



Charles Road, Filton, Bristol, S.Glos  
4 Bed HMO in Article 4 Area

Asking Price £345,000

**kw** OXYGEN  
KELLERWILLIAMS



## Excellent 4 Bed HMO for Sale in Filton, Bristol

**Charles Road:** Charles Road is number 3 of 4 HMO's currently for sale by the vendor. The property is currently in use as a 4 bedroom HMO being let to a mixture of working professionals and students.

The property is fully let and benefits from strong rental demand given its proximity the UWE campus and the Filton / Patchway Enterprise zone economic hosting a range of jobs in advanced engineering, aerospace and defence. Whilst there is a preference to sell all 4 properties within the portfolio / SPV, the vendor will consider selling each property individually

**Alternative Use:** Given the location and nature of the property, the property has the potential to re-convert into a family home. Any purchaser would be responsible for arranging for the decanting of tenants post completion of a sale.

**Summary of Accommodation:** 4 bed HMO in Filton, Bristol, South Glos. The Property boasts a front and rear garden, 4 bedrooms and 2 shower rooms, is well finished and due to being in an Article 4 area, benefits from a Certificate of Lawful Development for use as a HMO.

**External:** The property provides for off-street parking for 3 cars and a large private garden to the rear.

**Location:** Filton, 5 miles north of Bristol is a high demand area and key employment hub, hosting major aerospace companies and UWE's main campus. It features strong infrastructure including the Mall at Cribbs Causeway and Filton Abbey Wood station, ensuring easy city access and beyond.

**Rental Income:** Currently fully let @ £30,000 pa, with potential for reversionary rental income of £33,000 pa. The property is currently managed by an external agent at 11.5% +VAT management and lettings fee. The agent has advised on potential rent increases which can be implemented on an iterative basis as and when tenants vacate.

**Asking Price:** Offers invited above £345,000

**Yield:** 9.5%, with a reversionary yield of 10.02%

**Monthly Bills:** c.£449 pcm or £112 per room pcm

**Planning & Licencing:** The property is in an Article 4 Area and has a Certificates of Lawful Development in place for its use as a HMO.



## Other Material Information:

**Tenure:** Freehold

**Local Authority:** South Gloucestershire Council

**HMO Licence:** No - 4 persons does not require licence for use as HMO

**Article 4 Area:** Yes - Certificate of Lawful Development for use as HMO

**EPC:** E with scope for C (EPC currently being updated – expected C rating)

**Council Tax Band:** B

**Services:** We understand all services to be connected

**Heating:** Gas Central Heating

**Internet:** High Speed Broadband / Wifi

**Mobile Phone:** Coverage for EE, 02, Vodaphone and Three

**Portfolio Sale:** Charles Road is number 3 of 4 HMO's being marketed as part of a portfolio sale for a total of £1.75m

- HMO 1: Whiteway Close, St George, Bristol - 6 bed, 5 bath HMO

- HMO 2: Cassell Road, Fishponds, Bristol - 5 bed, 2 bath HMO

- HMO 3: Charles Road, Filton, Bristol - 4 bed, 2 bath HMO

- HMO 4: Park Road, Filton, Bristol - 5 bed, 2 bath HMO

### Portfolio Details:

- Ready Made HMO Portfolio

- 4 x Properties consisting of 20 rooms

- Fully let and income producing

- Current income £166,500 pa

- Reversionary income £175,925 pa

- All properties are held within a SPV

- Located in strong rental areas throughout Bristol

- Scope to increase rents

- Scope to increase lettable space

**Offers invited at £1,750,000 at a Gross Yield (ARY) of 9.5% (Reversionary Yield at 10.02%)**

**Portfolio Particulars:** Full particulars can for the portfolio be downloaded or available upon request.

**Viewings:** As an Investment Property/Portfolio, viewings will only be granted to proceedable and qualified investor/purchasers. Therefore, any person wishing to view the property/ies will be required to provide I.D. and Proof of Funds in line with AML regulations prior to viewings.

**Buyers Fees:** As a broker and investors agent, buying / sourcing fees apply to the purchase of the investment property and are to be paid on completion. Please discuss with the agent.

