

## 2 Manor Park, Redland, Bristol, BS6 7HH

Auction Guide Price +++ £675,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- PRIME STUDENT HMO | £63,360 pa
- SCOPE FOR FAMILY HOME ( VP )
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – Freehold PERIOD HOUSE ( 1603 Sq Ft ) arranged as 6 BED | 3 BATH LICENSED HMO INVESTMENT fully let producing £63,360 pa | Potential for Family Home with Garden.

# 2 Manor Park, Redland, Bristol, BS6 7HH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 2 Manor Park, Redland, Bristol BS6 7HH

Lot Number 10

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold end of terrace period house with accommodation ( 1603 Sq Ft ) arranged over 3 floors plus basement and enclosed rear garden. The property is a fully licensed HMO with 6 bedrooms and 3 bathrooms plus communal lounge and separate kitchen located in this sought after location close to Bristol University, BRI and Whiteladies Road.  
Sold subject to existing tenancies.

Tenure - Freehold  
Council Tax - E  
EPC - D

### THE OPPORTUNITY

PRIME HMO INVESTMENT

The property is fully let for both the 2025 and 2026 academic years on AST contracts to student tenants producing £63,360 pa  
We understand the tenants cover all utility bills etc.  
Please refer to online legal pack for copies of the AST contracts.

### SCHEDULE OF AST STUDENT INCOME

1/7/24-30/6/25 - £5,400 pcm | £64,800 pa  
1/7/25-30/6/26 - £5280 pcm | £63,360 pa

### FAMILY HOME

There is scope to convert the property back into a family home ( subject to vacant possession ) in this most sought after area of BS6 | Redland.

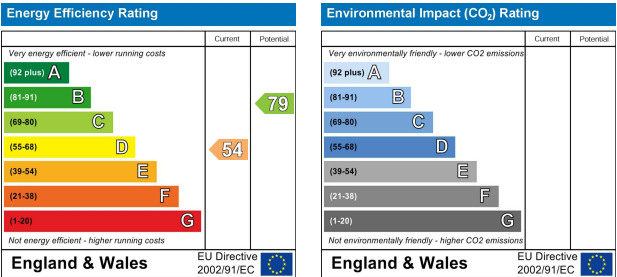
### LOCATION

Redland is a highly sought after residential area located in North West Bristol, known for its excellent schools, green spaces, and proximity to both Whiteladies Road & Gloucester Road it's a popular location for families and professionals. One of the key advantages of living in Redland is its proximity to the beautiful Clifton Downs, which provides plenty of space for outdoor recreation, the area is also home to several excellent schools, including Redland Green School and Colston's Girls' School. Whiteladies Road, offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets and a cinema. The area also has excellent transport links, with regular bus services to the city centre and is just a short distance from the Bristol Museum and Art Gallery, as well as the world famous Clifton Suspension Bridge.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.