

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 throughtout 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

03

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.

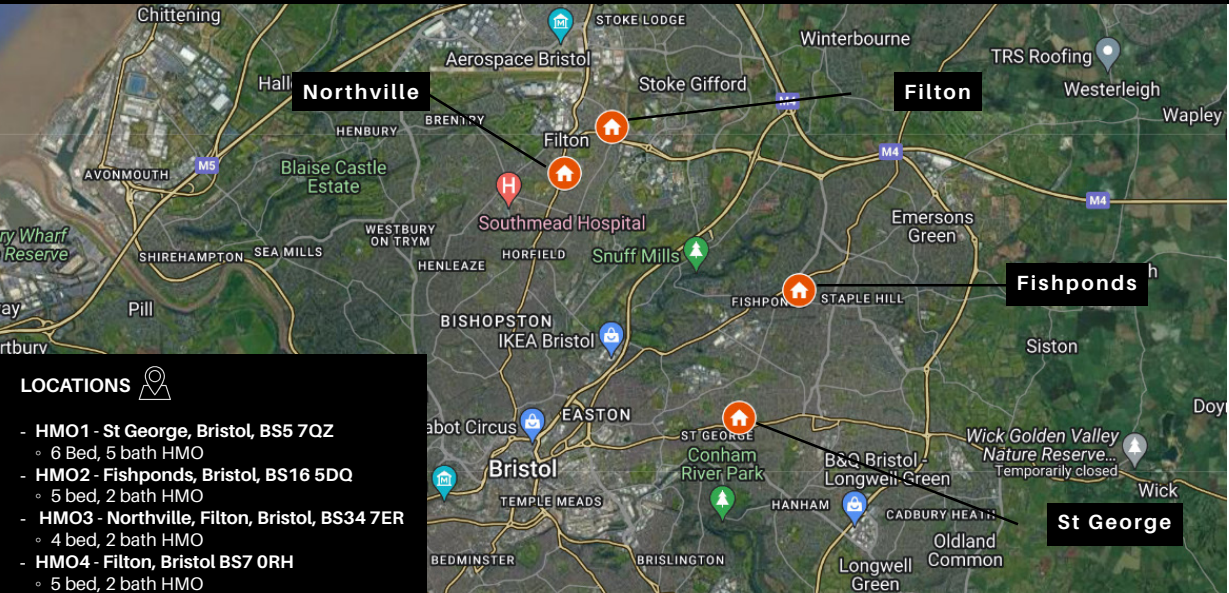
It boasts a diverse and robust economy, drawing upon a wide range of industries. Long-standing connections with aerospace and engineering are evident through major employers like Airbus and Rolls-Royce in Filton. Other significant sectors include financial services, as well as a thriving tech scene.

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

Licensed 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

PHOTOGRAPHS



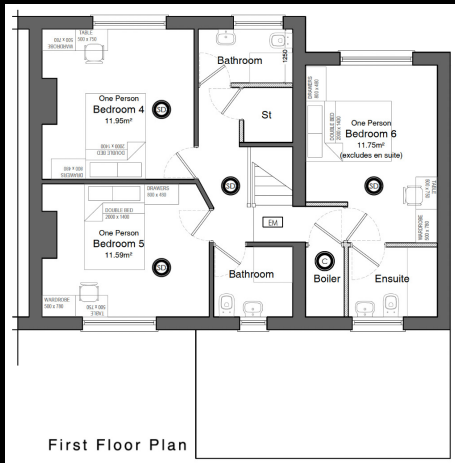
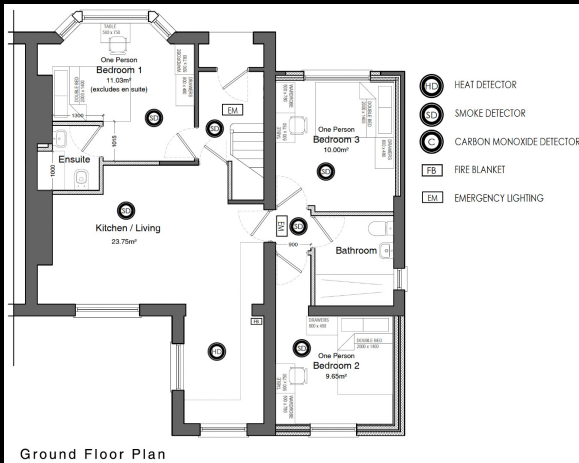
6 BED HMO - ST GEORGE, BRISTOL, BS5 7QZ

