



Killens

CHARTERED SURVEYORS & PROPERTY AGENTS

Valuation Terms of Engagement





Valuation Services

Valuations are required for a range of purposes including loan security, tax, accounting, expert witness, matrimonial, professional negligence and contractual issues.

These are undertaken by our RICS Registered Valuers and Surveyors who have expertise in these complex areas and provide accurate valuations of the highest quality.

This brochure sets out information about us and our terms and conditions in undertaking valuations.

About Us

Killens LLP (www.killens.org.uk) was established in 2008 and initially was a firm comprising of Chartered Surveyors, Land Agents and Valuers operating from office premises in Ston Easton. In 2009, an estate agency office covering North Somerset and the Bristol area was opened at Chew Magna and in 2012 a further estate agency office was opened in Wells together with the Mendip Auction Rooms at Binegar.

The firm is now multi-disciplined with a full range of professional and property agency services provided including:

- ▶ Valuations
- ▶ Estate Management
- ▶ Residential, commercial and rural property agency
- ▶ Farm Management
- ▶ Planning & Development
- ▶ Residential, commercial and rural property lettings
- ▶ Compulsory purchase & compensation advice
- ▶ Tenancy advice

Killens LLP are active in all property sectors, including the residential and commercial property sectors, and are able to undertake valuations and provide advice in respect of all forms of property.

The Main Contact



Tom Killen BSc (Hons) MRICS FAAV established Killens and is the principal contact in fulfilling valuation instructions received and his curriculum vitae is summarised below.

He has lived in Central Somerset all of his life and has worked in the locality for over 30 years. He regularly undertakes valuations of all forms of property in rural and urban locations.

Position	Partner
Professional Qualifications	Professional Member of the Royal Institution of Chartered Surveyors (MRICS) (No 0095627) Fellow of the Central Association of Agricultural Valuers (FAAV) Fellow of the National Association of Estate Agents (FNEA)
Degree	Honours Degree in Rural Land Management (Reading) (BSc(Hons))
Employment History	1992 - 2000 Alder King 2000 - 2003 Cooper & Tanner 2003 - 2008 Voyce Pullin 2008 - Killens
Positions of Responsibility	1996 - Member of the Committee of the Glos & District Association of Agricultural Valuers 2002 - 2003 Chairman, Gloucestershire & District Association of Agricultural Valuers 2002 - Member of the Rural Faculty Committee of the RICS for Somerset, Gloucestershire & North Wiltshire 2004—2006 Chairman, Rural Faculty Committee of the RICS for Somerset, Gloucestershire & North Wiltshire 2003 - Member of the Rural Policy Panel of the RICS for the South West

Organisational Information



Wells Office



Mendip Auction Rooms



Chew Magna Office



Ston Easton Office

We set out below the main details relating to our organisation.

Address	Killens Mendip Auction Rooms Rookery Farm Binegar Somerset BA3 4UL
Telephone number	01749 840770
Email address	tom@killens.org.uk
Full name of organisation	Killens LLP
Registered Office	The Cake House, Upper Lodge Farm Ston Easton Radstock Somerset BA3 4DH
Legal status	Limited Liability Partnership
Date of incorporation/ commencement of business	March 2008
Registered company number	OC335754

VAT number	922 0901 58
RICS Registration number	041785
Professional Indemnity Insurance	Professional indemnity insurance is held with Royal & Sun Alliance Insurance plc (Wording UKC04622 PI Surveyors—Anchorman 2012 (RICS)). Policy number 121-5258. Cover of £1 million on an individual claim basis is held.
Public Liability Insurance	Public liability insurance is held with Hiscox (Policy number HU P16 1822314 (6)). Cover of £1 million on an individual claim basis is held.

Basis and Methods of Valuation

All valuations are undertaken in accordance with the RICS Valuation Standards – Global 2020 edition.

Unless stated otherwise, market value is the basis of value used and this reads:

“the estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion”

The most generally used methods of valuation are:

- ◆ The *comparable method* whereby values paid for other similar properties are reviewed making adjustments for differences in quality, time or other factors.
- ◆ The *income method* - where a property gives rise to an income, such as rent, that can then be valued as a capital sum by using an interest rate assessed on a judgement of the life and security of the income and how it compares with other assets.

