

Selling A House In Probate

Your Up-To-Date Guide



Lisney

At Lisney, we understand that the death of a loved one is a difficult time and being named as the person responsible for administering the deceased person's estate or disposing of a family home can be very stressful. If you're as unfamiliar with wills as most people are, trying to navigate the legal jargon, terms, and processes can be baffling. Selling a property under a will can seem daunting, and the Irish probate can be challenging.

Importantly, an administrator or Executor is required to preserve the assets until they are sold or distributed - as well as protecting them from devaluation - Executors require the best and most up-to-date advice. Lisney understands this.

What Lisney can offer



PROBATE VALUATION

From our initial telephone conversation, we will put you at ease. We will arrange to meet you at the property and take you through every step of the process. You will have one point of contact in Lisney throughout the process from first valuation to the eventual sale of the property.



PRE SALES ADVICE

Lisney can advise on preparing the property for sale, including advising or looking after property cleaning, gardening, dressing or staging, and furniture removal or storage.



SALES ADVICE

We will advise and guide you on all offers made on the property by prospective purchasers. We will provide you with written updates (via letter or email) that can be distributed to all beneficiaries as required. We can also prepare a final report of marketing and offers prior to a final decision being made.



AFTER SALES

We can arrange access with surveyors and bank valuers, liaise with solicitors and report back to you regularly once a sale is agreed up to the final completion of the process.

A Checklist for Grant of Probate

You can contact a solicitor to make the application, or with more straightforward estates, sometimes executors make personal applications. Either way, you'll need to gather the following documents:

1. A copy of the death certificate.
2. The original will and any amendments or attachments.
3. A list of assets of the deceased, including properties, financial accounts, shares, bonds, cars etc. This is to include evidence of property ownership, like title deeds to a house and mortgage details, if any.
4. Evidence of the value of the property at the date of the deceased's death.
5. An Inland Revenue affidavit, declaring the deceased's tax position.
6. Details of debts of the deceased, including outstanding loans, bills and funeral expenses.
7. Details of the deceased, including their name, date of birth, former addresses, occupation, marital status (and if separated/divorced, contact details of their former spouse), number of children, etc.
8. The PPS numbers of the deceased and the beneficiaries or next of kin.
9. The names and addresses of the beneficiaries and their relationship to the deceased.



Need Advice?

Working through probate and performing the duties of an executor require a degree of understanding and expertise that Lisney can provide you with. We will provide you with up-to-date, honest, impartial advice.

Contact your nearest office for advice.



**St. Stephen's Green House,
Earlsfort Terrace, Dublin 2**
T: +353 1 638 2700
E: dublin@lisney.com

**1st Floor, Montgomery House,
29-33 Montgomery Street,
Belfast BT1 4NX**
T: +44 2890 501 501
E: property@lisney-belfast.com

**1 South Mall,
Cork**
T: +353 21 427 5079
E: cork@lisney.com

**103 Upper Leeson Street,
Dublin 4**
T: +353 1 662 4511
E: 103@lisney.com

**11 Main Street, Dundrum,
Dublin 14, D14 Y2N6**
T: +353 1 296 3662
E: dundrum@lisney.com

**106 Lower George's Street,
Dun Laoghaire, Co. Dublin**
T: +353 1 280 6820
E: dl@lisney.com

**171 Howth Road,
Dublin 3, D03 EF66**
T: +353 1 853 6016
E: howthroad@lisney.com

**Terenure Cross,
Dublin 6W**
T: +353 1 492 4670
E: terenure@lisney.com