## Rooms

**Bedroom 1** - 8.85 sq.m - Bedroom 1 can be accessed directly upon entering the property, it is of a good size and fits a double bed, desk and storage. Benefiting from a bay window the room receives good natural light.

**Bedroom 2** - 9.19 sq.m - Bedroom 2, located on the first floor is the largest bedroom in the house and comfortably accommodates a double bed, desk and ample storage space. Benefiting from a bay window the room is receives good natural sunlight. The room is located directly adjacent the first floor bathroom.

**Bedroom 3** - 6.82 sq.m - Bedroom 3 is located on the first floor to the rear of the house, with views over the rear garden. The room provides adequate for clothes storage and a single bed. Ideal for an individual tenant.

**Bedroom 4** - 6.82 sq.m Bedroom 4, situated on the first floor and the rear of the property, provides good lighting and views over the rear garden. It is of ample size, and provides for adequate space for a desk, clothes storage and bed.

**Bathroom 1** - Bathroom 1 is located in the downstairs hallway and is accessed from the living room. It houses a shower, toilet and basin.

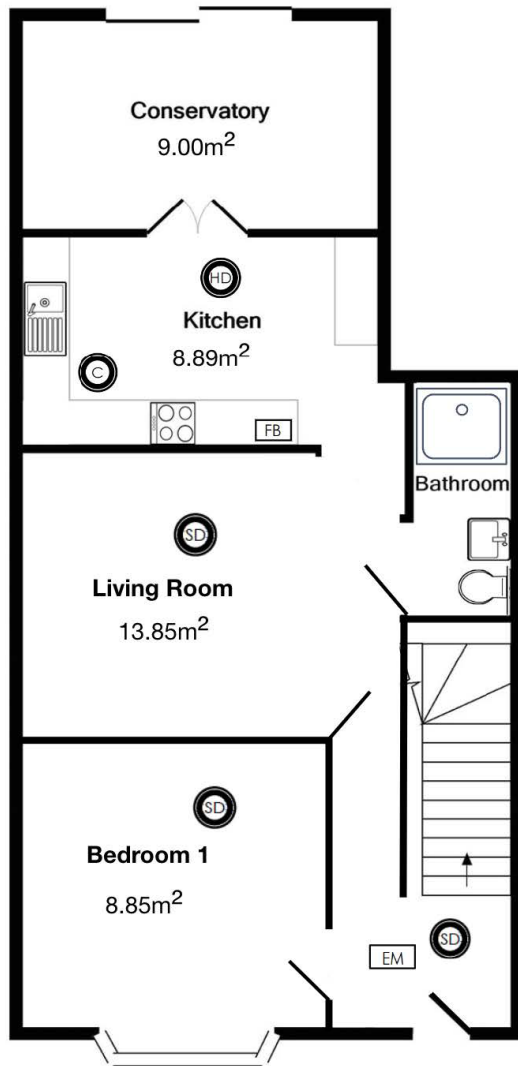
**Bathroom 2** - Located on the first floor, bathroom 2 provides a shower and toilet amenities for tenants.

**Kitchen** - 8.89 sq.m - Located at the rear of the house, the kitchen is modern and directly accessible from the living room, leading in the conservatory to the rear, creating a large communal area for tenants to socialise and eat together.

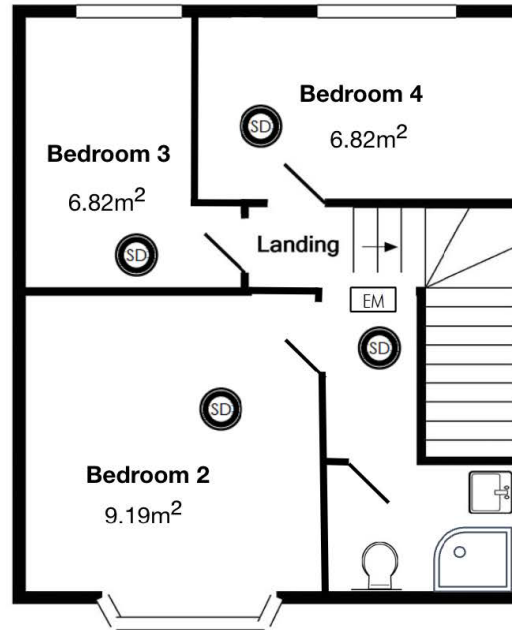
**Lounge** - 13.85 sq.m -The Lounge is located on the ground floor and directly accessed from the main hallway. The room is well proportioned, providing a good communal space at the centre of the house for socialising between tenants. Directly connected to the kitchen, and garden to the rear, it could be considered the hub of the house. Access to the downstairs toilet is directly from the lounge.