Our Valuation Terms of Engagement

1.0 Description of Service

- 1.1 The instruction is in respect of a market valuation report and will be based upon an inspection of the subject property by a suitably qualified valuer who will then produce a standard format valuation report which is subject to a number of assumptions as detailed in the RICS Valuation – Professional Standards. Each part of the service is described below in more detail
- 1.2 The Valuation Report is prepared for the sole use of the client(s) and their professional advisors. The report is only valid for the purposes stated in the report.
- 1.3 This service is intended for use only in situations where the client requires a basic valuation report and do not require specific advice on the condition of the property.
- 1.4 The property will be valued by means of the comparable method of valuation unless otherwise stated in the report.
- 1.5 Neither the whole nor any part of the Valuation Report or any reference hereto may be included in any published documents, circular or statement or published in any way without the valuer’s written approval of the form and context in which it may appear.
- 1.6 The valuation will be undertaken in accordance with the Internal Valuation Standards (IVS) of the International Valuation Standards Council.
- 1.7 The valuation will be undertaken in accordance with the RICS Practice Statements applicable at the date of inspection and the RICS Valuation – Global Standards 2017 also known as “The Red Book”.

2.0 The Inspection

- 2.1 The extent of the property to be inspected will be as defined by the client or, in the absence of such definition, the extent that appears to be reasonable to the valuer having regard to the available evidence on site.

- 2.2 The valuer will undertake a brief, limited inspection of the subject property, sufficient only to form an opinion of value. The valuer will not carry out a survey and will not inspect any part of the structure which is covered unexposed or inaccessible. Carpets will not be lifted and furniture will not be moved.
- 2.3 The valuer will inspect the outside of the main building from ground level and from within the property boundaries and where necessary adjoining public highways.
- 2.4 The valuer will inspect the grounds and boundaries sufficient only to the extent that is necessary to form an opinion of value.
- 2.5 If the property is a flat, the valuer will only inspect the exterior of the building and any common or shared parts only to the extent necessary to form an opinion of value.
- 2.6 The valuer will visually inspect sufficiently to determine the type and nature of the service connections but will not operate or undertake any test any systems and will not lift drainage inspection chamber covers.
- 2.7 The valuer may further limit the inspection should it be considered necessary due to either personal security or Health and Safety issues.

3.0 The Valuer

- 3.1 The valuer will be a Fellow, or Member of the Royal Institution of Chartered Surveyors (RICS) and a member of the RICS Valuer Registration Scheme and who is registered with the RICS to undertake such instructions and has the appropriate knowledge, skills and understanding to inspect, value and report upon the subject property.
- 3.2 The valuer will be an employee of Killens LLP.
- 3.3 The valuer will act in accordance with the RICS Valuation – Professional Standards as amended from time to time. Compliance with these standards may be subject to monitoring under RICS conduct and disciplinary regulations.
- 3.4 The valuer will have suitable equipment for inspecting and measuring the property which will be used where deemed to be necessary safe and practical at the valuer's discretion.
- 3.5 The valuer will immediately inform you of any known or suspected conflicts of interest, if applicable and will then confirm your instructions before proceeding further.
- 3.6 Unless otherwise agreed, the valuer will not be acting as an expert within the meaning of Part 35 of the Civil Procedure Rules.

4.0 The Valuation Report

- 4.1 The valuer will produce a report which will include an opinion of the market value of the relevant interest in the property.
- 4.2 The date of valuation will be assumed to be the date of inspection unless instructed otherwise or if the instruction is in relation to a valuation for probate cases in which case the date of valuation will be as stated in the instruction.
- 4.3 The valuation will be of the freehold/leasehold interest in the property as specified. If the tenure is not specified the valuer will make one of more assumptions as considered appropriate and as set out in section 5.0 below.
- 4.4 The valuation will be on the basis of Market Value and/or Market Rent as appropriate and as described below.
- 4.5 Market Value is defined as 'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'
- 4.6 Market Rent is defined as 'The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion.'
- 4.7 Valuation Date is defined as "The date on which the opinion of value applies. The valuation date shall also include the time at which it applies if the true value of the type of asset can change materially in the course of a single day".
- 4.8 If instructed by the client, the valuer will also provide an opinion of the property's estimated Reinstatement Cost for insurance purposes. This will be calculated by reference to and in accordance with RICS Building Cost Information Service (BCIS) guidance. The figure will be exclusive of VAT, other than on professional fees, and

will not reflect any loss of rent, the cost of alternative accommodation or any other consequential losses. If the property is a Listed Building, or is otherwise of an age and type for which BCIS data is not applicable, then the valuer will report accordingly. If the subject property is a flat, any Reinstatement Cost figure which is provided will be for the subject property only.

