



Property Consultancy

Independent Property Consultancy

A Smarter

Way to *Sell*.

Auction. Acquisition.

Cash Buyer.

Simpson & Marlowe Property provides genuinely independent property consultancy, working with multiple auction houses and cash buyers to recommend the best route for every property, every time.

Not tied to one auction house , Genuinely independent advice

T 07815 518263

E Director@simpsonandmarlowe.co.uk

W www.simpsonandmarlowe.co.uk

Ascot, Berkshire



01 / About Us

Who We Are

Independent Property

Consultancy.

Simpson & Marlowe Property is an **independent property consultancy** based in Ascot, Berkshire. We work with property owners, developers, executors, solicitors, and professionals across Berkshire, Surrey, West and South West London, and beyond.

What sets us apart is our independence. We are **not tied to any single auction house or buyer**. Instead, we work with multiple auction houses and a network of vetted cash buyers, assessing each property objectively and recommending whichever route will genuinely achieve the best result.

Whether a property needs selling swiftly, has been stuck on the market, requires specialist buyer reach, or simply needs a certain, legally binding outcome, we have a route that works.

Traditional estate agency works well for many properties. But for properties needing work, inherited estates, development opportunities, or any situation where **speed and certainty matter**, there is a better way.

Thanks to our multiple auction house partnerships and national buyer networks, Simpson & Marlowe is able to offer services **up and down the whole of the UK**, covering all market types and seller situations, not just our home counties.

Simpson & Marlowe provides honest, professional advice on the options available, with no obligation and no pressure. Our goal is the right outcome for every client.

⌘

Auction

Legally binding sale. 28-day completion. National buyer reach. Competitive bidding drives value. Properties sold as seen, no improvements required.

◆

Acquisition

Connecting properties with the right buyers. Developer interest, investor buyers, and specialist purchasers, matched to the right opportunity.

◇

Cash Buyer

Maximum speed. Vetted cash buyers completing in 20 to 30 days. The right route when certainty and swift completion matter most.



02 / The Director
Meet the Director
Mercedes *Simpson*.



15 years of property expertise. One independent consultancy.

Mercedes Simpson founded Simpson & Marlowe Property following a distinguished career spanning 15 years in high-value property transactions. Her background includes senior roles at **Berkeley Homes** and **London Square**, where she developed deep expertise in premium property sales, part-exchange programmes, and complex property transactions.

Having worked at the highest levels of the new homes and development sector, Mercedes understands the challenges faced by developers, housebuilders, and property owners from every angle, and built Simpson & Marlowe to provide the kind of genuinely independent advice that simply was not available elsewhere.

The business is named after her daughter **Marlowe**, and is built on the values that define Mercedes personally, integrity, transparency, and a commitment to achieving the very best outcome for every client.

Based in **Ascot, Berkshire**, Mercedes works across Berkshire, Surrey, West and South West London, and throughout the UK, providing hands-on personal oversight for every property she handles.



03 / Who We Help

Our Clients

Who We Help.

Simpson & Marlowe works with a wide range of clients, from individual homeowners to developers, solicitors, and insolvency practitioners. Whatever the situation, we provide honest independent advice on the fastest and most effective route to sale.

01

Residential Sellers, No Open Market

For homeowners who need to sell without the delays, uncertainty, and public exposure of traditional estate agency. Auction and cash buyer routes provide swift, certain completion

without months of viewings, fall-throughs, or price renegotiations. Discreet, professional, and effective.

Swift, Discreet, Certain

02

Properties Sold As Seen, Needing Work

Properties requiring renovation, modernisation, or full refurbishment are among the strongest performers at auction. Investor and developer buyers actively search auction platforms for exactly these opportunities. Sold as is, no improvement costs, no survey renegotiations, no estate agency uncertainty.

As Is, No Surveys, Investor Buyers

03

Probate Sales & Executors

Administering an estate is complex enough without months of estate agency uncertainty. We provide swift, certain property disposal for executors and families, allowing inheritance to be resolved quickly and professionally. We can also coordinate with antiques and contents auction houses for a complete estate solution.

Swift Resolution, Estate Support, Sensitive

04

Divorce & Estate Settlement

Court-ordered sales and divorce settlements require swift, certain outcomes that both parties can rely on. Auction provides a transparent, legally binding sale, removing ambiguity and achieving resolution quickly. We handle the process professionally and sensitively throughout.

Legally Binding, Transparent, Swift



04 / Who We Help

05

Mixed Use Opportunities

Mixed use properties, residential with commercial elements, flat above shop, properties with outbuildings or commercial potential, attract multiple buyer types at auction.

Developers, investors, owner-occupiers, and commercial buyers all compete simultaneously. This competitive dynamic drives strong results for complex properties

that struggle with traditional estate agency.

Multiple Buyers, Specialist Reach, Strong Results

06

Land

Land, with or without planning permission, performs exceptionally well at auction.

Developers, landowners, and investors actively search auction platforms for land opportunities. We work with plots of all sizes, greenfield and brownfield land, agricultural land, and development sites, matching each to the auction house with the strongest relevant buyer database.

Development Sites, Agricultural, Plots

07

Developers, Stock, Part-Exchange & Proceedable Buyers

We work with housebuilders and developers on three specific challenges: swift disposal of part-exchange stock sitting with estate agents; making stuck buyers proceedable by auctioning their existing property within 28 days; and direct listing of development stock units to auction for swift capital release. Restoring part-exchange capacity and converting stuck buyers into completions.

Part-Exchange, Proceedable, Stock Disposal

08

Insolvency, Repossession & Portfolio Liquidation

For insolvency practitioners, receivers, and landlords liquidating portfolios, swift certain property realisation is everything. Auction provides legally binding, transparent disposal in 28 days. Properties sold as is, tenanted or vacant. Multiple lots handled simultaneously. We work with LPA receivers, insolvency practitioners, banks, and private landlords exiting the market.

LPA Receivers, Portfolio, Swift Realisation

FREE NO-OBLIGATION CONSULTATION , 07815 518263



The right advice, from someone who isn't tied to just one answer.



Call Us

07815 518263



Email Us

Director@simpsonandmarlowe.co.uk



Website

www.simpsonandmarlowe.co.uk

Independent. Honest. Effective.

Ascot, Berkshire, Surrey, West & South West London