

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE



Trusted property specialists with expertise in
residential sales and lettings, commercial,
development and rural property

sales • lettings & management • commercial • development • rural

SIMMONS & SONS

www.simmonsandsons.com

Simmons & Sons are trusted property specialists with expertise in residential sales and lettings, commercial property, development, new homes, and rural and agricultural property within a wide radius of Henley-on-Thames, Marlow, Basingstoke and Sherfield-on-Loddon. We are members of both ARLA (Association of Residential Letting Agents) and NAEA (National Association of Estate Agents) and follow strict guidelines both to protect our Clients and to encourage and maintain the highest industry standards.

As members of RICS (the Royal Institution of Chartered Surveyors) and CAAV (the Central Association of Agricultural Valuers), we are agricultural and rural valuers who can provide professional advice and valuation expertise on issues affecting the countryside – from tenancy matters to the sale and purchase of farms and land, from taxation and compulsory purchase to auctioneering and from conservation issues to farming structures.

In addition our Commercial Department provides a full Commercial Sales, Lettings and Management service for industrial, office and retail property.



Geoff White
Senior Partner

Contents

Introduction	2	Rural	8
History	3	Development/Land Property	11
Residential Sales	4	Commercial Property	12
Residential Lettings	7	Key Contacts	14

A long history of property expertise

Simmons & Sons was founded by William Simmons who came from Banbury in 1802 and the firm continued via his son William on a family basis to the end of the 19th Century when the then Partners Charles Simmons and his two sons Sir William Anker Simmons and Franklin Simmons took into partnership Edward Harry Dee of Henley.

Franklin Simmons, the great-nephew of the founder, opened the Basingstoke office towards the end of the 19th Century and following the acquisition of the Basingstoke firm, Jennings & Rainbird, Simmons & Sons began a long involvement with the Basingstoke and Reading cattle markets.

At the conclusion of the First World War a knighthood was bestowed on Sir William Anker Simmons for his services to agriculture.

Today our current Partners hold a wealth of property and real estate experience and remain true to the original principles of service and integrity that have been at the core of the firm since 1802.



Front Row – Sir William Anker Simmons, Charles Simmons, Franklin Simmons
Back Row – Robert Simmons, Edward Simmons, Jack Simmons (1890)

Residential Sales

Our experienced residential sales staff can advise you on school catchment areas, sports and recreation and a whole host of other facilities that can help you achieve the maximum value for your property.

Our Services

Free Market Appraisals

Whether you are thinking of putting your house on the market or would like a free market appraisal, our knowledgeable staff can advise on current sale prices, market conditions and likely future trends. We will also happily advise on any repairs or upgrades you may wish to carry out prior to marketing to maximise your property's value.

Accompanied Viewings

Most of our property viewings are undertaken with a member of our Residential Sales Team. This ensures we are able to obtain the most accurate feedback from prospective purchasers regarding your property and can best negotiate with a purchaser on your behalf.

Marketing

We are able to provide our Clients with comprehensive marketing reinforced by our central office locations, extensive internet presence on our own and national property portals and colour advertising in local print media. We are also exclusive members of The Guild of Professional Estate Agents for Henley-on-Thames, Marlow and Basingstoke with a national office network and Head Office in Park Lane, Mayfair attracting international enquiries.

Sales Process

Our Residential Sales Team can lead you through the whole sales process offering advice to enable you the very best chance of selling and achieving an excellent sales price. We will personally oversee your sale through to completion.

Residential Development

Our experienced staff can provide valuation advice on a wide range of residential projects from extensions and refurbishments to new build property, whether you are buying or selling, with up to date market knowledge and confidential advice. We have extensive contacts with both local and national developers.

Current Residential Properties*



“ Having been in contact with numerous estate agents in the area, we were very pleased with how Simmons & Sons conducted themselves and are happy to recommend them. We will return to them without hesitation when we require their services. ”

Mr & Mrs Lakin

Current Residential Properties*



“ I received at all times a prompt service from Simmons & Sons Lettings, the application process was clearly explained, agency costs were clearly set out. I was kept informed at all stages about the moving in process and received paperwork promptly. ”

Mr Keppel

Residential Lettings

Whether you are a Landlord, Tenant or Investor; we can work with you to achieve the best possible outcomes – from providing rental advice, managing your property portfolio, helping you to invest in property or finding your new home. We offer a comprehensive range of Residential Letting and Property Management services ensuring a trouble free tenancy for both Landlord and Tenant.