- 4.9 The report is provided strictly for the sole use of the client and it is valid only for the stated purpose. It is confidential to the client and their professional advisers. As a RICS member, the valuer may be required to disclose the report to RICS Regulation as part of its work to ensure that RICS professional standards are being maintained.
- 4.10 The valuer accepts responsibility to you that the report will be prepared with the skill, care and diligence reasonably expected of a Competent Chartered Surveyor, but accepts no responsibility whatsoever to any other person. Any such person who relies upon the report does so as his or her own risk.

5.0 Assumptions

- 5.1 Unless specifically instructed otherwise, the valuer will make a number of assumptions about legal matters and the construction and use of the property, as set out below. Any other assumptions will be clearly stated in the report. The valuer will not be under any duty to verify these assumptions.
- 5.2 The valuer will assume that any relevant information provided by the client or their professional advisors is accurate. It is the responsibility of the client to advise the valuer if they become aware of any errors or omissions.
- 5.3 The valuer will assume that the tenure of the property is freehold unless instructed otherwise.
- 5.4 If the subject property is a flat, unless instructed otherwise the valuer will assume that the tenure is leasehold for an unexpired term of at least 70 years at a fixed peppercorn ground rent, that the lease contains adequate provisions of access, insurance, management and maintenance of the buildings and grounds, and that any service charge which is payable is reasonable.
- 5.5 The valuer will assume that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good legal title can be shown.
- 5.6 A valuation provided on the Market Value basis will be on the assumption of a sale with vacant possession, unless otherwise stated in the report.
- 5.7 A valuation provided on the Market Rent basis will be on the assumption that the property is vacant, unfurnished and is available to let for a period of 6 months on a single assured shorthold tenancy, unless otherwise stated in the report.
- 5.8 The valuer will assume that an inspection of those parts which have not been inspected would not reveal any material defects or cause the valuer to alter the valuation.
- 5.9 The valuer will assume that no high alumina cement, calcium chloride, asbestos or other potentially deleterious or hazardous materials were used in the construction of the property or have since been incorporated.
- 5.10 The valuer will not undertake or commission a site investigation and will assume that the site is not land filled and is not adversely affected by any underground mining or other works, invasive vegetation, radon, methane or other gases or any actual or potential contamination or flooding. The valuer will assume that the land is of adequate bearing capacity for its present and potential uses.
- 5.11 The valuer will assume that the property and its value are unaffected by any planning, building, highway or other matters which would be revealed by a local search and replies to the usual enquiries, or, by any statutory notice and that neither the property, nor its condition, nor its actual or intended use, is or will be unlawful.
- 5.12 The valuer will assume that all usual mains services are connected or are available under normal terms and that the roads, sewers and services outside the curtilage of the property are the responsibility of the Local Authority or other statutory body.

6.0 Complaints Procedure

- 6.1 In accordance with the requirements of RICS, Killens LLP operate a complaints handling procedure. Should you wish to make a complaint or require a copy of our procedure please write in the first instance to:-

Tom Killen, Killens, Mendip Auction Rooms, Rookery Farm, Binegar, Somerset BA3 4UL

Killens LLP is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS,

which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Tom Killen. Please contact tom@killens.org.uk.

Conflict of Interest

An RICS member or regulated firm must not advise or represent a client where doing so would involve a Conflict of Interest or a significant risk of a Conflict of Interest; other than where all of those who are or may be affected have provided their prior Informed Consent.

Informed Consent may be sought only where the RICS member or regulated firm is satisfied that proceeding despite a Conflict of Interest is: (a) in the interests of all of those who are or may be affected and (b) is not prohibited by law, and that the conflict will not prevent the member or regulated firm from providing competent and diligent advice to those that may be affected.