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

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PHOTOGRAPHS



5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

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PHOTOGRAPHS



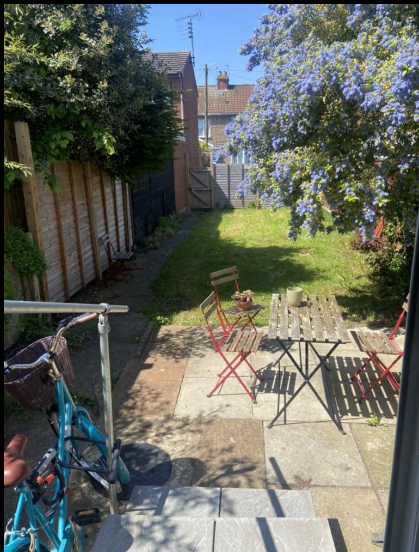
5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

PHOTOGRAPHS



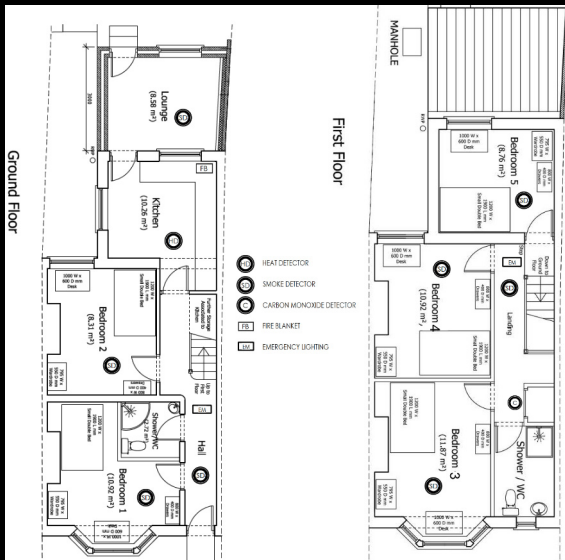
5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

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

23

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



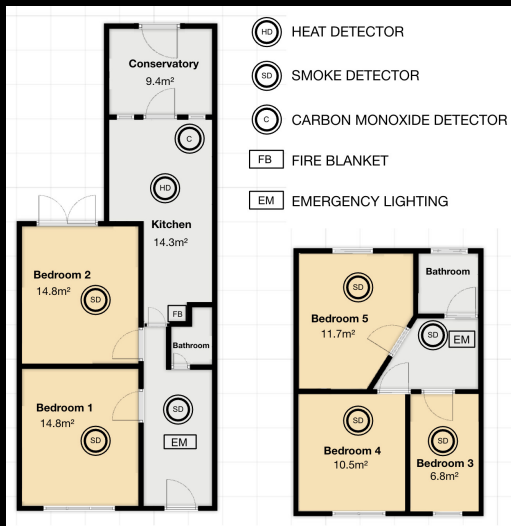
5 BED HMO - FILTON, BRISTOL, BS7 0RH

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;

Adam Clegg BA(Hons), MPlan
07496029683
adam.clegg@kwuk.com



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KELLERWILLIAMS®

Bristol, Cheltenham, Gloucester and the Southwest

PRS Property
Redress
Scheme





Whiteway Close, St George, Bristol
6 Bedroom Licenced HMO

Asking Price £555,000

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KELLERWILLIAMS



Excellent 6 Bed HMO for Sale in St George, Bristol

Whiteway Close, is 1 of 4 HMO's for sale by the vendor. The property is currently in use as a 6 bedroom HMO being let to a mixture of working professionals and students.

