



20 DEAN LANE
SOUTHVILLE, BRISTOL, BS3 1DD

Auction Guide £350,000+

- 22 May LIVE ONLINE AUCTION
- Spacious 4-bedroom period HMO
- Prime location with access to North Street, Bristol city centre and the Harbourside
- Potential to convert into a family home or into two flats
- Two private parking spaces
- Potential rental income of £38,400 PA
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk





20 DEAN LANE, SOUTHVILLE, BRISTOL, BS3 1DD

Auction Guide £350,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 22 May at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SPACIOUS PERIOD PROPERTY ARRANGED AS A 4-BEDROOM HMO

DESCRIPTION

Located in the heart of Southville, just minutes from Bristol's vibrant Harbourside and city centre, this spacious end-terraced property offers exceptional potential for investors and homeowners alike. Currently arranged as a four-bedroom HMO, the property boasts a bright and airy open-plan kitchen and living space, four double bedrooms - three of which feature en-suite bathrooms, and a generous utility room leading to two private parking spaces.

The property could be retained as a potentially high-yielding HMO, converted back to two self-contained flats (previous use) or a family house, subject to consents. Enjoy easy access to local parks and the iconic Gaol Ferry Bridge, which links you effortlessly to Wapping Wharf and the city's thriving amenities. A fantastic opportunity in a sought-after location—ideal for investors, landlords, or those looking to create a bespoke family home.

LOCATION

Located on Dean Lane, this home enjoys excellent transport links, with Bedminster railway station just a short walk away. Families will appreciate the proximity to well-regarded schools like Holy Cross RC Primary School, while supermarkets such as Aldi, Asda, and Co-Operative Food provide convenient shopping options. Southville is a thriving community known for its lively atmosphere, offering a fantastic selection of cafes, restaurants, and pubs. Green spaces and parks are close by for outdoor recreation, while theatres, art galleries, and music venues contribute to the area's rich cultural scene. Gaol Ferry Bridge provides access to Wapping wharf and the centre of Bristol by foot within minutes.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

RENTAL POTENTIAL

We would anticipate a potential rental income as a 4-bedroom HMO in the region of £38,400 PA.

TENURE

The property is for sale on a freehold basis with vacant possession.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

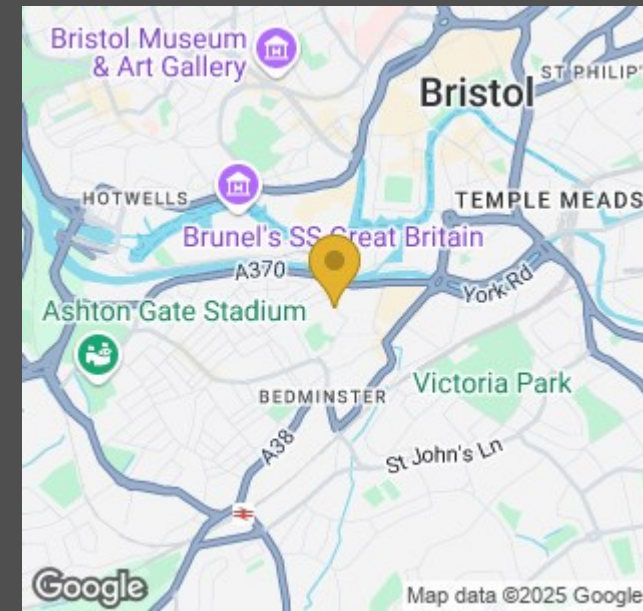
BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1216.33 ft²
113 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