Every RICS member working independently or within a non-regulated firm or within a regulated firm must: (a) identify and manage Conflicts of Interest in accordance with the RICS professional statement on conflicts of interest and (b) keep records of the decisions made in relation to whether to accept (and where relevant, to continue) individual professional assignments, the obtaining of Informed Consent, and any measures taken to avoid Conflicts of Interest arising.

Unless otherwise stated and agreed, it is assumed that no conflict of interest exists.

General Terms of Engagement

Introduction

- 1.0** When instructed to advise on a new matter, Killens. will normally send a letter confirming the instruction except where a fee bid, or tender has been made and accepted (the letter, fee bid or tender are referred to in this document as "the Engagement Letter"). The terms of the Engagement Letter will, together with the terms contained in this document (the "General Terms of Engagement"), apply to the relationship between Killens and its client.
- 2.0** References in these General Terms of Engagement to:
 - "Killens", "we", "us", and "our" are to Killens LLP.
 - "the client", "you" and "your" are to the Company, organisation or person to whom Killens LLP will provide the Services under the Contract.
 - "the Contract" is to the Engagement Letter, the Terms of Engagement for Valuations (if applicable") and these General Terms of Engagement together.
 - "Partner" is to a title referring to a Principal of Killens LLP as defined by the RICS definition of "Principal" of a firm.
 - "RICS" is to the Royal Institution of Chartered Surveyors.
 - "Services" is to the services that Killens LLP will provide the Client under the Contract.
 - "Terms of Engagement for Valuations" is to any client valuation and/or appraisal services undertaken by Killens LLP
- 3.0** Killens LLP reserves the right to vary the terms of its General Terms of Engagement from time to time by publication and/or notification on its website and continued acceptance of services from Killens LLP shall be deemed acceptance of such terms.
- 4.0** Any dates specified in the Contract for performance of the Services by Killens LLP are, unless otherwise stated in the Engagement Letter, intended to be an estimate only and the Client shall not be entitled to terminate the Contract or recover losses incurred as a result of any delay in Killens LLP providing or performing the Services.
- 5.0** If there is any inconsistency between the Engagement Letter and these General Terms of Engagement, the Engagement Letter shall prevail.
- 6.0** The Services, and the fees and expenses to be paid by you, shall be as set out in the Engagement Letter.

Insurance and Liability

- 7.0** Killens LLP shall have and keep in effect professional indemnity insurance for an insured sum that is no less than the minimum sum as from time to time prescribed by RICS in relation to the nature of the Services being performed by Killens LLP under the Contract. Evidence that appropriate professional indemnity insurance has been effected and remains in effect is available on request.
- 8.0** Killens LLP shall provide the Services with reasonable skill, care and diligence and acknowledges that (save as otherwise provided in these General Terms of Engagement) Killens LLP shall be liable to you for losses, damages, costs or expenses ("losses") directly caused by its negligence or wilful default.
- 9.0** Killens LLP shall not have liability for: (i) losses where there is no breach of the Contract or of any legal duty owed to the Client by us; (ii) losses that are not a reasonably foreseeable result of any such breach by us; (iii) any increased losses resulting from breach of the Contract by the Client; (iv) any business losses any/or losses to non-consumers.
- 10.0** Killens LLP will not be liable for any losses under any circumstances which are due or in any respect attributable to the provision of false, misleading or incomplete information or documentation by any party other than Killens LLP or losses which are due to any acts or omissions of any person other than Killens LLP or due to any cause beyond Killens LLP's reasonable control.
- 11.0** Killens LLP's liability shall be limited to the sum of £1million and Killens LLP shall have no liability for any losses in excess of such sum, save in the event any liability for fraud or such liabilities as cannot lawfully be limited or excluded. For the avoidance of doubt nothing in the Contract shall exclude Killens LLP's liability for death or personal injury caused by its negligence.
- 12.0** By accepting our General Terms of Engagement you are agreeing that Killens LLP alone will provide our Services to you and you agree not to bring any claim whether in contract, tort, under statute or otherwise against any individual Partner, employee or consultant of Killens LLP.
- 13.0** If you have agreed a limitation or exclusion of liability with any other person (for example another adviser) in connection with a matter with which we are also advising you, you agree that we will not be liable to you for any amount which we would have been able to recover from that other person by way of indemnity, contribution or otherwise but are unable to recover because you agree, or are treated as having agreed with them any limitation or exclusion of their liability.
- 14.0** If you start any proceedings against us to claim for losses and there is another person who is liable (or potentially liable) to you in respect of the same losses, then you will, if we so request, join them into the proceedings, subject to any legal prohibition against your joining them in that way.
- 15.0** All warranties, conditions and other terms implied by statute or common law are, to the maximum extent permitted by law, excluded from the Contract.
- 16.0** No third party may rely upon the advice or services provided to the Client under the Contract without the prior written consent of Killens LLP. The advice and services provided by Killens LLP will be provided to the Client only and will not be provided to any other party and, to the maximum extent permitted, we will not accept or assume responsibility to anyone other than the Client.