The property is fully let and benefits from strong rental demand. Whilst the vendor has a preference to sell all 4 properties within the portfolio / SPV. They 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:

Licensed 6 bed HMO in St George, Bristol. The Property boasts 5 bathrooms, with 2 of those being ensuite. The property is well finished and provides the full facilities required for its use as a HMO.

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: £52,860 pa, with potential for reversionary rental income of £53,760 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 at £555,000 or above

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

Monthly Bills: c.£650pcm or £108 per room pcm

Planning & Licencing: HMO Licence in place and available on request.



Other Material Information:

Tenure: Freehold

Local Authority: Bristol City Council

HMO Licence: Yes - 6 persons

Article 4 Area: No

EPC: D (EPC is in the process of being updated – C rating expected)

Council Tax Band: C

Services: We understand all services to be connected

Heating: Gas Central Heating

Internet: High Speed Broadband / Wifi Mobile Phone:

Phone Coverage: EE, 02, Vodaphone and Three

Portfolio Sale:

Whiteway Close is 1 of 4 HMO's being marketed as part of a portfolio sale

- **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%)

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 property and are to be paid on completion.

Rooms

Bedroom 1 - A large furnished double bedroom with a good amount of space for clothes and a desk. The room faces the front of the house, is light and airy having a bay window and benefits from it's own private ensuite shower and toilet (11.03 sq.m excluding ensuite).

Bedroom 2 - A good sized Double Bedroom benefiting from a sizable shared bathroom / walk in shower, shared with bedroom 3. The room is light and airy and has ample wardrobe space, desk and view out into the rear courtyard/garden (9.65 sq.m area).

Bedroom 3 - A good sized furnished one person double bedroom, with ample space for storage and a desk for studying. The room benefits from a lovely and sizable shared bathroom / walk in shower with the adjacent bedroom 2 (10 sq.m).

Bedroom 4 - A large furnished double bedroom with a good amount of space for clothes and a desk. The room faces the front of the house, is light and airy and benefits from its own personal bathroom and toilet (11.95sq.m in size excluding the bathroom).

Bedroom 5 - A large furnished double bedroom on the first floor and facing the rear of the house overlooking the courtyard/garden. The room is light, airy and large, with a view looking over south Bristol. The room is furnished, with a good amount of space for clothes and a window desk. The room benefits from its own personal bathroom and toilet on the landing (11.59 sq.m)

Bedroom 6 - The room is a large one person double bedroom and benefits from its own ensuite bathroom and toilet. Located on the first floor, the room faces the front of the house, is light and airy and removed from the rest of the house. The room is furnished with a wardrobe and desk, with ample space for clothing and storage (11.75 sq.m excluding on-suite).

