



5 Bedroom Licenced HMO

Asking Price

kw OXYGEN
KELLERWILLIAMS



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.

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.

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).

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.

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.

£425,000

9.5%, with a reversionary yield of 10.02%

c.£436 pcm or £87 per room pcm

A HMO Licence is in place and available on request.





Freehold

Bristol City Council

Yes - 5 persons

No

C - Potential to improve to B

B

We understand all services to be connected

Gas Central Heating

High Speed Broadband / Wifi

Coverage for EE, 02, Vodaphone and Three

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

- 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

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.

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.



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

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.

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.

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.

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.



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.

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.

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

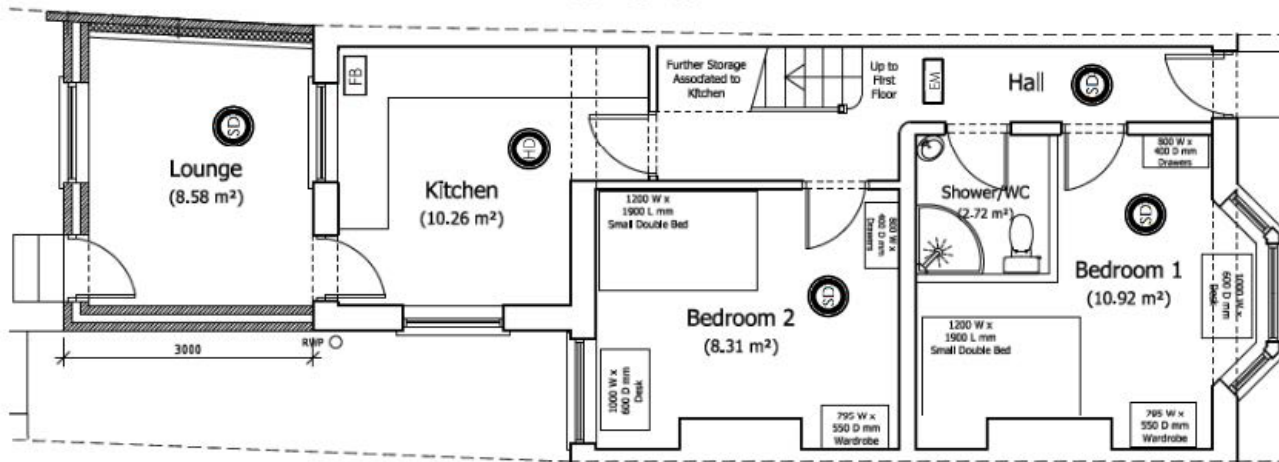
5 sq.m - Located on the first floor, this shower / toilet is of a





First Floor

- HEAT DETECTOR (HD)
- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (C)
- FIRE BLANKET (FB)
- EMERGENCY LIGHTING (EL)



Ground Floor

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		

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



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
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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

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.

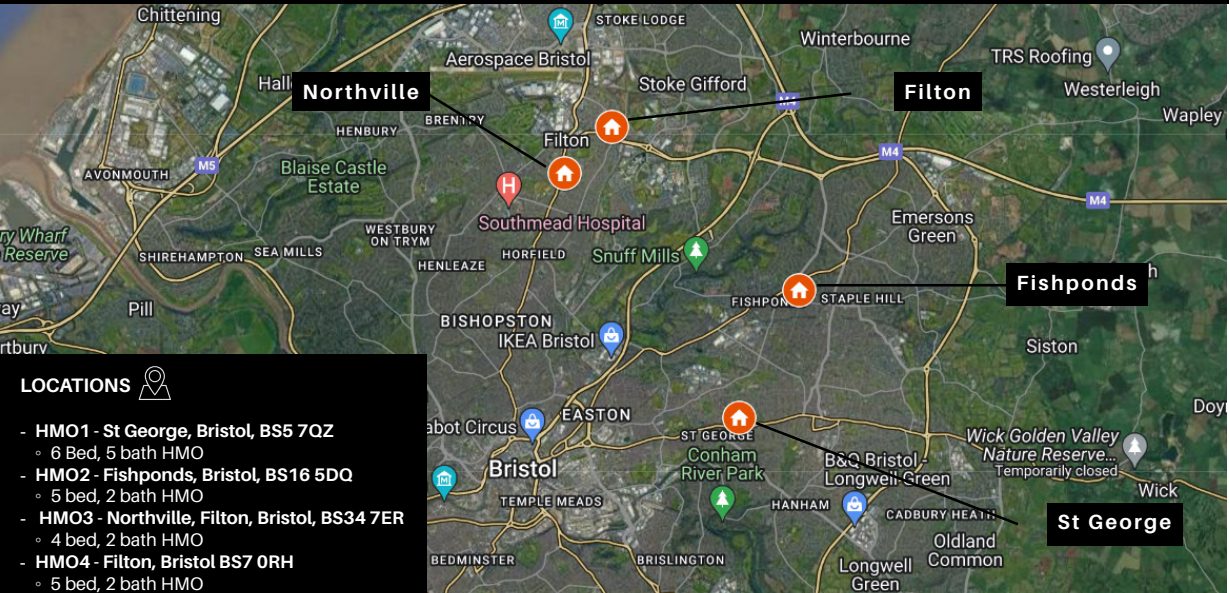
It boasts a diverse and robust economy, drawing upon a wide range of industries. Long-standing connections with aerospace and engineering are evident through major employers like Airbus and Rolls-Royce in Filton. Other significant sectors include financial services, as well as a thriving tech scene.

