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PROFESSIONAL CHARGES from 2 January 2026

WILLS

Simple Will	£375 plus VAT
Simple Mirror Wills	£600 plus VAT
Single Complex Will (Life Interest Will)	£650 plus VAT
Complex Wills (Life Interest Wills) starting from	£850 plus VAT
Additional Tax Planning	£350 plus VAT p/h

LASTING POWERS OF ATTORNEY

Drafting each Lasting Power of Attorney (Health and Welfare and Property and Finance)	£300 plus VAT
(Reading Home visits – Additional fee)	£450 plus VAT
(Outside Reading Home visits – Additional fee)	£550 plus VAT

Disbursements for Lasting Power of Attorneys: £92

(Registration fee to the Office of the Public Guardian per document)

If your annual income is under £12,000 (A reduced fee of 50% is applicable.)	£46
If your annual income is over £12,000 normal fees apply	£92

Other Services

Drafting a Declaration of Trust	£850 plus VAT

Elizabeth Middleton Solicitors are authorised and regulated by the Solicitors Regulation Authority (reg no. 620346)

Advanced Directive	£300 plus VAT

PROBATE

We can help during a difficult time. We can apply for the Grant of Probate for you and collect and distribute the assets.

Probate: Range of costs

Applying for the grant, collecting and distributing the assets

1) Simple probates

We anticipate this will take between 5 and 10 hours work at £350 plus VAT plus VAT at 20% an hour.

Total costs estimated between £1,750 and £1,750 (plus VAT at 20%).

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 more than one property.
- There more than one bank or building society accounts.
- There are no other intangible assets.
- There are 1-2 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 is no inheritance tax payable and the executors do not need to submit a full account to HMRC
- There are no claims made against the estate.

Disbursements no VAT:

- Probate application fee of £300
- £16 for each Office copy of the Grant

- Approximately £200 plus VAT for an advert in The London Gazette – Protects against unexpected claims from unknown creditors.
- Approximately £300 plus VAT for an advert 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.

2) Complex probates

Total costs estimated between £4000 to more than £20,000+ (VAT at 20%). More complex matters where beneficiaries need to be traced and third parties need to be engaged to look after property pending finding the beneficiaries will cost more.

The exact cost will depend on the individual circumstances of the matter.

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

- There may be a Will.
- There is no Will.
- The beneficiaries need to be traced.
- Third parties need to be engaged to look after the property.
- An IHT400 together with schedules needs to be drafted.
- The Will contains a discretionary trust or interest in possession.
- There is more than one property.
- 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 included in this fee (where applicable VAT is included at 20%):

- Probate application fee of £305. This may be changed by the Probate Registry from time to time.
- £1.5 for each Office copy of the Grant.
- Approximately £200 plus VAT for an advert in The London Gazette – Protects against unexpected claims from unknown creditors.

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.

How long will this take?

On average, small estates that fall within this range are dealt with within 6 months and 1 year depending on how busy the Probate Registry is. Typically, obtaining the grant of probate takes 6 and 12 months. It may take more time depending on the complexity of the matter. Collecting assets then follows. This can take between 6 to 12 months. Once this has been done, we can distribute the assets, which normally takes 3 months or more.

Elizabeth Middleton – Principal

Elizabeth is the head of our team and has more than 15 years' experience in private client work, specialising in Wills and Probate. Elizabeth has been working in this area since she qualified and has helped hundreds of families and individuals.

Hourly rates

Elizabeth Middleton - normal hourly rate	£350 plus VAT
Elizabeth Middleton acting as Executor or Lasting Power of Attorney	£400 plus VAT
Paralegals	£146 plus VAT

Conveyancing – Equity Release

• Legal fee in straightforward matters	£1500 plus VAT
• Electronic money transfer fee for amounts of £50,000.	£30
• VAT	£300
• Subtotal	**£ 1,830**
Disbursements	
• Office copy entries	£7
• **Total**	**£ 2,137**

Complex matters Complex matters where there is a divorce or a restriction on the title £2000 plus VAT

- Electronic money transfer fee for amounts of £50,000. £30
- VAT £ 400
- Subtotal **£ 2,400**

Disbursements

- Office copy entries £7
- **Total** **£ 2,407**

Sales

- Legal fee in straightforward matters £1200 plus VAT
- VAT £ 240
- Subtotal **£ 1,440**
- Disbursements
- Office copy entries £7
- Electronic money transfer fee for amounts of £50,000. £30
- **Total** **£ 2,669**