Payment of Fees

- 17.0** The fees payable by the Client for the Services will be set out in the Engagement Letter and are in all cases quoted exclusive of Value Added Tax (VAT) and disbursements. Unless otherwise stated, disbursements which will be payable by you in certain circumstances as set out in the Engagement Letter and as agreed with you prior to such disbursements being incurred.
- 18.0** Killens LLP shall be entitled to render fee accounts monthly in arrears unless otherwise agreed with you.
- 19.0** Fee accounts will, unless otherwise agreed, be addressed by Killens LLP to you and you will be responsible for their payment, notwithstanding that another party may have agreed to pay or reimburse part or all of the fees or disbursements.
- 20.0** Payment is to be made (including in the case of termination under paragraph 22 below) on receipt of the invoice or fee account by the Client or its solicitor, agent or representative.
- 21.0** All sums payable under the Contract are subject to VAT at the prevailing rate. Killens LLP reserves the right to charge interest, both before and after judgment, at the rate of 2% per month accruing on a daily basis from the date which is 30 days after the date of the invoice until payment is made.

Termination of Contract

- 22.0** Unless provided otherwise in the Engagement Letter, you may terminate the Contract at any time by giving us not less than two weeks' notice in writing.
- 23.0** Killens LLP shall be entitled to terminate the Contract immediately by giving notice in writing in the event that:
- 23.1** You become bankrupt or insolvent, including making a composition or arrangement with your creditors, you become subject to an administrative order, you go into liquidation or your assets are taken over by a third party;
- 23.2** Killens LLP gives you written notice specifying a breach or breaches of the Contract and you have failed within 30 days of the service of such notice to remedy such breach or breaches;
- 23.3** Performance or provision of the Service has been suspended for reasons beyond the reasonable control of either party for more than 28 days; or
- 23.4** You fail to give clear or proper instructions, within a reasonable period after being requested in writing by Killens LLP to do so, on how Killens LLP is to proceed, or you give instructions which conflict with the rules of professional conduct applicable to RICS members.
- 24.0** If the Contract is terminated for any reason Killens LLP shall be entitled to payment of fees earned and expenses incurred by Killens LLP for the Services performed up to the date of such termination.

Conflicts of Interest and Confidentiality

- 25.0** It is Killens LLP's practice to check for conflicts of interest before accepting instructions. You accept however that Killens LLP provides a range of professional services to clients and that there may be no certainty that all situations where a conflict of interest may arise will be identified. You therefore undertake to notify Killens LLP promptly of any conflict or potential conflict of interest relating to the provision of the Services of which you are, or become aware. Where a conflict or potential conflict is identified by either party and Killens LLP believes that your interests can be properly safeguarded by the implementation of appropriate procedures, Killens LLP will discuss and seek to agree such procedures with you.
- 26.0** Save as agreed with you or as required by law or regulation, professional duty or as is necessary to protect Killens LLP's own legitimate interests, Killens LLP shall not disclose to any other person (except its own advisers) any confidential information relating to you or your business which is provided or obtained during the provision of the Services.
- 27.0** Killens LLP is registered under the Data Protection Act 1996, with which we undertake to comply in all our dealings with your personal data. We will keep your personal information secure. Occasionally, we may contact you by telephone, letter, email or otherwise to inform you about other products or services we offer. We try to limit this contact to acceptable levels but if you wish to exercise your right to opt out, simply write to the following address: Killens, Mendip Auction Rooms, Rookery Farm, Binegar, Somerset BA3 4UL.
- 28.0** You accept that Killens LLP owes a duty of confidentiality to all of its clients and accordingly that it will not be required to disclose to you, or to use on your behalf, any documents or information in its possession and in respect of which a duty of confidentiality is owed to another client or former client.