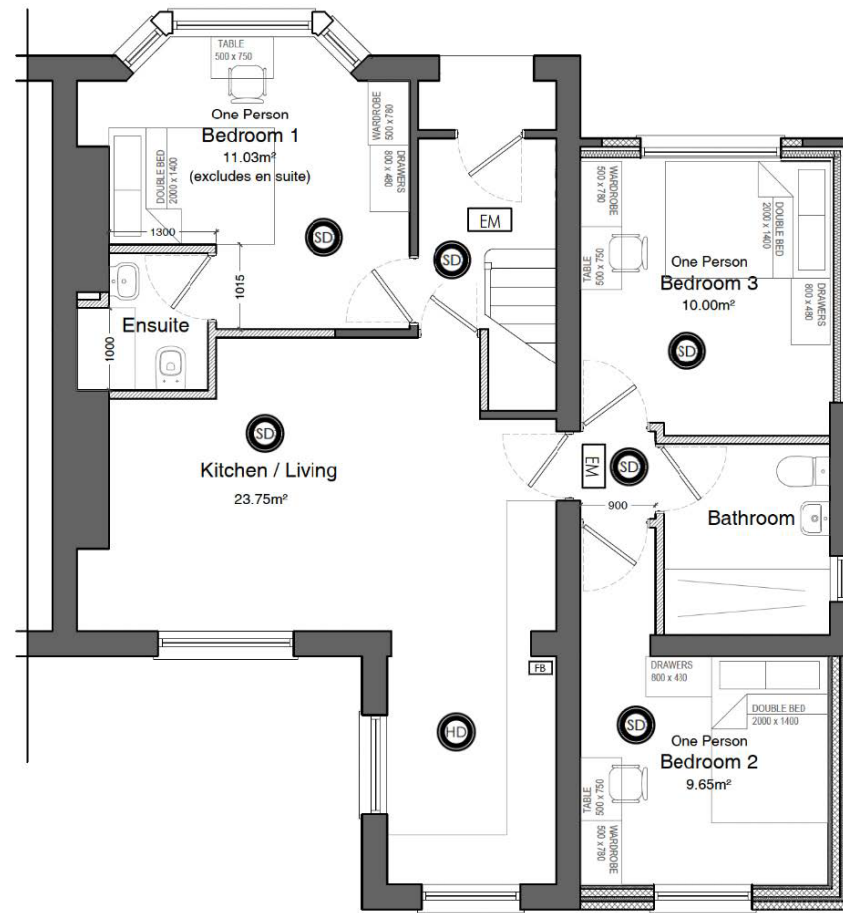
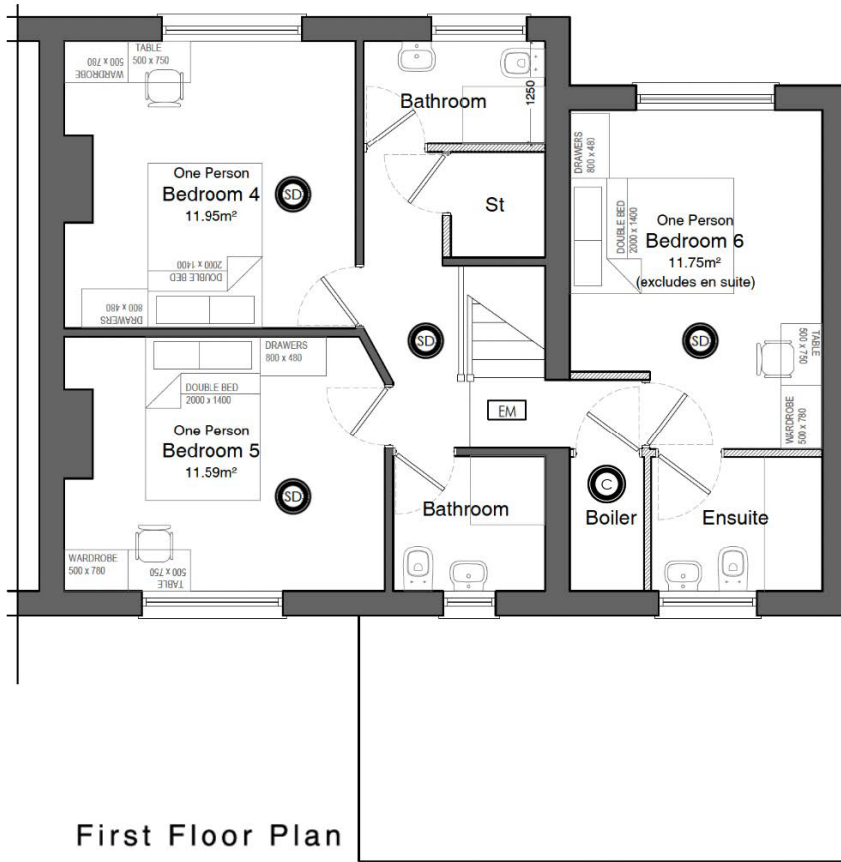
Kitchen - Accessible from the front of the house through the main hall, the shared kitchen / diner is spacious and modern, receiving good natural light. An L shaped room, it boasts a good sized communal space for tenants or a family if the property were to be changed back to a family home. A modern galley kitchen looks out onto the rear courtyard / garden, and to the right is a spacious furnished living room, perfect for socialising. The living room provides access into the large courtyard / garden to the rear of the house by way of French doors. By way of a separate door, you are able to access Bedrooms 3 and 4 and a large bathroom which boasts a walk in shower and toilet. Separate to the kitchen and living room, this area can be considered private and removed from the communal space (23.75 sq.m).

