



Killens

CHARTERED SURVEYORS & PROPERTY AGENTS

Country & Equestrian Property Specialists







Since we first opened the door to our first office in 2008, we have become an established firm of Chartered Surveyors and property agents in North and Central Somerset delivering a service of the highest standards.

As an independent family business, we believe our success lies in an ongoing commitment to maintain a level of customer service that is exceptional in our industry.

Today, we have a growing network of offices servicing the local area complemented by the popular Mendip Auction Rooms. We can go further than all other agents and are able to offer a comprehensive range of property services from our committed and experienced staff.

We provide an essential link for the country and equestrian community to the property market. We are very proud of the organisation and the people within it and our vast property knowledge and farming and equestrian expertise enables us to understand the needs of clients in managing, buying, selling and letting country and equestrian property.

We and our staff are friendly, passionate and motivated, determined to achieve the best results. Whatever your plans, do contact us to discuss how we can, with the minimum of fuss and quietly effective, help you achieve your objectives.



Tom Killen

Partner

tom@killens.org.uk



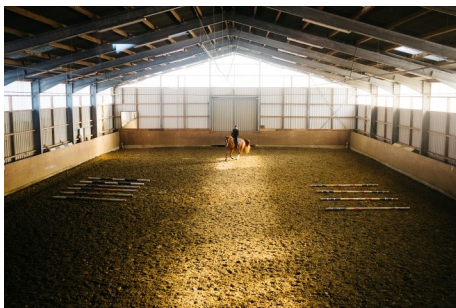
Equestrian Agency

Selling equestrian property requires a different approach and our team have the experience and expertise to act in this sector of the property market.

From pony paddocks, livery yards and training facilities to high end equestrian estates, studs and equestrian centres, we are well placed to advise you in your sale. Active in the market throughout Central and North Somerset, we understand the local market conditions and have a database of purchasers seeking appropriate properties.

Many of our team participate in equestrian disciplines and can provide reassurance and advice on issues such as planning, licensing, adequacy of facilities and business opportunities in order to secure a sale.

With our vast knowledge and experience in all equestrian matters, we have achieved great results in selling equestrian properties and if you are looking to sell then contact us at the earliest opportunity so a comprehensive strategy can be put in place that ensures a successful sale at the best price.





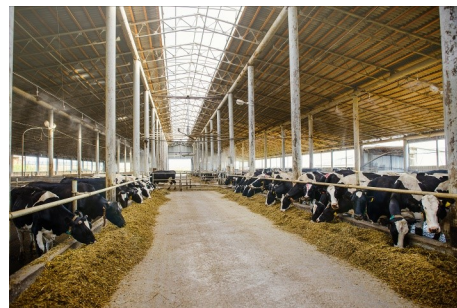
Land & Farms Agency

Our Partners come from families who have farmed in the Mendip area for generations and whatever type of agricultural property or land you are dealing with, you can be assured that we have the expertise and experience to help you.

Agricultural property is different to all other forms of property and carries with it an enormous range of specialist skill requirements, which are brought together by our team.

Our specialist team have practical farming experience and will guide you through all the expert areas of advice to prepare your property to achieve the optimum price and we ensure that proper consideration is given to issues such as planning, lotting, tenancies, subsidies and employment issues as well as employing the most tax-efficient way and that all assets are fully assessed through planning, letting or the use of overage/development clauses.

The very best marketing skills are employed to present the property correctly and target all potential purchasers to ensure the best possible result and we can advise on the best method of sale whether that be by private treaty, auction or tender.



Excellent Marketing



Global Promotion

The internet has changed property agency beyond recognition. Global marketing is now the norm. We promote our properties on the largest property websites including Rightmove, Zoopla, Primelocation, On The Market and numerous specialist ones too.



Advertising Widely

We achieve high profile advertising and outstanding levels of editorial coverage in national, regional and local publications. We advertise in many publications and are promoted on local radio stations.



Reaching London

London continues to be the engine room of the UK's property market and we are well set up for attracting London buyers through our Knightsbridge office.



Superb Literature

We take pride in the marketing literature we produce for clients. Careful consideration is given by our teams to reflect the individual style of each property portraying the positive attributes. A quality brochure expertly presented and incorporating plans and excellent photographs remains one of the most effective marketing aids.



