

MAGGS & ALLEN

15 GIPSY PATCH LANE
LITTLE STOKE, BRISTOL, BS34 8LS

Guide Price: £575,000+

- 20 November LIVE ONLINE AUCTION
- Substantial and extended 8-bedroom HMO
- Current rental income of £76,200 PA
- High demand area close to major employers (Rolls Royce, MOD, Airbus)
- Spacious and well maintained accommodation
- Off street parking for 6 vehicles and a large rear garden
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SUBSTANTIAL RESIDENTIAL INVESTMENT - 8-BEDROOM HMO LET PRODUCING £76,200 PA

DESCRIPTION

A substantial and well-maintained semi-detached property currently operating as an 8-bedroom HMO - generating a rental income of £76,200 per annum. The accommodation includes eight en-suite rooms (three with kitchenettes), along with a spacious communal kitchen, dining and living area, and a separate utility/laundry room. Off-street parking is provided for four vehicles at the front, with further tandem parking for two at the rear, together with a generous rear garden.

Situated on Gypsy Patch Lane in Little Stoke, the property offers excellent access to local amenities, Bristol Parkway station and major employers such as Airbus, Rolls-Royce and the MOD, ensuring strong and consistent rental demand. An ideal turnkey investment providing a solid yield in a highly sought-after location.

LOCATION

Located on Gypsy Patch Lane in Little Stoke, the property offers easy access to local shops, parks and schools. Bristol Parkway station is under a mile away, and the M4/M5 motorways are easily reached via the A38. Major employers such as Airbus, Rolls-Royce and the MOD are all close by, ensuring high tenant demand in the area.

CURRENT RENTAL DETAILS

The property is fully let on an all bills included basis at £76,200pa. The rooms are let on AST's at the following rents:

- Room 1: £850pcm
- Room 2: £750pcm
- Room 3: £750pcm
- Room 4: £850pcm
- Room 5: £850pcm
- Room 6: £800pcm
- Room 7: £800pcm
- Room 8: £700pcm

ACCOMMODATION

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

HMO LICENSING & PLANNING

We understand the property currently has an HMO licence for 8 persons.

Planning consent was granted on 06 July 2018 for a change of use to an 8-bedroom HMO under Application No. PT17/5526/F.

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.

TENURE

The property is for sale on a freehold basis, subject to the existing ASTs.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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 £1,800 plus VAT (£2,160 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.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

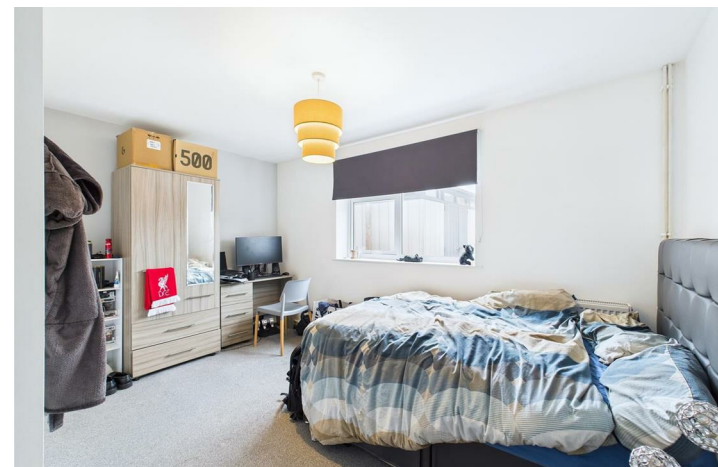
PRELIMINARY DEPOSITS

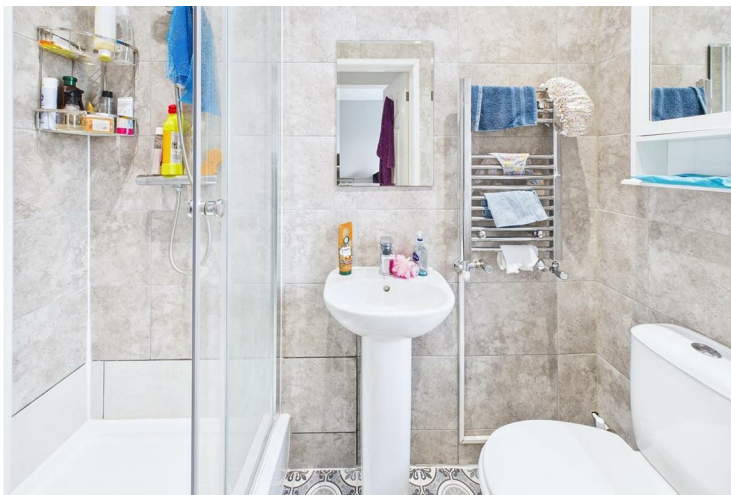
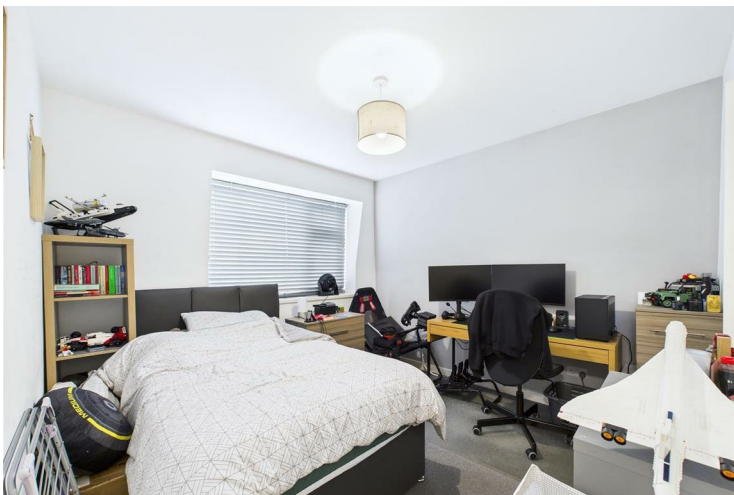
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

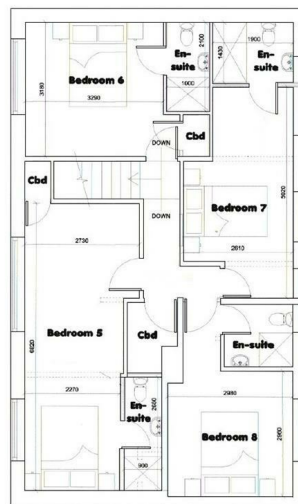




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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



First Floor



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