**Conservatory** - 9 sq.m A large glass conservatory opens up the garden from the kitchen, providing additional communal space for relaxing and socialising.





- HEAT DETECTOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FIRE BLANKET
- EMERGENCY LIGHTING



Ground Floor

1st Floor

**AREA: 1055 sq.ft / 98 sq.m**

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**DISCLAIMER**  
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

# kw OXYGEN

## KELLERWILLIAMS

### Enquiries

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 <http://www.kwuk.com>

**PRS** Property Redress Scheme

**kw**  
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Information Commissioner's Office

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PROTECTED

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PROTECTED

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Smarter about property

 PrimeLocation

 OnTheMarket.com

# BRISTOL HMO PORTFOLIO FOR SALE

4 Freehold HMO Properties for sale within an SPV. All properties within the Bristol Area

Filton

St George

Fishponds

Image © 2024 Airbus

**ASKING PRICE £1,750,000**

# PORTFOLIO SALE SUMMARY

**Location : All located in Bristol and Filton Area**

**INITIAL YIELD 9.5%**

**Reversionary Yield 10.02%**

- Ready made HMO Portfolio
- 4 x properties consisting of 20 rooms
- Fully let and income producing
- Current Income £166,500 pa
- Reversionary Income £175,925 pa
- All properties are held within a SPV
- Located in strong rental areas throughout Bristol
- Scope to increase rents
- Scope to increase lettable space



**HMO 1  
St George Area**

6 bedrooms  
5 bathrooms



**HMO 2  
Fishponds Area**

5 bedrooms  
2 bathrooms



**HMO 3  
Filton Area**

4 bedrooms  
2 bathrooms



**HMO 4  
Filton Area**

5 bedrooms  
2 bathrooms

**Offers invited above £1,750,000**



# BRISTOL: CULTURE AND ECONOMY

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Bristol is a vibrant city considered the capital of the South West of England, located approximately 120 miles west of London and 45 miles east of Cardiff. The city's population is around 465,000, with over 1 million people within a 45 minute drive.

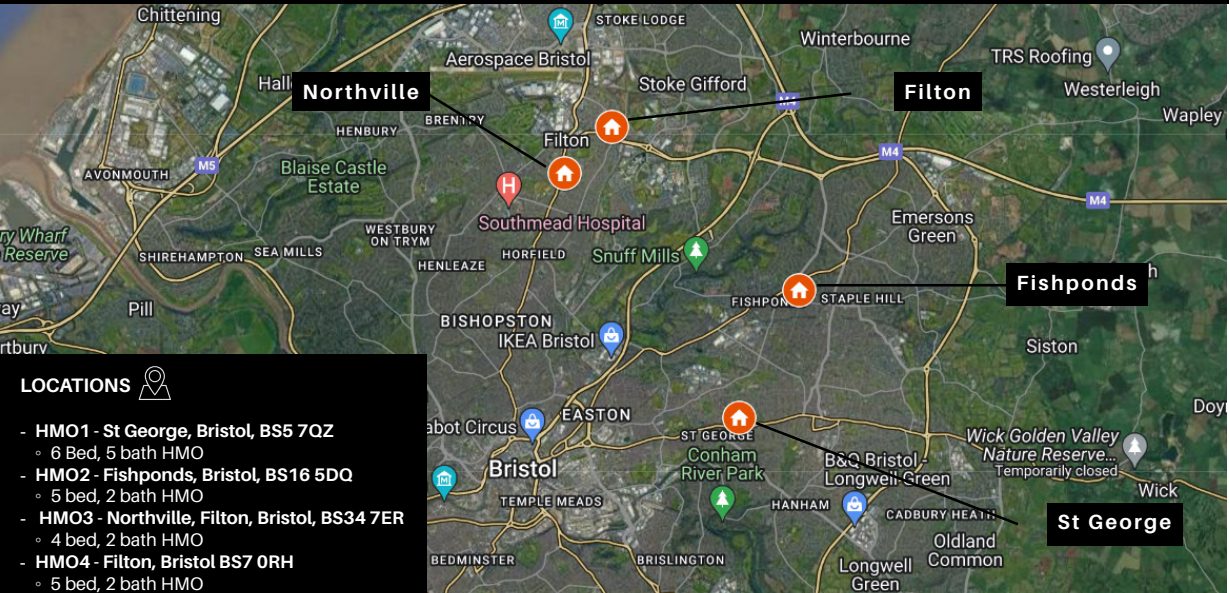
It boasts a diverse and robust economy, drawing upon a wide range of industries. Long-standing connections with aerospace and engineering are evident through major employers like Airbus and Rolls-Royce in Filton. Other significant sectors include financial services, as well as a thriving tech scene.