Entrance Hall - Entering the house, the large hallway provides access into the Kitchen / Diner to the rear of the house, direct access into Bedroom 1, and provides access onto the 1st floor by stairs.

Bathrooms. The property benefits from 3 bathrooms, all showers with toilet

En-Suites – Both bedroom 1 & 6 benefit from their own en-suite facilities





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

AREA: 1302 sq.ft / 121 m.sq

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
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.

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.

kw OXYGEN

KELLERWILLIAMS

Enquiries

Agent: Adam Clegg MPlan - KW Associate

 07496 029683

 adam.clegg@kwuk.com

 <http://www.kwuk.com>

PRS Property Redress Scheme

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 OnTheMarket.com



Cassell Road, Fishponds, Bristol
5 Bedroom Licenced HMO

Asking Price £425,000

kw OXYGEN
KELLERWILLIAMS



Excellent 5 Bed HMO for Sale in Fishponds, Bristol

Cassell Road, is number 2 of 4 HMO's currently for sale by the vendor. The property is currently in use as a 5 bedroom HMO being let to working professionals.

The property is fully let and benefits from strong rental demand. Whilst 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:

Licensed 5 bed HMO in Fishponds, Bristol. The Property boasts 2 bathrooms. The property is well finished and benefits from all the facilities required for use as a HMO.

External: Parking is available on street, with a drive at the rear of the property providing space for 2-3 cars. There is also development potential on a small plot at the rear abutting Kimberly Road (subject to the necessary permissions).

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 let @ £40,020 pa, with potential for reversionary rental income of £43,140 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: £425,000

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

Monthly Bills: c.£436 pcm or £87 per room pcm

Planning & Licencing: A HMO Licence is in place and available on request.





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 services to be connected

Heating: Gas Central Heating

Internet: High Speed Broadband / Wifi

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

Portfolio Sale: Cassell Road is number 2 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:

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Viewings: As an Investment Property/Portfolio, viewings will only be granted to proceedable and qualified investors/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 property and are to be paid on completion. Please discuss with the agent.



Rooms

Bedroom 1 - 10.92 sq.m - Double bed single occupancy room at front of house

Bedroom 2 - 8.31 sq.m - Large double bed single occupancy room at rear of house, with direct view into rear garden. The room received good natural light, with good space for storage and desk for study/work.

Bedroom 3 - 11.87 sq.- Bedroom 3 is a good sizes double bed single occupancy room, with a bay window receiving natural lighting. The room is located on the first floor next to shower/wc.

Bedroom 4 - 10.92 sq.m - Bedroom 4 is located on the first floor at the rear of the house and benefits from views overlooking the back garden. The room has ample space for a double bed, and provides for a desk, and storage space.

Bedroom 5 - 8.76 sq.m - Bedroom 5 is located at the rear of the house on the 1st floor, has good views into the rear garden and receives good natural light. The room is furnished, fits a small double bedroom, with ample space for clothing and storage.

Kitchen - 10.26 sq.m - The kitchen can be accessed from the main hallway once entering the building. A good size kitchen, modern, recently fitted, with a large L-shaped worktop, and space for all white goods. Directly connected is the house living room, allowing tenants space to socialise together.

Lounge - 8.58 sq.m - The Lounge sits at the back of the house, and can be accessed from the kitchen. A good size, and is furnished with a double sofa and television, allowing for socialising and access to the properties sizeable rear garden and outdoor space.

