

Guide

How we can help you and your clients with probate matters



The logo for Andrew Granger & Co features a red upward-pointing triangle above the text "ANDREW GRANGER & CO" in white, which is flanked by two red horizontal lines.

ANDREW
GRANGER & CO

The logo for Sheldon Bosley Knight consists of a vertical orange bar to the left of the text "SHELDON BOSLEY KNIGHT" in white.

SHELDON
BOSLEY
KNIGHT

The logo for Land and Property Professionals is a white rectangular border containing the text "LAND AND PROPERTY PROFESSIONALS" in white.

LAND AND
PROPERTY
PROFESSIONALS

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Introduction.

Dealing with property after a bereavement can be emotional and complex — whether you're an executor managing a loved one's estate, or a solicitor guiding your client through the process. At Sheldon Bosley Knight, we understand that this isn't just another transaction.

Our team has supported many families, executors, and legal professionals through the probate process — helping to make each step as smooth, transparent, and stress-free as possible.

And because we also have a dedicated commercial department, you'll have access to expert advice and sales support for any type of property — residential, commercial, or mixed use — all under one roof.

A local partner you can rely on.

At Sheldon Bosley Knight, community really matters. You'll find us working alongside local businesses, charities, and professionals who share our values — people who genuinely care about doing the right thing.

That local connection means you'll always have someone nearby who understands the area, knows the market, and can help your property achieve its best possible outcome.

We believe in total transparency and fairness — no hidden fees and no surprises. Just honest support, when you need it most.



How we can help you.

Realising Assets

Probate often brings a long list of legal, tax, and administrative tasks. We're here to make the property side easier.

From initial advice to sale, our team — alongside trusted local solicitors — can guide you through each step with care and clarity.

Recommendation Report

You'll receive more than just a valuation. Our detailed report includes:

- Market value and advice on the best method of sale
- Recommendations for clearance, tidying, or improvements
- All the property information executors and solicitors need to make informed decisions

Disposal or Sale of Contents

If the property contains furniture or personal effects, we can arrange valuations and cost-effective removal or sale through local salerooms.

If the property is being sold at auction, there's no need to clear it beforehand — something that's often a relief during a sensitive time.

A Single Point of Contact

You'll have one main contact throughout, acting as the 'agent for the executors' — someone who manages everything related to the property and keeps you updated at every stage.

Whether you're an executor or solicitor, you'll always know who to turn to for answers and updates.

Energy Performance Certificate (EPC)

All properties for sale or rent need a valid EPC. We can arrange this and provide digital copies to all relevant parties (cost applicable).

Personal Valuer Support

Your journey starts with a free, no-obligation conversation with one of our local valuers.

They'll take time to understand your situation and provide a detailed report with tailored recommendations to get the best price for your property, in today's market.

Advice on the Best Method of Sale

Every property is different. We'll help you decide on the right kind of sale. Sometimes a private treaty sale or auction will achieve the best outcome for the beneficiaries, depending on the property's condition and potential.

Preparing the Property

If the property is empty, we can help with:

- General clean-up and clearance
- Security checks and improvements
- Draining down plumbing and heating systems

All costs are estimated in advance.

Please note: Sheldon Bosley Knight does not employ contractors directly but we're happy to make introductions.

Meter Readings & Key Holding

We'll take care of meter readings and securely manage keys throughout the sale process, keeping everything organised and safe.

The Letting Alternative

If you're not ready to sell, letting might be a good temporary option. Our residential lettings team can advise on rental value, manage tenants, and oversee the property until the time is right to sell.

Commercial Property

If the estate includes commercial, land, or mixed-use property, our commercial team can handle the valuation, sale, or re-letting — either on the open market or via auction.

We can also advise on alternative uses or improvements to maximise value.

Probate property checklist.

First steps:

- Locate the will, deeds, and utility bills
- Get a valuation for probate
- Apply for probate
- Pay any inheritance tax
- Secure and insure the property
- Instruct your estate agent
- Instruct your solicitor

Prepare the home for sale:

- Arrange for home clearance
- Arrange cleaning
- Apply for an Energy Performance Certificate (EPC)

Finances:

- Pay any Capital Gains Tax (CGT)
- Pay any hold costs (council tax, insurance, or any outstanding bills)

Final message from the founder.

When you're managing a probate property — whether for yourself or a client — you deserve clear advice, honest communication, and genuine understanding.

At Sheldon Bosley Knight, you'll find a partner who listens, acts with empathy, and takes care of the details so you don't have to.

Our goal is to make the process as straightforward as possible, while ensuring the best outcome for everyone involved.

Got any ideas how we can improve this guide? Please share them - marketing@sheldonbosleyknight.co.uk

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MIKE AND THE
SHELDON BOSLEY
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