Bristol is home to two major universities: the University of Bristol and the University of the West of England (UWE). Collectively, they host over 57,000 students, contributing significantly to the city's vibrant atmosphere and economic vitality. The University of Bristol is currently expanding with a new £300 million campus in Temple Quarter, set to accommodate 3,000 more students by 2025.

Bristol's appeal extends beyond its economic strengths. The city was named European Green Capital in 2015 and has been shortlisted for UK City of Culture 2025. This cultural vibrancy, combined with economic opportunities, attracts a large number of young professionals and students, creating high demand for accommodation. This coupled with Bristol's economic stability and growth potential, makes the city an attractive prospect for property investors



# PORTFOLIO MAP



## LOCATIONS

- **HMO1 - St George, Bristol, BS5 7QZ**
  - 6 Bed, 5 bath HMO
- **HMO2 - Fishponds, Bristol, BS16 5DQ**
  - 5 bed, 2 bath HMO
- **HMO3 - Northville, Filton, Bristol, BS34 7ER**
  - 4 bed, 2 bath HMO
- **HMO4 - Filton, Bristol BS7 0RH**
  - 5 bed, 2 bath HMO

# HMO 1



**WHITEWAY CLOSE, ST GEORGE, BRISTOL, BS5 7QZ**



**6** double bedrooms



**5** bathrooms, 2 being ensuite



**1** joint kitchen and communal living area



**3** spaces on driveway



**1** large courtyard to the rear



**VIDEO VIEWING**

# 6 BED HMO - ST GEORGE, BRISTOL, BS5 7QZ

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## SUMMARY OF ACCOMODATION

Licenced 6 bed HMO in St George, Bristol. The property boasts 5 bathrooms, with 2 of those being ensuite. The property is well finished and is occupied by a mixture of working professionals and students.

External: The property provides for off-street parking for 3 cars and a large private patio to the rear.

## LOCATION

St George, 2.5 miles east of Bristol's centre, attracts young professionals with its accessibility and community feel. It offers independent shops on Church Road, St George Park for recreation, and efficient public transport, appealing to those seeking urban living with a local touch.