Our Services

Property Management

Our full management service comprehensively covers all aspects of the tenancy and rental process from arranging the tenancy to ensuring that the property is regularly maintained and repaired.

Landlords

We can oversee everything from marketing your property and sourcing Tenants through to drafting tenancy agreements, collecting rent and rent reviews, providing our Clients with a smooth and straight forward letting process.

Tenants

We source homes for many Tenants, some of whom have had very little advice or information on landlords rights or tenancy law. We are happy to explain your tenant rights prior to renting by phone, via email or in person. We only let properties in good condition and ensure our Landlords are fully aware of their legal and health and safety obligations. If you are looking for a property to rent, our experienced and qualified team can help from searching for a suitable house or flat through to agreeing rental terms and moving you into your new home.

Summary of Service

- Rental value appraisals
- Arranging for the transfer of the utilities, overseeing repairs, maintenance work and payment of invoices
- Liaising with an Inventory Clerk to compile the inventory and organise check-ins/check-outs
- Arranging payment of regular outgoings, such as water rates, insurances etc. from rents received.

Rural

Our Rural Land and Estate Management department ensure that traditional Estate values are maintained and Clients' objectives are met, while ensuring that the Estate's assets are both sympathetically utilised and maximised. We can advise on renewable energy and associated grant schemes, mineral options, development options, telecoms, compulsory purchase, acquisitions and compensation claims, commercial and amenity woodland.

Our Services

Farm and Estate Management

Landlord and Tenant Matters / Lease and Tenancy Renewals / Sale and Acquisitions / Day to Day Management of Estates including:

- All aspects of rural property
- Farm and Estate diversification
- Financial planning, benchmarking and reviews.

Rural and Planning Development

We provide planning and property consultancy to a diverse range of rural businesses across England. We are able to offer advice on and submit:

- Planning applications to the Local Authority
- Certificate of Lawful Existing Use and Development
- Removal of Agricultural Occupancy Condition applications.

Valuations

Our specialist Valuers can provide formal 'Red Book' valuations for Capital Gains Tax and Inheritance Tax purposes on rural, residential and commercial assets.

Rural Grants and Basic Payments Scheme

Basic Payment & Agri-Environment Schemes / Rural Development Programme & Woodland Grant Schemes.

Our Rural team have detailed up to date knowledge of Common Agricultural Policy (CAP) and are able to advise Clients accordingly in their decision making and forward planning.

We are able to assist with the following:

- Registration of new businesses and completion of Basic Payment Scheme applications
- Purchase, sale and lease of entitlements
- New Countryside Stewardship Scheme applications.

Rural Properties/Land Sold



A detached three bedroom house, three bedroom cottage, two bedroom cottage, timber chalet, cricket pitch, a range of farm buildings extending to approx. 10,000 sq ft (929 sq m) and farmland in all 51.12 acres (20.69 ha)



A delightful nine bedroom Grade II listed farmhouse with sympathetic extensions in approx 99.82 acres (40.47 ha) of pasture, woodland and lakes



Land extending to approx. 7.98 acres (3.23 ha) of fenced pasture in three fields. Three timber walk-in field shelters with internal divisions providing eight stalls and a fenced silica sand ménage

Rural Properties/Land Sold



A detached Grade II 5 bedroom Manor House with a detached one bedroom flat, a range of outbuildings extending to approximately 2,290 sq ft (206 sq m) and land in all approximately 26.20 acres (10.60 ha)

A substantial investment portfolio comprising of eleven dwellings with a wide range of equestrian and agricultural buildings. In total approx. 109 acres (44.13 ha) of mostly pastureland



23.72 acres (9.60 ha) of woodland



Approximately 17.29 acres (6.99 ha) of amenity land and lakes

Development/Land Property

Having the knowledge and experience acquired over many years and covering a wide geographical area makes the Development Team at Simmons & Sons one of the leading Land and New Homes Agents in the area. Based at both the Henley-on-Thames and Basingstoke offices the Team have an established working relationship with a wide range of developers from National Housebuilders to small local builders. Our aim is to maximise the return to our Clients and provide professional advice and support throughout what can be a lengthy and complex process.