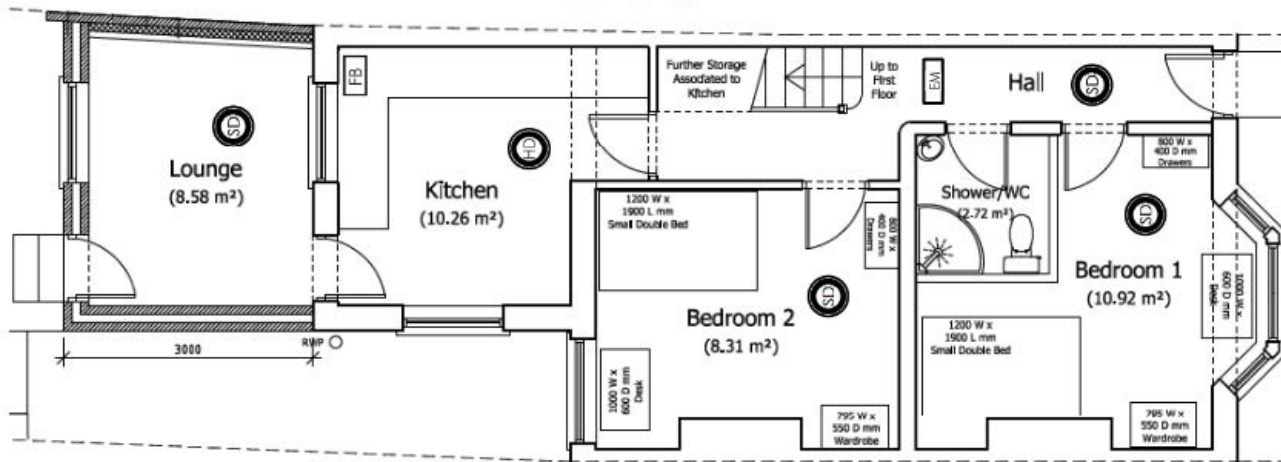
Bathroom 1 - 2.72 sqm - Located on the ground floor, this bathroom is easily accessible by bedrooms 1 & 2, and provides a shower and toilet.

Bathroom 2 - 5 sq.m - Located on the first floor, this shower / toilet is of a





First Floor



Ground Floor

AREA: 1087 sq.ft / 101 sq.m

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

kw OXYGEN

KELLERWILLIAMS

Enquiries

Agent: Adam Clegg MPlan - KW Associate



07496 029683



adam.clegg@kwuk.com



<http://www.kwuk.com>

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

Asking Price £345,000

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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.

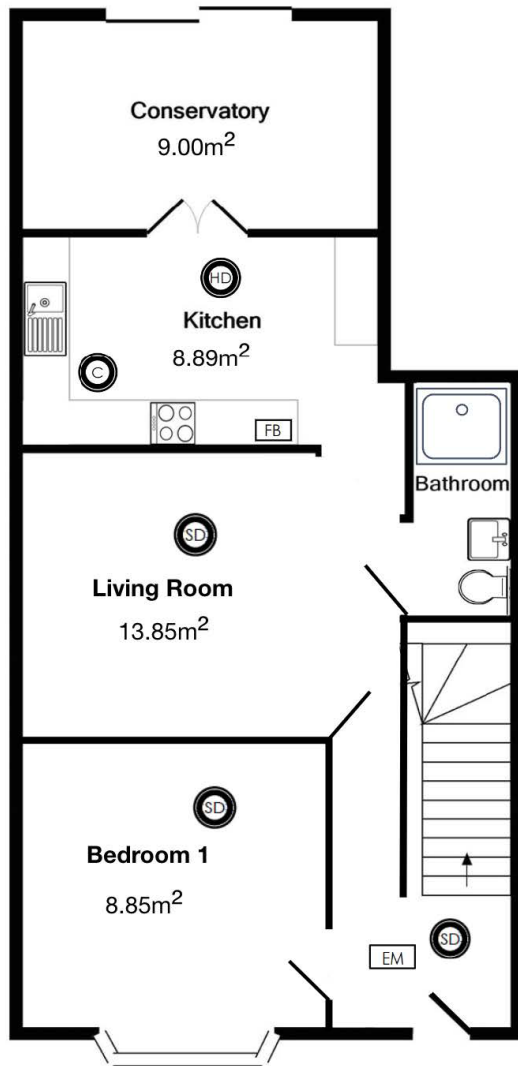
Bathroom 2 - Located on the first floor, bathroom 2 provides a shower and toilet amenities for tenants.

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.