## RENTAL INCOME

Currently fully let @ £52,860 pa

## OTHER MATERIAL INFORMATION

**TENURE:** Freehold

**LOCAL AUTHORITY:** Bristol City Council

**HMO LICENCE:** Yes - 6 persons

**ARTICLE 4 AREA:** No

**EPC:** D (EPC in process of being updated - C rating expected)

**COUNCIL TAX BAND:** C

**SERVICES:** We understand all mains services to be connected

**HEATING:** Gas Central Heating

**INTERNET:** High Broadband / Wifi

**MOBILE PHONE:** Coverage for EE, 02, Vodafone and Three



VIDEO VIEWING

# 6 BED HMO - ST GEORGE, BRISTOL, BS5 7QZ

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## PHOTOGRAPHS



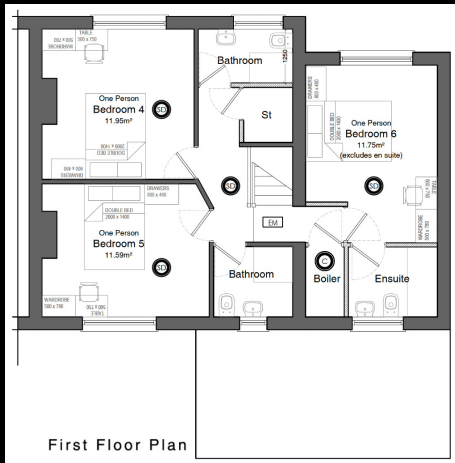
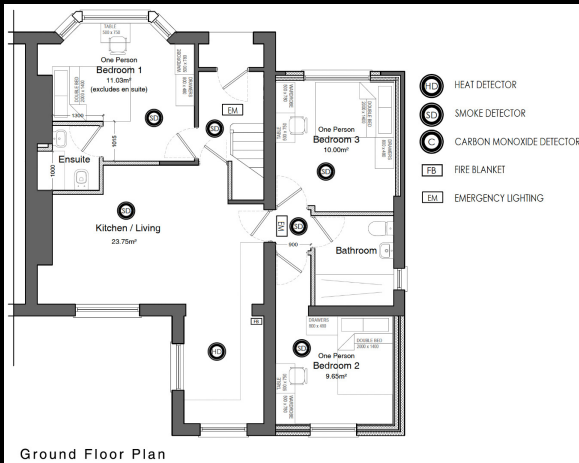
# 6 BED HMO - ST GEORGE, BRISTOL, BS5 7QZ

## PHOTOGRAPHS



# 6 BED HMO - ST GEORGE, BRISTOL, BS5 7QZ

## PLANS



AREA - 1302 sq.ft

# HMO 2

 **CASELL ROAD, FISHPONDS, BRISTOL, BS16 5DQ**



**5** double bedrooms



**2** shared bathrooms



**2** seperate kitchen and lounge



**2** free parking at front & rear of property,  
with off-street parking at rear of house



**1** large rear private garden to rear



VIDEO VIEWING



# 5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

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## SUMMARY OF ACCOMODATION

Licensed 5 bed HMO in Fishponds providing 5 double bedrooms, and a two shared bathrooms. Communal space includes a separate kitchen, lounge, and large rear private garden. Parking is available on and off-street.

Development potential includes scope to extend into the loft and a small development plot to the rear abutting Kimberly Road (subject to the necessary approvals).

## LOCATION

Fishponds, 3 miles northeast of Bristol's centre, balances urban convenience with suburban appeal. It holds strong rental demand and is a popular location among students and young professionals, due to excellent transport links and proximity to UWE campuses

## RENTAL INCOME

Currently fully let @ £40,020 pcm

## OTHER MATERIAL INFORMATION

**TENURE:** Freehold

**LOCAL AUTHORITY:** Bristol City Council

**HMO LICENCE:** Yes - 5 persons

**ARTICLE 4 AREA:** No

**EPC:** C - Potential to improve to B

**COUNCIL TAX BAND:** B

**SERVICES:** We understand all mains services to be connected.

**HEATING:** Gas Central Heating

**INTERNET:** High Speed Broadband / Wifi

**MOBILE PHONE:** Coverage for EE, 02, Vodafone and Three



VIDEO VIEWING

# 5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

## PHOTOGRAPHS



# 5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

## PHOTOGRAPHS



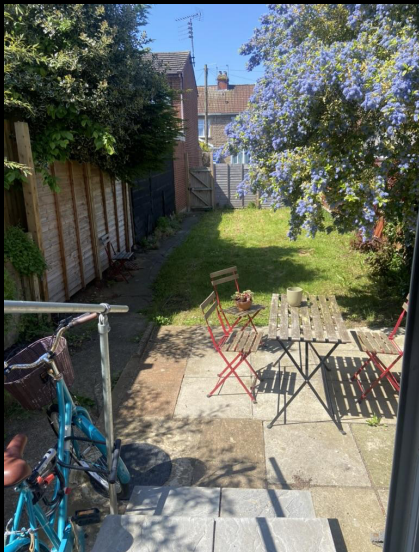
# 5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

