations where required;
- prepare the probate application and relevant inheritance tax documentation;
- correspond with HMRC where required in connection with the probate and inheritance tax position;
- apply for the Grant;
- collect or arrange the transfer of estate assets, excluding separate conveyancing work required in relation to land or property;
- settle estate liabilities;
- correspond with beneficiaries throughout the administration;
- arrange interim distributions where appropriate;
- collate details of income and gains arising during the administration period and provide relevant information to the estate accountant where tax reporting is required;
- prepare estate accounts; and
- arrange the final distribution of the estate.

Tax Returns & Accountancy Work

Our full estate administration fee includes our usual time spent gathering and collating information concerning income and gains arising during the administration period and, where appropriate, supplying that information to the accountant dealing with the estate tax affairs.

Accountants' fees for preparing tax returns, computations or other specialist tax work are separate and are not included in our legal fees.

Our full administration fee also does not include dealing with outstanding personal tax affairs of the person who has died for periods before the date of death. Where historic Income Tax returns or other tax matters need to be prepared, investigated or regularised retrospectively, the additional legal work will be charged separately. Any accountant or tax adviser fees will also be additional.

Administration-period tax

We include our usual time for gathering the information required by the estate accountant at no additional charge.

Historic tax affairs

Work required to resolve outstanding personal tax matters relating to the deceased before death is charged additionally

Third-Party Costs

Some payments need to be made to other organisations during an estate administration. These disbursements are payable in addition to our legal fees.

Item	Current indicative cost
Probate application fee, where payable	£526
Copies of the Grant ordered with the application	£2 each
Land Registry title document/search	£8.80 including VAT per document
Bankruptcy and ID search per UK beneficiary	£20 plus VAT
Bankruptcy and ID search per overseas beneficiary (price varies by country)	From £70 plus VAT
Statutory advertisements/creditor notices	From £260 + VAT
Asset searches, where appropriate	From £185 + VAT
Certainty Will Search, where appropriate	From £95 + VAT
Land Registry fees for separately instructed property transfer or assent	Dependent upon the transaction; not included in our probate fee

Not every estate will incur every cost shown above. Additional third-party costs may include accountants' fees for preparing estate or administration-period tax returns and computations; specialist tax or accountancy advice; RICS or other suitably qualified professional property valuations; valuations of shares, businesses, investments, personal possessions or other estate assets; tracing or asset-search services; translations or certification of foreign documents; overseas lawyers or other professional advisers; and other specialist services required because of the nature of the estate.

These third-party costs are separate from our legal fees. Where additional professional input is required, we will explain this to you and, where appropriate, obtain details of the likely cost before the work is undertaken.

Any conveyancing disbursements incurred in connection with the sale or transfer of estate property are separate from our probate and estate administration charges.

What isn't included?

TRUSTS ARISING UNDER A WILL

Our estate administration fee covers the estate up to distribution or transfer of assets into the trust. Separate trust administration, including the preparation of deeds and registration with the Trust Registration Service registration are not included unless expressly agreed. For a straightforward trust, we may at our discretion include the initial TRS registration and will confirm this in writing.

CONVEYANCING IS SEPARATE

Unless specifically agreed otherwise, our probate and estate administration fees do not include any conveyancing legal fees or conveyancing disbursements.

This includes legal work required in connection with:

- the sale of an estate property;
- the transfer or assent of property to a beneficiary or other person;
- the transfer of a deceased person's interest in jointly owned property; or
- any other separate conveyancing or Land Registry work required in connection with estate property.

Where conveyancing work is required, a separate conveyancing quotation will be provided.

Our probate and estate administration fees also do not include:

- ongoing administration or registration of a trust arising under a Will, unless we expressly agree otherwise;
- accountants' fees for preparing administration-period tax returns or computations;
- work required to resolve outstanding Income Tax returns or other personal tax affairs of the person who has died relating to periods before death;
- specialist tax or accountancy advice;
- foreign legal or tax advice;
- fees charged by lawyers or other advisers in another jurisdiction;
- contentious probate work or disputes; or
- other work falling outside the agreed estate administration.

Contested Estates & Disputes

Our indicative probate and estate administration charges relate to non-contentious estate administration. If a dispute or claim arises, including a dispute concerning the validity or interpretation of a Will, entitlement to an estate or the conduct of an executor or beneficiary, that work does not form part of our quoted estate administration fee. We will discuss the position with you and provide separate costs information where appropriate.

Inheritance Tax

Whether inheritance tax is payable will depend upon the individual circumstances of the estate, including its assets and liabilities, available exemptions and reliefs, previous lifetime gifts and the allowances available to the estate. Where inheritance tax work forms part of our instructions, we will explain what information is required and the steps involved.

International estates may require additional consideration of the UK inheritance tax and reporting position and, where appropriate, the interaction with another jurisdiction. Where particularly complex UK or overseas tax issues arise, separate specialist tax or accountancy advice may be required.

How long does Probate take?

01

Information & valuations

Identifying the assets and liabilities and obtaining the information and valuations required.

02

Tax & probate application

Preparing the relevant inheritance tax information and the application for the Grant.

03**Obtaining the Grant**

Submitting the application to the Probate Registry and obtaining the Grant.

04**Collecting the estate**

Collecting estate assets and settling liabilities. Separate conveyancing work may run alongside the estate administration and will be subject to its own quotation.

05**Tax, estate accounts & distribution**

Finalising the administration-period tax position where required, preparing estate accounts and, when appropriate, distributing the estate to the beneficiaries.

TYPICAL OVERALL TIMESCALE**Approximately 10-24 months**

An indication only. Complex estates (including estates where there is no will, for example) or third-party dependencies may take considerably longer.

Some straightforward estates can be completed sooner, while estates involving inheritance tax, property sales, trusts, international or cross-border issues, outstanding tax affairs, missing beneficiaries, difficult family dynamics or other complications may take considerably longer. The timetable can also depend upon HMRC, the Probate Registry, financial institutions, accountants, property transactions and overseas organisations or advisers.

Our Private Client Team

Your matter will be handled by a member of our specialist Private Client team with experience appropriate to the nature and complexity of the estate, with appropriate supervision throughout.

Details of our Private Client team, including their qualifications and experience, can be found on our website.

Not sure which option you need?**Start with a conversation.**

You don't need to work it all out before you contact us. We can talk through the estate, explain what is likely to be involved and help you decide how much support you would like from us.

Speak to our Private Client team

01202 802 807



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