Excellent Contacts

Being local agents, it is quite possible that we have a buyer for your property on our books already. As soon as we are instructed, we make contact with every suitable potential buyer prior to the commencement of the full marketing program. We also have excellent relations with local search agents.

Quietly Effective



Award Winning

Killens have been named by both the Daily Telegraph and the Sunday Times as one of the top small estate agencies in the UK.



Actively Selling

We take a proactive attitude in selling property and that makes a difference. Over the past 12 months, we have sold many properties in all sectors across the region and potential buyers recognise this and come to us to discuss their requirements.



Achieving More

Achieving a sale is great but ensuring the best price is key. We provide honest and straight-forward advice and consistently achieve more for our clients than other agents whose focus may be to simply gain an instruction and achieve a sale.



Client Caring

We look after our clients and keep them fully updated on the whole sales procedure and a Partner or Associate Partner will oversee progress from the first contact to completion of a sale. We pay great attention to:

- ◆ Adopting a comprehensive marketing strategy
- ◆ Generating interest
- ◆ Ensuring suitable and proceedable buyers
- ◆ Negotiating to get the best price
- ◆ Co-ordinating the sale with other transactions
- ◆ Working hard to progress the sale with solicitors, surveyors and lenders

Equestrian Property Consultancy

VALUATIONS



PLANNING

LETTINGS



**PURCHASE &
SALE**



APPRAISALS



**LANDLORD &
TENANT**



LICENCES



Farms & Land Property Consultancy

**BASIC
PAYMENT**

GRASSKEEP



VALUATIONS

**TENANCY
ADVICE**



STEWARDSHIP

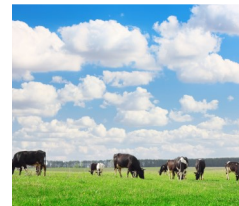
PLANNING

RENT REVIEWS

**WAYLEAVES &
EASEMENTS**

LETTINGS

**COMPULSORY
PURCHASE**



Our Services



Country House Agency



Fine Art



Residential Agency



Residential Lettings



Estate Management



Auctions



Commercial Lettings



Commercial Agency



Valuations



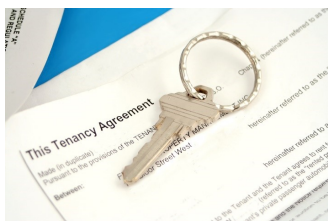
Farms & Land Agency



Equestrian Agency



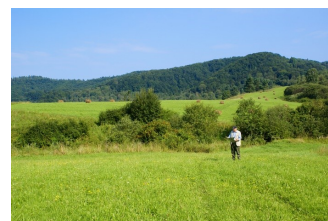
Planning & Development



Tenancy Advice

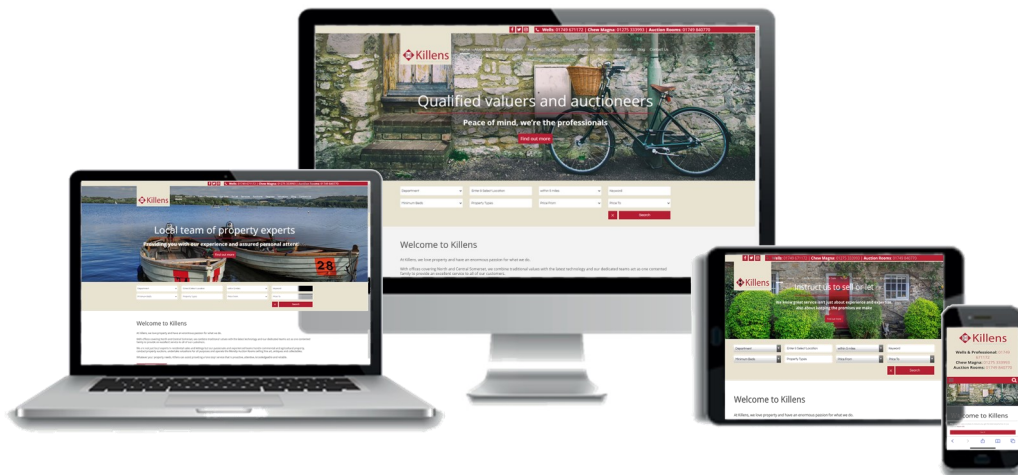


Compulsory Purchase



Rural Business Advice

Embracing Internet & Digital Marketing



With over 85% of property searches beginning on the internet, it is without doubt the number one marketing tool available to any property agency, enabling local, regional, national and international coverage 24 hours a day, 365 days a year.