## PHOTOGRAPHS



# 5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

## PHOTOGRAPHS



# 5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

## PLANS



AREA - 1087 sq.ft

# HMO 3



**CHARLES ROAD, FILTON, BRISTOL, BS35 7ER**



**4** including 2 double and 2 single bedrooms



**2** shared shower rooms with toilet



**2** communal areas consisting of separate kitchen dining and conservatory



**3** spaces on driveway



**2** gardens at front and rear



**VIDEO VIEWING**

# 4 BED HMO - CHARLES ROAD, FILTON, BRISTOL, BS34 7ER

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## SUMMARY OF ACCOMODATION

Licensed 4 bed HMO in Filton, Bristol. The property provides for 2 shared shower rooms with toilets as well as a separate kitchen and conservatory. The property is well finished and benefits from a Certificate of Lawful Development for use as a HMO.

External: The property provides for off-street parking for 3 cars and a large private garden to the rear.

## LOCATION

Filton, 5 miles north of Bristol, is a high demand area and key employment hub, hosting major aerospace companies and UWE's main campus. It features strong infrastructure including The Mall at Cribbs Causeway and Filton Abbey Wood station, ensuring easy city centre access and beyond.

## RENTAL INCOME

Currently fully let @ £30,000 pcm

## OTHER MATERIAL INFORMATION

**TENURE:** Freehold

**LOCAL AUTHORITY:** South Gloucestershire Council

**HMO LICENCE:** No - 4 persons does not require licence

**ARTICLE 4 AREA:** Yes - Certificate of Lawful Development

**EPC:** E - (EPC being updated - expect C rating)

**COUNCIL TAX BAND:** B

**SERVICES:** We understand all mains services to be connected.

**HEATING:** Gas Central Heating

**INTERNET:** High Speed Broadband / Wifi

**MOBILE PHONE:** Coverage for EE, 02, Vodafone and Three



VIDEO VIEWING



# 4 BED HMO - FILTON, BRISTOL, BS34 7ER

## PHOTOGRAPHS

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# 4 BED HMO - FILTON, BRISTOL, BS34 7ER

## PHOTOGRAPHS



# 4 BED HMO - FILTON, BRISTOL, BS34 7ER

## PHOTOGRAPHS



# 4 BED HMO - FILTON, BRISTOL, BS34 7ER

## PLANS



AREA - 1055 sq.ft

# HMO 4



**PARK ROAD, FILTON, BRISTOL, BS7 0RH**



**5** double bedrooms



**2** shared shower rooms with toilets



**2** communal areas including kitchen and conservatory



**2** free on-street parking



**2** large rear garden and small front courtyard



**VIDEO VIEWING**

# 5 BED HMO - FILTON, BRISTOL, BS7 0RH

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## SUMMARY OF ACCOMODATION

Licenced 5 bed HMO in Filton, Bristol. The property provides 2 shared showers with toilets, is well finished and benefits from a Certificate of Lawful Development for use as a HMO.

External: The property has free off-street for tenants and a large private garden to the rear.

## LOCATION

Filton, 5 miles north of Bristol, is a key employment hub hosting major aerospace companies and UWE's main campus. It features strong infrastructure including The Mall at Cribbs Causeway and Filton Abbey Wood station, ensuring easy city centre access and beyond.