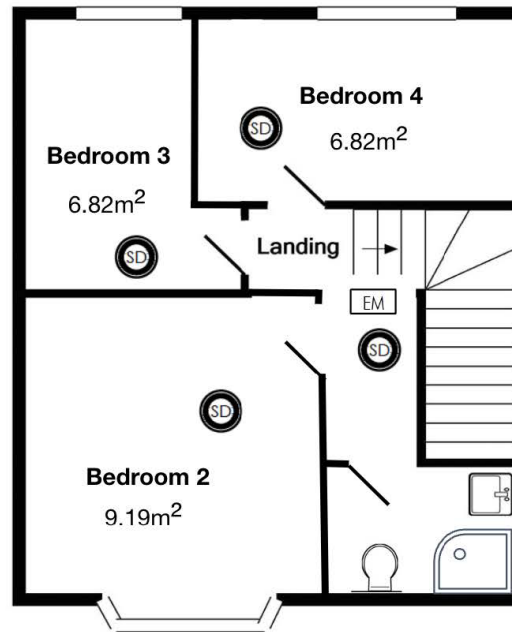
Conservatory - 9 sq.m A large glass conservatory opens up the garden from the kitchen, providing additional communal space for relaxing and socialising.





Ground Floor

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



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) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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OnTheMarket.com



Park Road, Northville, Filton, Bristol
5 Bedroom Licenced HMO in Article 4 Area

Asking Price £455,000

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Excellent 5 Bed HMO for Sale in St Northville, Filton, Bristol

Park Road is number 4 of 4 HMO's currently for sale by the vendor. The property is currently in use as a 5 bedroom HMO being let professional tenants.

The property is fully let and benefits from strong rental demand. Whilst a preference to sell all 4 properties within the portfolio / SPV, the vendor is 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:

Licensed 5 bed HMO in Northville, Filton, Bristol, South Glos. The property is in an Article 4 Area, and provides double 5 bedrooms. The property is well finished, provides 2 bathrooms (being shower rooms with toilets) and benefits from a Certificate of Lawful Development and Licence for use as a HMO.

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

Location: Northville, 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: Gross rental income is £43,620 pa, with potential for reversionary rental income of £46,020 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 £455,000

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

Monthly Bills: £524 pcm or £105 per room pcm

Planning & Licencing: HMO Licences and Certificates of Lawful Development are in place and available on request.



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 - Potential to improve to B

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, Vodafone and Three

Portfolio Sale:

Park Road is number 4 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%)

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 property and are to be paid on completion. Please discuss with the agent.





Rooms

Bedroom 1 - 14.8 sq.m - Bedroom 1 is situated at the front of the house on the ground floor. The room is a generous size at 14.8 sq.m and provides for a double bed, desk and wardrobe. The room is airy and receives good natural light.

Bedroom 2 - 14.8 sq.m - Bedroom 2 is located at the rear of the house on the ground floor. Generous in proportions measuring at 14.8 sq.m, the room easily accommodates a large double bed, wardrobe and desk, with an additional benefit of direct access to the rear garden by way of french doors. The ground floor bathroom is located directly adjacent to the room.

