

# Thompson Wilson

Estate Agents • Auctioneers • Valuers • Surveyors

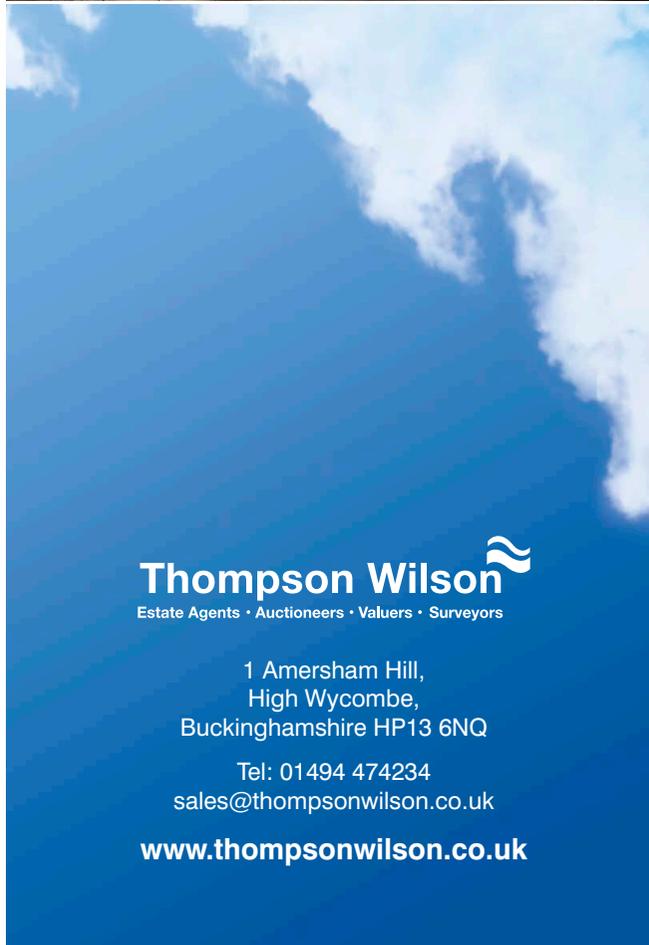


## High Wycombe's only Independent Auctioneers

In the last 12 months, 67 residential properties have been sold by auction in High Wycombe, with Thompson Wilson successfully selling 50 of them – a staggering 75%.\*

Clearly Thompson Wilson are the leading auctioneers in the area and should be your go to firm.

[www.thompsonwilson.co.uk](http://www.thompsonwilson.co.uk)



**Thompson Wilson**  
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## Auctions

Why you should sell your property at auction?

[www.thompsonwilson.co.uk](http://www.thompsonwilson.co.uk)

## Our Auction history

At Thompson Wilson, we have held auctions regularly since 2009 at the prestigious setting of The Oak Room, The Old Town Hall, High Wycombe, dealing with a variety of clients from Wycombe District Council to Charity Trusts, Liquidators and private clients.

**The average success rate of auctioneers in the last 12 months is 75.1%, Thompson Wilson have a success rate of 94.3% over the same period.\***

In May 2017 we had 24 lots go to auction with 7 sold prior for an undisclosed fee and 17 sold on the day for a grand total of £4,565,500. This was a massive £514,000 above the total guide price each lot started at (more than a 12% increase on average).

**In 8 years, we have dealt with auctions ranging from a modest 3 lots, to a massive 29 lots.**

Last September we held our largest auction to date, as 29 lots went to the room and 26 sold for a combined total of £8,377,000.

### However, we don't just deal in large scale auctions

February 2016 saw us take 4 lots to the room, all sold for a total of £1,095,500. This was from a combined guide price of £870,000 and represented over a massive 25% increase.



## 5 Reasons why you should sell via Auction

There are many benefits to selling by auction...

- 1 Speed**  
The auction process represents a far more time efficient way of sale as completion usually takes place a set 20 working days after the auction
- 2 Guarantee of sale**  
Legal & binding contract formed at the fall of the gavel, accompanied by a 10% deposit
- 3 Price**  
As a client, you have control over the reserve price (the minimum price a property can be sold at) while competitive bidding can often result in inflated prices
- 4 Network/Marketing**  
Over the years we have built an extensive network of clients and investors. In addition to this we have featured adverts in regional and national newspapers as well as marketing online and on social media
- 5 Convenience**  
Block viewing sessions create minimal disruption to sellers/tenants while a set timeline helps ensure a smoother process of sale

## Ideal type of property

While we are happy to take all sorts of property to auction depending on your needs, this style of sale is particularly useful for certain types of property.

- ✓ Residential and Commercial
- ✓ Property with tenants in situ
- ✓ Property that needs modernising
- ✓ Unusual properties that would otherwise be difficult to sell through private treaty
- ✓ Property with development potential
- ✓ Land with or without planning
- ✓ Garages/unused buildings