## RENTAL INCOME

Currently fully let @ £43,620 pcm

## OTHER MATERIAL INFORMATION

**TENURE:** Freehold

**LOCAL AUTHORITY:** South Gloucestershire Council

**HMO LICENCE:** Yes - 5 persons

**ARTICLE 4 AREA:** Yes - Certificate of Lawful Development

**EPC:** C - Scope to increase to B

**COUNCIL TAX BAND:** B

**SERVICES:** We understand all mains services to be connected.

**HEATING:** Gas Central Heating

**INTERNET:** High Speed Broadband / Wifi

**MOBILE PHONE:** Coverage for EE, 02, Vodafone and Three



VIDEO VIEWING

# 5 BED HMO - FILTON, BRISTOL, BS7 0RH

## PHOTOGRAPHS



# 5 BED HMO - FILTON, BRISTOL, BS7 0RH

## PHOTOGRAPHS





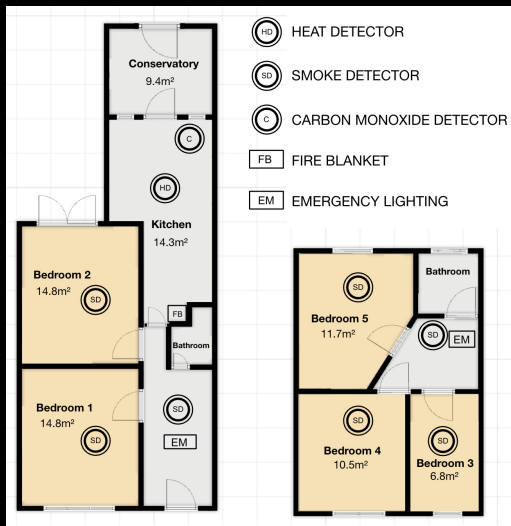
# 5 BED HMO - FILTON, BRISTOL, BS7 0RH

## PHOTOGRAPHS



# 5 BED HMO - FILTON, BRISTOL, BS7 0RH

## PLANS



AREA - 1044 sq.ft

# INCOME & TENANCIES SUMMARY

## MONTHLY INCOME

Address	Gross Income	Rental Uplift
HMO 1 St George	£4,405	£4,480
HMO 2 Fishponds	£3,335	£3,595
HMO 3 Filton	£2,500	£2,750
HMO 4 Filton	£3,635	£3,835
Total pcm	£13,875	£14,660
Total pa	£166,500	£175,920

\*includes Council Tax, Gas, Electric, Broadband and TV Licence

## MONTHLY OUTGOINGS

Address	Bills pcm	Per Room
HMO 1 St George	£650	£108
HMO 2 Fishponds	£436	£87
HMO 3 Filton	£449	£112
HMO 4 Filton	£524	£105
Total pcm	£2,059	
Total pa	£24,709	

The properties are fully let and are currently managed by an external agent at a 11.5% +VAT management and lettings fee. The agent has advised on potential rent increases, which can be implemented on an iterative basis as and when tenants vacate.

A detailed schedule of the individual room rates and potential room rates is available on request

**IMPORTANT INFORMATION:** AEHT and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and AEHT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# FURTHER INFORMATION

## TENURE

All properties are Freehold Absolute

## PRICE

Offers are invited at £1,750,000 to show an initial gross yield before costs of 9.5% and a reversionary gross yield before costs of 10.02% when all rental increases have been implemented. The properties are intended to be sold as one within the SPV, thus enabling considerable tax advantages to be obtained, together with saving on Stamp Duty.

## PLANNING - LICENCING

HMO Licences and Certificates of Lawful Development in place and available on request

## PLANS


Details plans showing layout of the accommodation as existing are available on request.

## PHOTOGRAPHS

A detailed selection of photographs of each property is available as part of the datapack once the prospective purchaser has been qualified

## VIEWINGS

As an investment portfolio, viewings will only be granted to proceedable and qualified investors/purchasers. Therefore, any person wishing to view the property will be required to provide I.D and Proof of Funds in line with AML regulations prior to viewings.

Video tour can be found here 

## LEGAL COSTS

Each side to be responsible for own legal costs

## BUYERS FEES

As a Broker and Investors Agent, buying/sourcing fees apply to the purchase and are to be paid on completion

## FURTHER INFORMATION

For further information and to request access to the Data Vault or to arrange a viewing, please contact;

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**kw**  
**KELLERWILLIAMS®**

Bristol, Cheltenham, Gloucester and the Southwest

**PRS** Property  
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