Selling a Probate or Inherited Property

A Clear, Friendly Guide from Greater London Properties

Handling the sale of a property you've inherited can be overwhelming. At Greater London Properties, we understand the emotional weight that often comes with this kind of sale - because it's more than just a property. It might be a family home, a place full of memories, or part of a life you're still adjusting to.

We've helped many clients across London navigate probate and inherited property sales with care, clarity, and expertise. Our team is here to offer more than just property advice, we're here to provide guidance, support, and reassurance at every stage.

Whether you're just starting the process or unsure what steps to take next, our door is open. Call us any time or book a free, no-obligation valuation with your local branch.

What Is Probate?

Probate is the legal process of managing someone's estate after they pass away, including their property. If you're named as the executor in the will, or if there is no will and you are next of kin, you'll need to apply for probate before a sale can go ahead.

The application itself takes about 4–8 weeks, and while you can begin marketing the property, you won't be able to complete the sale until the probate is granted.

> **Tip:** It's wise to get two or three professional valuations for the property early on, especially for inheritance tax purposes.

Five Things to Keep in Mind

1 Clearing a Loved One's Home

Sorting personal belongings is emotional and time-consuming. We recommend involving family members and working with respectful clearance teams who understand the sensitivity involved. GLP can offer a number of trusted companies to help with this - please just ask us.

2 Property Security & Upkeep

If the property will remain empty for a while, it's essential to keep it secure and well-maintained. Overgrown gardens, broken gates, or damp interiors can put buyers off. We can help during void periods and our property management team can make regular visits to the home.

3 Insurance for Vacant Homes

Regular home insurance may not cover a vacant property. Ask your provider about 'vacant property insurance' to ensure the property is protected. We work with two incredibly experienced insurance brokers that can help you.

4 Selling to Family Members

While this may seem straightforward, sales within the family can sometimes lead to delays or disagreements. Be sure to agree on timelines, pricing, and next steps from the outset.

5 Beware of "Cash Buyer" Shortcuts

Companies offering fast cash sales can seem tempting but may undervalue the property significantly. With a trusted estate agent, your home will be marketed properly to attract serious buyers and the right price. Please don't fall for it.

Frequently Asked Questions

"What's the first thing I should do?"

Start by speaking with a probate solicitor who's familiar with property sales. We can also recommend trusted professionals if needed.

"How can I be sure I'm getting a fair valuation?"

Choose agents who back up their valuation with evidence — recent comparable sales, local data, and market insight.

"Do probate sales cost more?"

Legal fees are similar to standard sales, but you may have additional costs like insurance, maintenance, or house clearance.

"What if I don't live nearby?"

We'll take care of everything - from accompanied viewings to regular checks and arranging tradespeople when needed.

"Can I start selling before probate is granted?"

Yes. You can market the property, but you won't be able to complete the sale until you receive probate.

"Should I renovate before selling?"

Not necessarily. Simple improvements - cleaning, clearing, and basic maintenance often have more impact than costly refurbishments. We also have in house interior staging people who can transform a home and add a huge amount of value. Again, this can be discussed with GLP at the Valuation.

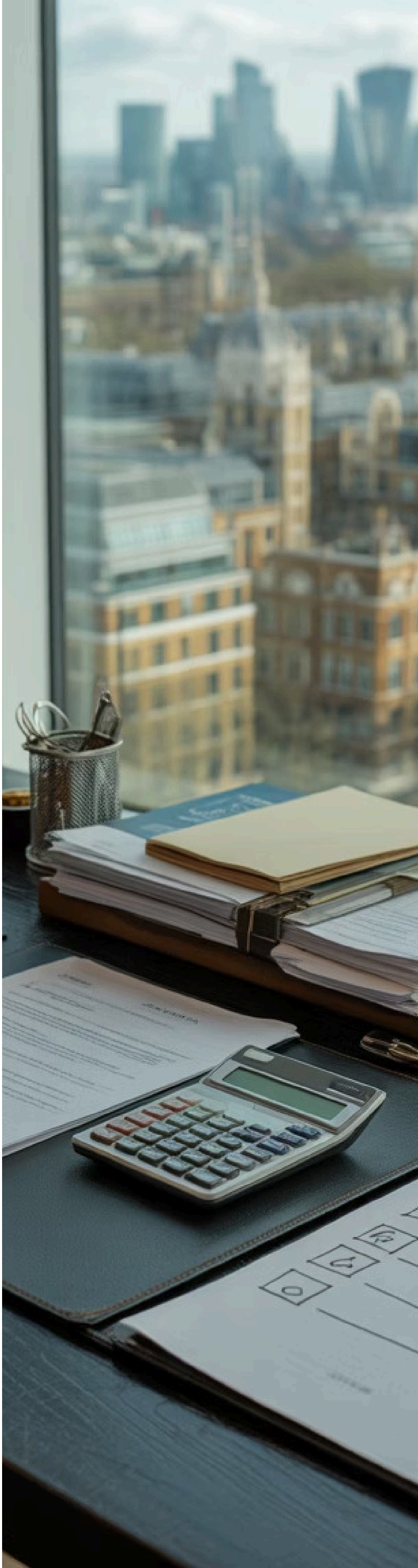
"What about inheritance tax?"

Tax matters can be complex. We **strongly recommend** seeking advice from an accountant or tax specialist rather than relying on online information. We have two tax companies we can recommend to you.

A Quick Checklist

To help you stay organised, here's a simple step-by-step guide:

1. Speak with a probate solicitor
2. Contact an accountant about Inheritance Tax
3. Get 2–3 property valuations
4. Choose your estate agent based on transparency and local knowledge
5. Arrange clearance and cleaning services
6. Inspect and service plumbing/heating
7. Secure vacant property insurance
8. Store all key paperwork in one place
9. Instruct your agent to begin marketing the property



Talk to Our Local Experts

We'd love to hear from you, whether you're ready to sell or simply need some friendly advice.

Call our team at Greater London Properties for a free, confidential chat, or book your free valuation here:

Bloomsbury

020 7113 1066

West End

020 7734 4062

Dulwich / Herne Hill

020 7292 2550

Book a Free Valuation here | Contact us

We're here to help, and we're only ever a phone call away.