**2025 fees**

|  |  |
| --- | --- |
| **Wills** | |
| Simple Single Will – phone or video | £250 + VAT |
| Simple Mirror Will – phone or video | £350 (for both Wills) + VAT |
| Changes to Will/s | £150 + VAT |
| Non-standard Will – e.g. with exclusion clauses, complex requests (see also outline document) | £400 + VAT |
| Will with child Trust clauses | £400 + VAT |
| Emergency Will 3 days/ 24 hours | £400/£600 + VAT (in addition) |
| Trust Will | £700 + VAT |
| Vulnerable Person Trust Will | £450 + VAT |
|  | |
| **Lasting Power of Attorneys** | |
| Health/Finance Lasting Power of Attorney | Different packages available  See separate page |
|  |  |
| **Land Registry** | |
| Severance of Tenancy | £300 + VAT |
| Transfer or change Title Deed | £600 + VAT |
|  |  |
| **Other** | |
| Deed of Revocation of Enduring Power of Attorney | £300 + VAT |
| Ordinary Power of Attorney | £300 + VAT |
| Second consultation/ visit | £300 + VAT |
| Estate planning advice | £900 + VAT |

Fees are payable after receipt of invoice which will be emailed after the meeting or agreement. Draft documents will be emailed or posted after receipt of payment. Last update January 2025

**Lasting Power of Attorneys Packages**

The packages apply to the two different Lasting Power of Attorneys (LPA):

1. Health and Welfare
2. Finance and Property

They work the same way; you can have the same attorneys but they deal with different parts of the donor's affairs and they are different documents. The fees charged are for each LPA. Separate fees are payable to the Office of the Public Guardian directly.

|  |  |  |
| --- | --- | --- |
|  | **Silver** | **Gold** |
| Peace of mind that the forms are correct | ✓ | ✓ |
| Completed forms checked by experienced Solicitor | ✓ | ✓ |
| Money back guarantee | ✓ | ✓ |
| We do all the work for you |  | ✓ |
| **WHAT IS INCLUDED** |  |  |
| Telephone consultation | ✓ | ✓ |
| Take details and prepare documents | ✓ | ✓ |
| Post documents with extensive instructions | ✓ |  |
| Check completed documents | ✓ | ✓ |
| Forward documents and manage process with attorneys | ✓ | ✓ |
| Complete forms if eligible for reduction/exemption fee | ✓ | ✓ |
| Manages process until forms checked for submission | ✓ | ✓ |
| Post, track and manage submission Office Public Guardian | ✓ | ✓ |
| Solicitor acts as Certificate Provider |  | ✓ |
| Solicitor acts as witness to donor and all attorneys present |  | ✓ |
| Home/hospital visit Solicitor to complete documents and attest mental capacity |  | ✓ |
| One LPA \* | £250 + VAT | £500 + VAT |
| Two LPAs total \* | £450 + VAT | £750 + VAT |
| Four LPAs total \* | £800 + VAT | £1,200 + VAT |

\* excluding £82 for each LPA payable directly to the Office of the Public Guardian

Last update January 2025

**Probate**

Estimating the exact cost of administering an estate can be challenging. However, once we have answers to the following questions, we can provide you with a tailored quotation for the likely work and associated costs:

* **Is there a valid will?**
* **How many beneficiaries are involved?**
* **How many properties are included in the estate?**
* **What type of investments are held?**
* **Are there any specialist assets, such as heritage items?**

In addition to these, we also need to consider:

* The complexities involved in submitting the inheritance tax return, including any pre-death tax or other planning that may have been carried out.
* The need for any post-death planning, for instance, variations to the will.
* Any cross-border issues, such as if the testator or beneficiaries lived (or live) abroad.

All of these factors will influence the work we undertake and form the basis of our fee estimate.

For example, if we are instructed to apply for a grant of probate for an estate that meets the following conditions:

* The assets are straightforward (excluding non-UK assets).
* There is no dispute regarding the distribution of the estate.
* There is no inheritance tax liability.
* Our role is limited to:
  + Liaising with the executors and taking their instructions,
  + Obtaining details of the estate’s value,
  + Preparing the probate application, and
  + Lodging the application with the Probate Registry to obtain the grant of representation and certified copies.

Our fees will be approximately £12,000+VAT.

Additionally, third-party charges will be added to the final invoice. These may include:

* Probate fees set by the UK government,
* Advertising costs in the London Gazette and a local newspaper (estimated at £200),
* Relevant searches.

These third-party charges, along with any applicable tax on the estate, will be added to the invoice.

On average, the administration of an estate of this nature should be completed within **4 to 8 months**, typically following these stages:

* **Obtaining the grant of probate:** 3 to 6 months.
* **Collecting the assets:** 3 to 6 weeks.
* **Distributing the assets:** 1 week.

The fee estimate provided above does not include the completion of inheritance tax returns, negotiations with HMRC, or the actual transfer of assets (such as investments or properties) to the beneficiaries. Any such services would be charged on an hourly basis.

If there is no will, the costs can vary significantly depending on the estate’s complexity and how it is distributed. In such cases, we would provide a bespoke fee estimate once all the relevant factors have been determined.

All fees and costs mentioned are exclusive of Value Added Tax (VAT), which will be added where applicable. Our rates are reviewed annually on 1 May, and any changes applicable to a particular matter will be communicated to the client in writing at the time of the review.

Where you have been appointed as an executor, we will charge our hourly rate of £350+VAT for the work that is carried out from taking instructions to the distribution of the estate. Or we will quote you a fixed fee.

Where Arford Henderson Law is instructed as the executor our fees are fixed for transparency purposes.

If the Estate is below £325,000 and no tax is payable and there is no property, the fee is 4%+VAT of the gross value of the estate.

If the Estate is between £325,000 and £2,000,000 and there is a property to be sold or transferred and there are a number of investments, or IHT is payable then the fee is 6%+VAT of the gross value of the estate.

If the Estate is valued above £2,000,000, or there are foreign assets to be sold, above 3 UK properties to be sold, more than 5 bank accounts, more than 5 investments, complex issues then the fee is between 7-12% of the gross value of the Estate.