Our properties are fully listed on our own website and all our properties have extensive internet coverage across all the mainstream property portals as well as on a host of equestrian and land specific websites.

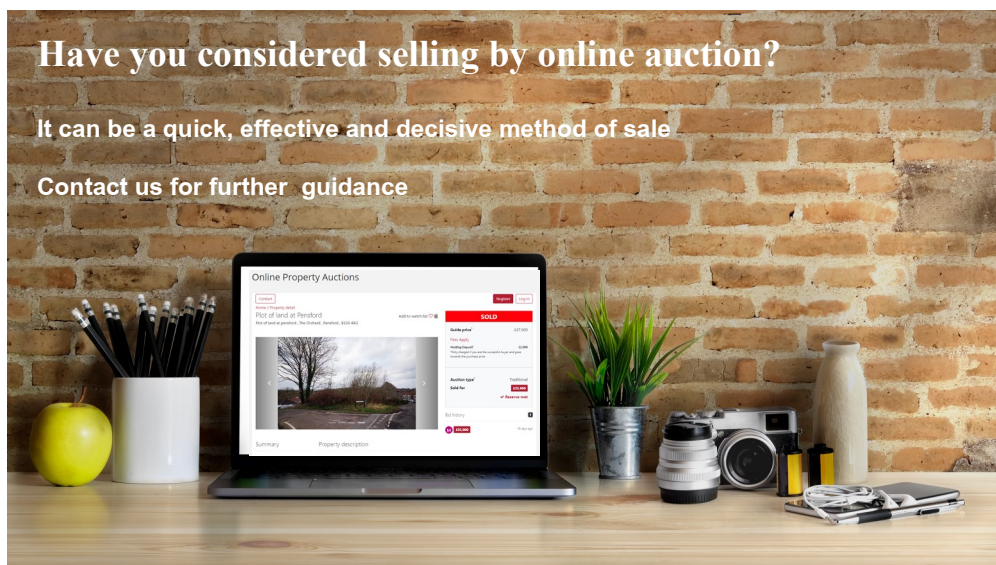
New properties are also circulated on our social media pages



Have you considered selling by online auction?

It can be a quick, effective and decisive method of sale

Contact us for further guidance



Your Main Contacts



	Tom Killen BSc (Hons) MRICS FAAV
→	Equestrian, Farms & Land Agency
	07971 686285
	tom@killens.org.uk



	Emily Roberts BSc (Hons)
→	Equestrian, Farms & Land Agency
	01275 3339993
	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	

Recent Testimonials

Mrs J - "From the time we fell in love with our house to the moment they handed over the keys, Killens staff were there to make sure it was a smooth and successful transaction for both the seller and I. "

Mr L - "Many thanks to you all for superb professional service. It's been a pleasure. "

Mrs S - "The team was particularly good at keeping us up to date and were very dedicated to trying to solve the problems and get to the bottom of things. I was grateful to them for that. They all were also very efficient and helpful and always came back to me quickly if we were to sell again, I would go with Killens."

Mr B - "We were pleased with what the team did for us. You achieved our objective quickly and competently . Thank you."

Mr & Mrs P - "I wanted to drop you a note to thank you, and your team, for the amazing support you gave us over the past 6 months. It was a bumpy ride (especially with the chain break) however, whenever we wanted the latest update, Killens had the answer! "

Mr N - "I would like to take this opportunity of thanking you, and the rest of the team at Killens, for finding a purchaser and the professional manner in which you carry out your duties."

Mrs W - "They were excellent and I wouldn't hesitate in using Killens again."

Mr & Mrs M - "You delivered a proactive and professional marketing service and the honest, friendly approach was so refreshing.."

Mr & Mrs P - "Thank you for all your help and we have been really impressed with Killens"



The Property Professionals