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

06

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



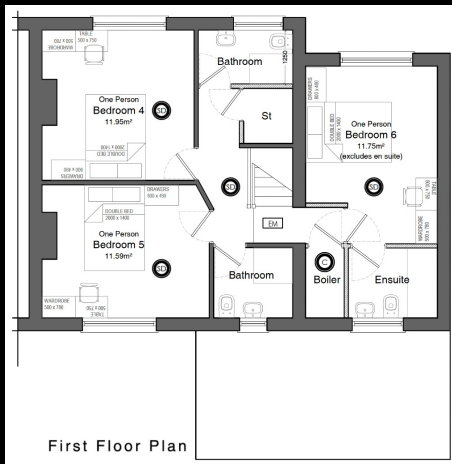
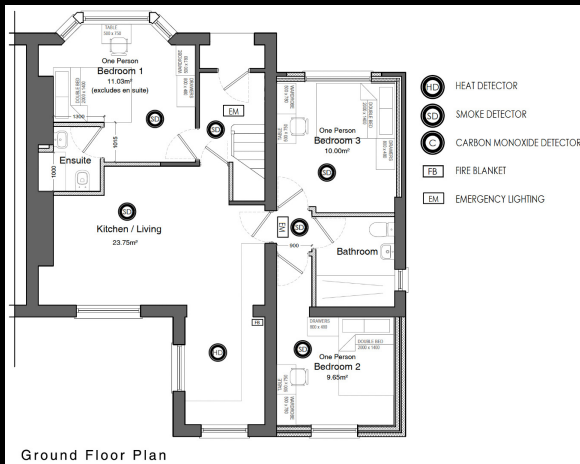
6 BED HMO - ST GEORGE, BRISTOL, BS5 7QZ

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



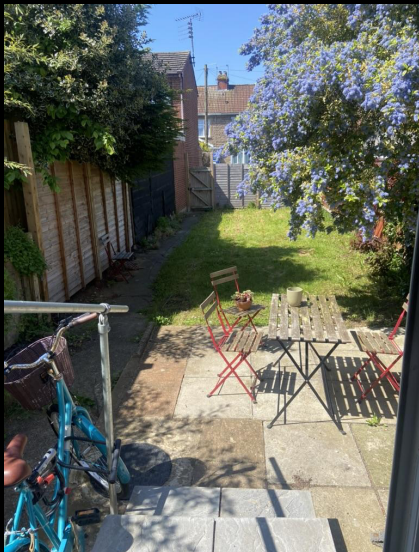
5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

PHOTOGRAPHS



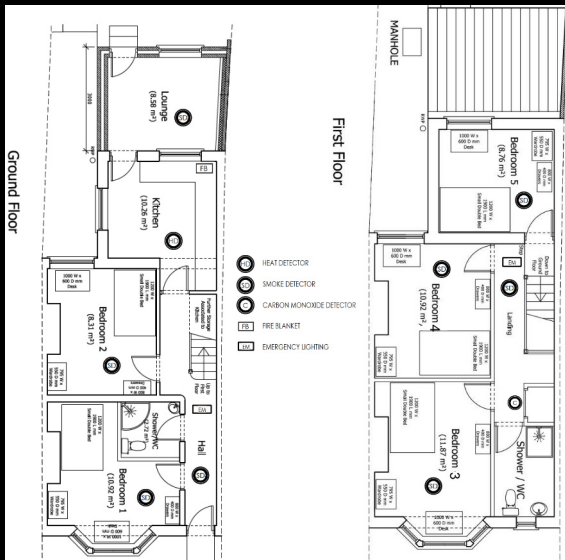
5 BED HMO- FISHPONDS, BRISTOL, BS16 5DQ

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



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



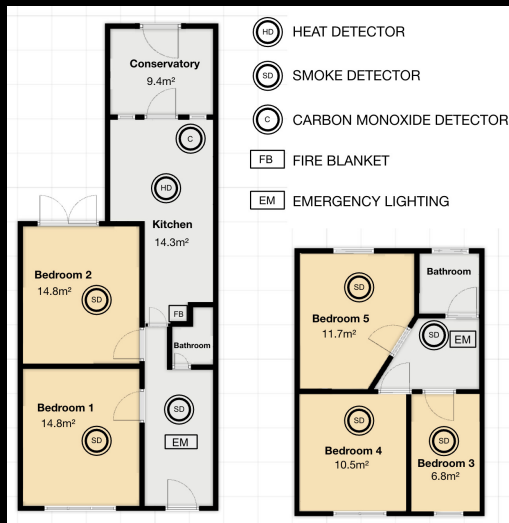
5 BED HMO - FILTON, BRISTOL, BS7 0RH

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 accomodation 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





kw
KELLERWILLIAMS®

Bristol, Cheltenham, Gloucester and the Southwest

PRS Property
Redress
Scheme