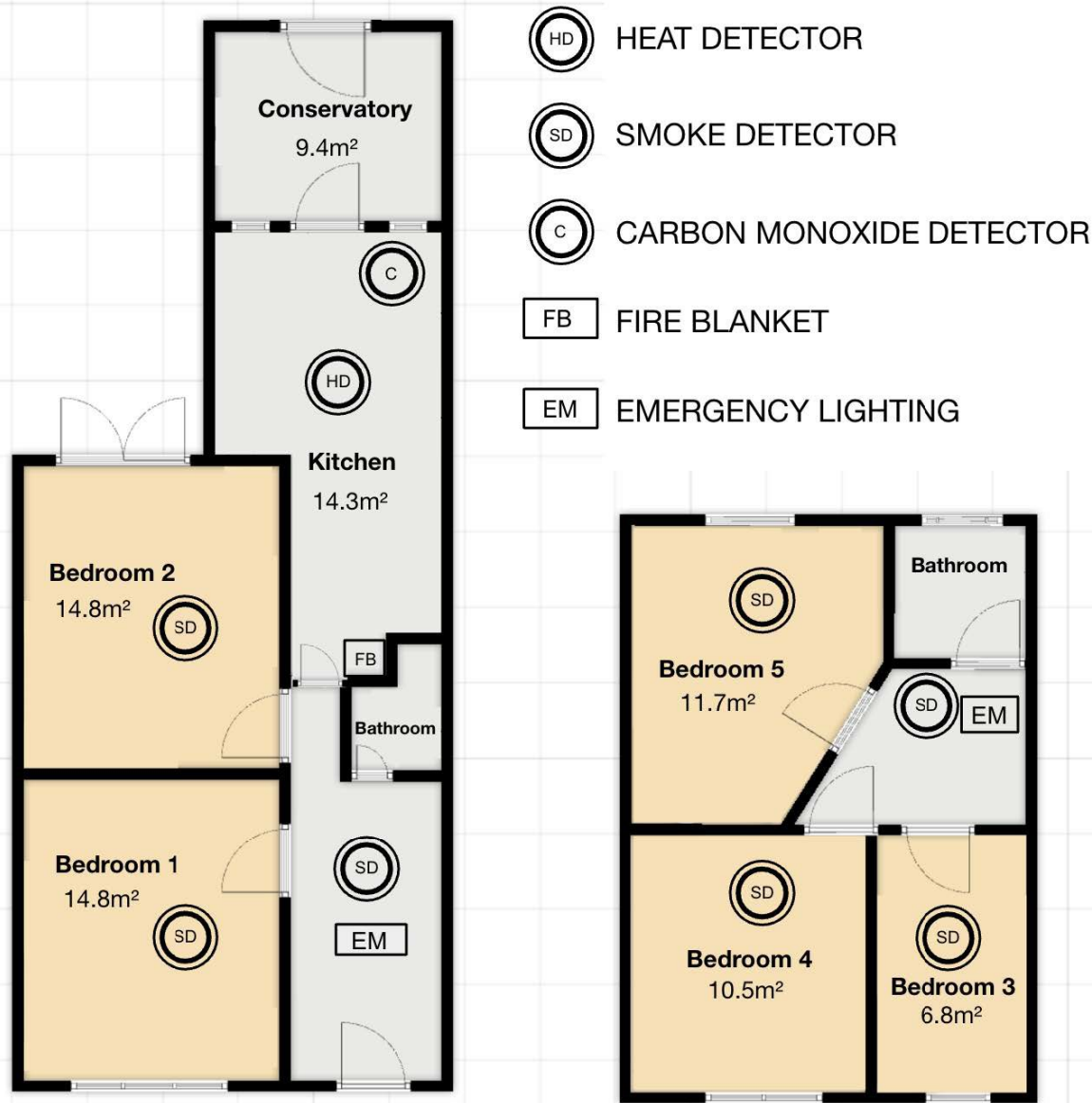
Bedroom 3 - 6.8 sq.m - Bedroom 3 located on the first floor is modest in size and provides for a single bed, alongside storage space for clothing. The room receives good natural light.

Bedroom 4 - 10.5 sq.m - Bedroom 4 is situated at the front of the house on the first floor and is generous in size, being 10.5 sq.m and have ample space for a large double bed, desk, wardrobe and storage.

Bedroom 5 - 11.7 sq.m - Bedroom 5 is located on the first floor and sits to the rear of the property providing views into the rear garden and beyond. The room provides for a large double bed, storage and a desk

Kitchen - 14.3 sq.m - The kitchen is located on the ground floor, to the rear of the property and can be accessed from the main hallway. The owner has installed a large, modern galley kitchen, which provides full facilities required for the properties use and tenant numbers. The kitchen leads into a conservatory and the spacious rear patio and garden combining to provide for generous communal spaces for socialising.

Conservatory - 9.4 sq.m - The property benefits from a conservatory to the rear of the property, providing additional communal space for tenants.



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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

AREA: 1044 sq.ft / 97 sq.m

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