Our Services

Landowners

We are able to provide Landowners with advice regarding planning potential and provide recommendations regarding how the planning process should move forward. We have experience in negotiating Option Agreements and Promotion Agreements and can advise you on the best way forward to suit your individual circumstances. We are also able to provide you with advice on negotiating subject to planning agreements and contracts. Should you require a valuation of your land or its likely value with the benefit of planning consent, we have the resources and experience to be able to help you. Should you or your neighbours be approached by a developer we can act jointly for all to negotiate a fair and equitable division of the land for future sale.

Areas of Operation

Working out of both our Henley-on-Thames and Basingstoke offices we cover a wide area concentrating primarily on Southern England although we also act for both Landowners and Developers further afield.



Commercial Property

Having the right Commercial Real Estate Consultant is critical for both Landlords and Tenants. Whether you are a Developer or Investor, Landlord or Occupier, we can work with you to achieve the best possible commercial real estate outcomes – from providing rent review advice, managing your property portfolio or helping you invest in commercial property, we offer a comprehensive range of real estate services.

Our Services

Lease Advisory

Rent Reviews / Lease Renewals / Lease Assignments / Lease Re-Gearing

As an Occupier or Landlord getting the most out of your lease is paramount. Simmons & Sons will help you develop a solution to your lease negotiations to ensure the best result based on the understanding of your needs, in-depth knowledge of the local markets and clear strategic thinking.

Property Management

We are able to provide our Clients with a comprehensive service ranging from undertaking the financial administration of the property, including rent collection and service charge administration, ensuring adequate insurance is in place, periodic valuations and overseeing maintenance through day to day tenant liaison.

Agency Leasing

Our proactive Commercial Agency team have a proven track record of securing Tenants for all types of property underpinned by our expert local knowledge across retail, office and industrial sectors.

Tenant Representation

Office / Retail / Industrial Lease Acquisitions

The Commercial Property Team will provide impartial advice every step of the way through the lease acquisition process from defining Clients objectives, undertaking a cost analysis up to the transaction completion, ensuring you get the right space on competitive terms.

Let Commercial Properties



New Street, Henley-on-Thames
Attractive Town Centre Office



Prestigious Office within the Deer Park of Stonor House



Barn, Nuffield, Oxfordshire



Offices, Dunsden, Oxfordshire

Key Contacts

To discuss any of the services that Simmons & Sons can provide, please contact:

Henley-on-Thames

32 Bell Street
Henley-on-Thames
RG9 2BH

Residential Sales

T: 01491 571111 E: res.sales.henley@simmonsandsons.com

Residential Lettings

T: 01491 571111 E: lets.henley@simmonsandsons.com

Rural

T: 01491 571111 E: agricultural@simmonsandsons.com

Commercial

T: 01491 571111 E: commercial@simmonsandsons.com

Basingstoke

12 Wote Street
Basingstoke
RG21 7NW

Residential Sales

T: 01256 840077 E: sales.basingstoke@simmonsandsons.com

Residential Lettings

T: 01256 337100 E: basingstoke@simmonsandsons.com

Rural

T: 01256 327711 E: rural@simmonsandsons.com

Development

T: 01256 331244 E: development@simmonsandsons.com

Marlow

1 High Street
Marlow
SL7 1AX

Residential Sales

T: 01628 484353 E: marlowsales@simmonsandsons.com

Residential Lettings

T: 01628 891111 E: marlow@simmonsandsons.com

Sherfield-on-Loddon

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ

Residential Sales

T: 01256 882200 E: sherfieldsales@simmonsandsons.com

Residential Lettings

T: 01256 882200 E: sherfieldlettings@simmonsandsons.com

Peper Harow

The Estate Office
Godalming
GU8 6BQ

Rural

T: 01483 418151 E: peperharow@btinternet.com





32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

SIMMONS & SONS

www.simmonsandsons.com