Retention of Documents

- 29.0** Killens LLP will retain all files and documents for a reasonable period, which will in any event be not less than six years after performance of the Services is completed or terminated but thereafter may dispose of them unless requested in writing by you not to do so. Killens LLP reserves the right to make a charge for the costs incurred in storing or retrieving files and documents after the six year period.

Intellectual Property Rights

- 30.0** Killens LLP will retain copyright and all other intellectual property rights in all documents and other works we develop or generate for you in providing the Services. We grant you a non-exclusive, non-transferable, royalty-free licence to use such documents or other works solely for purposes relating to the Services provided by Killens LLP.

Money Laundering Regulations

- 31.0** Killens LLP will require formal evidence of your identity before accepting or acting on instructions. We are required to report any suspicions of money laundering activity to the relevant authorities and we may not be permitted to tell you if we make such a report.

- 32.0** It is the policy of Killens LLP not to accept cash payments or deposits in excess of £5,000 (or equivalent) or linked payments or deposits the total of which would exceed that amount.
- 33.0** By entering into the Contract, you accept that duties and constraints imposed on Killens LLP in law take precedence over instructions received from you, where such instructions, if acted upon, would or may result in an offence or a breach of duty by Killens LLP.

Client Account

- 34.0** All money accepted by us on your behalf is held in separate client accounts in the National Westminster Bank and will be subject to the provisions of the Royal Institution of Chartered Surveyors Members Account Regulations and Accounts Report Regulations.

General Matters

- 35.0** Killens LLP may assign the benefit of a Contract to any partnership or corporate entity (including a limited liability partnership) which carries on its business in succession to it. Such assignee may also assume all of Killens LLP obligations under the Contract, and you will accept the performance by such assignee of the Services in substitution for the performance by Killens LLP. Other than as envisaged by this paragraph 35, neither Killens LLP nor you may assign or transfer the benefit or burden of the Contract without the written consent of the other party.
- 36.0** Any notice required to be given by one party to the other shall be in writing and shall be served by first class post to, or by delivery to, the last known address of the other party. If delivered by hand, such notice shall be deemed to have been received on the date of delivery and, if sent by post, shall be deemed served on the second working day after posting.
- 37.0** In the event that any of the terms or provisions of the Contract are found to be invalid, illegal or unenforceable in any respect, the remainder of the Contract shall remain valid and enforceable.
- 38.0** Failure or delay by Killens LLP in enforcing or partially enforcing any provision of the Contract will not be considered as a waiver of any of its rights under the Contract.
- 39.0** A person who is not a party to this Contract shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Contract.
- 40.0** These General Terms of Engagement shall be governed and interpreted in accordance with the laws of England and each of the parties submits to the non-exclusive jurisdiction of the English Courts.
- 41.0** The Engagement Letter and these General Terms of Engagement constitutes the whole agreement between the parties relating to the Services and replaces any previous agreements and arrangements whether written or oral relating to this subject matter.





Your Main Contacts

	Tom Killen
	Partner
	07971 686285
	tom@killens.org.uk





	Emily Roberts
	Surveyor
	01275 333993
	emily@killens.org.uk

Our Offices







	Chew Magna	5 South Parade Chew Magna Bristol BS40 8SH
	Residential Sales & Lettings	
	01275 333993	
	office@killens.org.uk	







	Wells	10 Sadler Street Wells Somerset BA5 2SE
	Residential Sales & Lettings, Online Auctions	
	01749 671172	
	wells@killens.org.uk	



	Ston Easton	The Cake House Upper Lodge Farm Ston Easton Somerset BA3 4DH
	Professional Services	
	01761 241127	
	office@killens.org.uk	



	Knightsbridge	25 Pont Street Knightsbridge London SW1X 0BD
	Agency	
	020 7629 9966	
	26@theknightsbridgeoffice.co.uk	



	Mendip Auction Rooms	Rookery Farm Binegar Somerset BA3 4UL
	Fine Art, Professional Services, Equestrian, Farms & Land Agency	
	01749 840770	
	enquiries@mendipauctionrooms.co.uk	



The Property Professionals

