

Professional charges – all plus VAT at 20%; some may require a court fee

Wills

Single Person: from £475 depending on complexity

Couple: Mirror image Wills from £875 between you depending on complexity

Couple: Mirror image Wills protecting assets from care costs and second spouses
£1,175 between you depending on complexity

These fees include face to face meetings (alternative arrangements can be made but we like to see you at least once during the process) to take your instructions and provide you with guidance as to how to achieve your wishes. The draft Will is then sent to you for approval. Once approved a second meeting is arranged for us to explain the clauses of the Will to you and for you to sign the original. We provide the two independent witnesses. We provide you with a copy for your records and we will store the original for you free of charge.

Severance of joint tenancy

£200

These fees include preparation of the notice for severance for signature by the co-owners to convert you from being joint tenants (where the property automatically passes to the other(s) on death the other(s)) to tenants in common (where you have your own defined share and can bequeath on death to someone other than your co-owner(s)). This is used in conjunction with Will preparation to enable you to protect usually half a home via a Trust which sets up on the death of the first **spouse** from care fees or remarriage of the surviving **spouse**. The surviving spouse can still use the half a home for their lifetime, and it does not affect the availability of the residence nil rate band allowance.

Registration of Enduring Power of Attorney

£475

Enduring Power of Attorney Deeds just relate to finances. Those made before 1st October 2007 are still valid. If the Attorney(s) believes that the person who gave them the power is or has become mentally incapable of managing their financial affairs they must register the deed at the Office of the Public Guardian. We will complete the necessary notice forms to enable close family members to object to you taking on your Attorney role and guide you through the process so that Court deadlines are met.

Lasting Powers of Attorney

Single Person: Property & Financial or Health & Welfare £500 or both parts £900

Couple: one part each £900 or both parts each £1,200

This includes taking instructions, explaining the effect of the deeds and assessing your understanding. Drawing up the deeds. Attending upon you to witness the correct signing of the Deeds and acting as Certificate Provider. Registration of the deeds at the Office of the Public Guardian. Storing the Deeds free of charge on your behalf until or if they are ever required by your Attorney(s) to make decisions regarding your financial affairs or health & welfare

Declarations of Trust

from £325 depending on complexity

Generally, to record unequal proportions by co-owners towards the purchase price of a property. The Declaration states who the legal owners are (Trustees) and who the beneficial owners are (Beneficiaries) and how to divide the net sale proceeds between them

We will let you know how much our charges will be at the outset of your matter based on your personal circumstances

Solicitor

Anthony Richard Learoyd Qualified in June 2015 and joined Hargreaves Gilman in November 2016 since which time he has specialised exclusively in this area of the law with experience in drafting Wills, Deeds of Variation, Assents, Declarations of Trust, Severance of Joint Tenancies, Gifts of mortgage free residential properties, Deputyship applications, preparation of Powers of Attorney and administration of Estates

Please telephone the office on 0161 443 1711 to make an appointment to see Tony Learoyd or email him on tonylearoyd@hargreavesgilman.com. You can do this direct through this website