

Our Services

“the respected local agents with the global reach”



At Killens, we love property and have an enormous passion for what we do.

With offices covering Somerset, we combine traditional values with the latest technology and our dedicated teams act as one contented family to provide an excellent service to all of our customers.

We are not just local experts in residential sales and lettings but our passionate and experienced teams handle commercial, equestrian and agricultural property, conduct property auctions, undertake valuations for all purposes and operate the Mendip Auction Rooms selling fine art, antiques and collectables.

Whatever your property needs, Killens can assist providing a 'one stop' service that is proactive, attentive, knowledgeable and reliable.



Country House Agency

Our Agency team comprises agents who specialise in selling some of the finest properties in the region. Working with their colleagues based at the Knightsbridge office, our staff have access to the London market whilst being able to draw upon local knowledge and experience in delivering a proactive and comprehensive marketing strategy.



Residential Agency

From small town apartments and cottages to executive homes and farmhouses, we help sellers and buyers to move home with the minimum of fuss. Operating as one team, our agency staff are firmly focussed on applying a friendly approach in order to achieve the best price. They are firmly committed to implementing a proactive marketing strategy and overseeing a property sale through to completion.



Residential Lettings

Whether a new or seasoned landlord, letting a property can be a daunting experience. In letting a property, our focus is on delivering a seamless and professional service that you can have confidence in. We guide you through the process in a straight-forward manner and we aim to maximise our landlords' investment return by letting to good quality corporate and private tenants.



Farms & Land Agency

Whatever type of agricultural property or land you are dealing with, you can be assured that we have the experience and expertise 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, many of whom have practical farming backgrounds.



Commercial Agency

From office space to industrial sites, retail units to specialist village properties, our knowledgeable and experienced team understand the local market and support our clients through the entire transaction process, from initial advice and marketing through to the final legalities.



Commercial Lettings

Our Commercial leasing team have extensive experience across all types of property in our market towns and rural areas including retail units, offices, warehouses and industrial sites. They can assist in providing advice on what tenants are seeking followed by a marketing strategy that secures the best tenant on the best terms and of lasting value.



Equestrian Agency

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 or letting. Many of our staff are actively involved in horse-related disciplines and have local knowledge and experience in all equestrian matters and have achieved great results in selling equestrian properties.



Mendip Auction Rooms

Through our respected and popular auction rooms at Binegar, we hold regular sales of Fine Art, Antiques, Collectables and more modern effects. Our respected and experienced valuers are supported by a team that is firmly focussed on delivering a friendly and professional service in offering items of all values. Buyers from across the globe are attracted with live online bidding through the-saleroom.com.



Development/Building Plots

We help landowners to capitalise on development opportunities. Our thorough knowledge of the market ensures that we are able to advise on the optimum solution for promoting our clients' land to achieve the best price on sale.



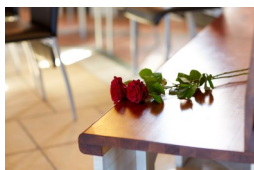
Property Auctions

Selling by auction can be an effective method of sale. We are experienced in staging property auctions and guiding clients through the auction process. A wide variety of property has been entrusted to Killens to sell ranging from houses, farms, barns for conversion, equestrian property, land, paddocks, building plots and unusual properties.



Valuations

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.



Probate Valuations

Our RICS Registered Valuers have over 50 years combined experience in undertaking valuations of property and chattels for inheritance tax and probate purposes. We fully appreciate that this can be a difficult process and we are able to undertake valuations in one visit followed by ensuring that valuations are properly prepared so delays in the granting of probate are avoided.



Planning

We can provide you with tailored advice and planning solutions based on a firm understanding of local planning policies and other considerations. Our consultants can prepare and submit applications and appeals as well as produce supporting appraisals. We regularly work with planning consultants, developers, architects and planning consultants to help deliver and maximise the value of assets.



Estate Management

We are involved in the management of all types of property and advising on landlord and tenant issues. We can provide a tailored service ranging from strategic business advice to tax planning and hands on management. We understand the pressures and opportunities and our surveyors are focussed on ensuring land holdings are run efficiently and that landowners get the best return from their assets.



New Homes

We provide high level and detailed advice on all aspects of new build residential development to house builders and developers. Our teams understand the local property climate and can provide a bespoke service including advice on initial land acquisition, market reports, new home sales and purchasing stock. Our particular expertise is in marketing new homes and can act on a bespoke basis.



Rural Business Advice

We have practical farming experience and are able to assist farmers and landowners on a wide range of complex issues in these changing times. We specialise in Farm Diversification, Basic Payment Scheme, Environmental Stewardship & Grants and subsidies.



Compensation & Compulsory Purchase

Our compulsory purchase experts help property owners secure fair compensation and suffer minimal disruption. With experience of acting at Tribunal, we understand the range of powers exercised by government bodies and utility companies and can provide proper advice.



Chew Magna
t. 01275 333993



Wells
t. 01749 671172



Somerton
t. 01458 397000



Park Lane
t. 020 7629 9966



Mendip Auction Rooms
t. 01749 840770





The Local Property Professionals

