The benefits of a holistic approach

Our holistic approach to probate and conveyancing ensures an efficient and seamless service, by bringing both processes together under one roof. This significantly reduces the risk of delays or miscommunication.

This means that once probate is granted, our conveyancers will already have all the necessary documents and legal details to support with the ongoing sale, making the process quicker and less stressful for you. By keeping everything in-house, we streamline the experience and ensure you don't have to deal with multiple parties.

Additionally, because the same law firm is handling both the probate process and any subsequent property sales, you will benefit from a consistent, personalised level of service. Our experts will be familiar with your specific case, allowing us to anticipate any potential issues and address them early on. This not only saves you time, but also reduces costs, as we can manage the entire process efficiently from probate to final sale.

Our Service Pledge

No matter what department or lawyer you are working with at Attwaters Solicitors, we make a solemn promise to:

- Treat you politely, professionally, and with respect
- Be proactive, communicative and keep you updated at all times
- Be transparent on costs – no nasty surprises halfway through
- Accompany problems with solutions
- Act as soon as any concern is raised.

Our team

Tony Brownlie is a Partner at Attwaters Solicitors specialising in estate administration, probate work, tax and trusts, Wills, Lasting Powers of Attorney (LPAs) and estate planning. He has vast experience in all matters relating to probate and estate administration and is a member of the Society of Trust and Estate Practitioners (STEP), having completed his STEP Diploma in Trusts and Estates with a distinction. He can assist executors with all aspects of administering a Will and distributing the estate, taking the load off their shoulders at this difficult time.

Peter Westbrook heads up the Residential Property department at Attwaters Solicitors and has considerable experience in all matters relating to residential property, including sales, purchases, remortgages, shared equity, transfers and legal titles, as well as matrimonial conveyancing. He has decades of experience in this specialist area of the law and is deeply committed to going the extra mile on behalf of his clients and providing a first-class service.

Attwaters Solicitors

Where we are

Hertford **Ware** **Loughton** **Harlow** **London**

Harlow and London are by appointment only.

0330 221 8855 | enquiries@attwaters.co.uk
www.attwaters.co.uk

Attwaters Solicitors LLP (trading as "Attwaters" and "Attwaters Solicitors") is a limited liability partnership, registered in England and Wales, with registered number OC451709 whose registered office is at 72 – 74 Fore Street, Hertford, SG14 1BY. Authorised and regulated by the Solicitors Regulation Authority. SRA ID 8007943. A list of members' names is available for inspection at the above office.

Attwaters Solicitors

Specialist probate & conveyancing services

As a full-service law firm, Attwaters Solicitors can not only support you with matters relating to the administration of estates and probate, but also any ongoing conveyancing requirements.

For many years, our Wills, Trusts & Probate department has been working in close collaboration with our Conveyancing team to offer clients a holistic service that takes care of all their legal needs under one roof at this difficult and stressful time.

Supporting you through probate

When mistakes are made during the estate administration or probate processes, they can be very difficult and expensive to rectify. With so much at stake, it's vital to have specialist solicitors on your side whom you can really trust.

We are experts at helping executors navigate the challenging probate process at a difficult and vulnerable time. We ensure that all of the paperwork is completed in a timely and accurate manner, minimising delays and ensuring you can release your loved one's assets to their beneficiaries as soon as possible.

We can support you with:

- Applying for probate (including assessing whether probate is needed)
- Reviewing all relevant estate documentation
- Settling any debts on liabilities on the estate's behalf
- Advising on the estate's Inheritance Tax and/or Capital Gains Tax liabilities and completing tax returns where required
- Overseeing the distribution of assets in accordance with the Will
- Establishing and locating beneficiaries
- Setting up any trusts created by the Will
- Preparing detailed estate accounts for the estate's beneficiaries.

Grant only to conveyancing – offering you a bundled service

Only need a grant of probate?

If you only need assistance with obtaining the grant of probate, we can still help you take care of your property sale and provide this to you at a fixed price. We have strong links with local estate agents and will always endeavour to secure preferential rates on behalf of our clients.

Assisting with your ongoing conveyancing needs

We work closely with our Residential Property team to ensure you have expert conveyancing support on hand when the time comes to sell.

We can help executors meet their legal responsibilities when selling inherited property, including:

- Give effect to instructions regarding the property, as set out in the Will
- Selling the property at its market value in the best interests of the estate
- Checking the title of the property.

At Attwaters Solicitors, we have invested heavily in our Residential Property department to ensure our conveyancers have the time and resources they need to dedicate their attention to every conveyancing case that crosses their desk.

You can rest assured that our team will be proactive, chase up any delays and keep you wholly apprised of the progress of your transaction.

Access to local estate agents

In our many years of providing conveyancing services to the local communities in which we live and work, we have developed excellent relationships with local estate agents.

We are therefore able to provide clients with access to highly reputable and trusted estate agents to obtain an honest and accurate valuation of their property.

We can also introduce you to other trusted professionals in our network, including surveyors and valuation experts, to support you in achieving the best possible price for your probate property.

Our locations

We have offices in Hertford, Ware, Loughton, Harlow and London, and have strong links with local property professionals in these locations.