



Wallscourt Road, Filton

Bristol, South Glos



kw

7 BED LICENSED HMO FOR SALE

ASKING PRICE: £580,000



Excellent 7 Bed Licenced HMO for Sale in Filton

SUMMARY OF ACCOMODATION

Licenced 7 bed HMO in central Filton, Bristol, South Glos. The property is in an Article 4 Area and provides 7 bedrooms, 2 bathrooms (being shower rooms with toilets), kitchen-diner/living area and all facilities required for use as a large HMO.

External Areas: Private parking is available by way of a drive at the front of the property with space for approx. 3 cars. Additionally, there is well maintained private garden to the rear of the property.

LOCATION

Filton, 5 miles North of Bristol, is a key employment hub hosting major aerospace companies and the University of the West of England student campus. It features strong infrastructure including The Mall at Cribbs Causeway and Filton Abbey Wood station with easy access to Bristol centre.

RENTAL INCOME

Historic Rental Income @ £63,840 pa (inclusive of bills)
2025/26 - Incoming Academic Year - Rent @ £58,380 pa (excluding bills)

MONTHLY BILLS: Let to a mix of professionals and students with the property being 100% student rental academic year 2025/2026 Direct costs such as electricity, gas, TV Licence, Broadband etc average c.£400 pcm.

MANAGEMENT: The property is currently managed and let by external agents with management at 6% +VAT and lettings at £700 +VAT pa.

ASKING PRICE: Offers invited above £580,000

YIELD: 11% (Gross/ARY)

PLANNING AND LICENCING: HMO Licence and Planning Permission for Sui Generis HMO Approved 2019 - Reference No: PT18/1702/F

VIEWINGS: Due to tenants being in-situ, viewings will only be granted to proceedable investors. Therefore, parties wishing to view the property are required to provide I.D. and Proof of Funds in line with AML regulations.



Filton & Bristol: An Economic Powerhouse

Filton is a key northern district of Bristol, forming an integral part of this major city, the capital of South West England, located approximately 120 miles west of London and 45 miles east of Cardiff. Bristol's population stands at around 465,000, with over 1 million people within a 45-minute drive.

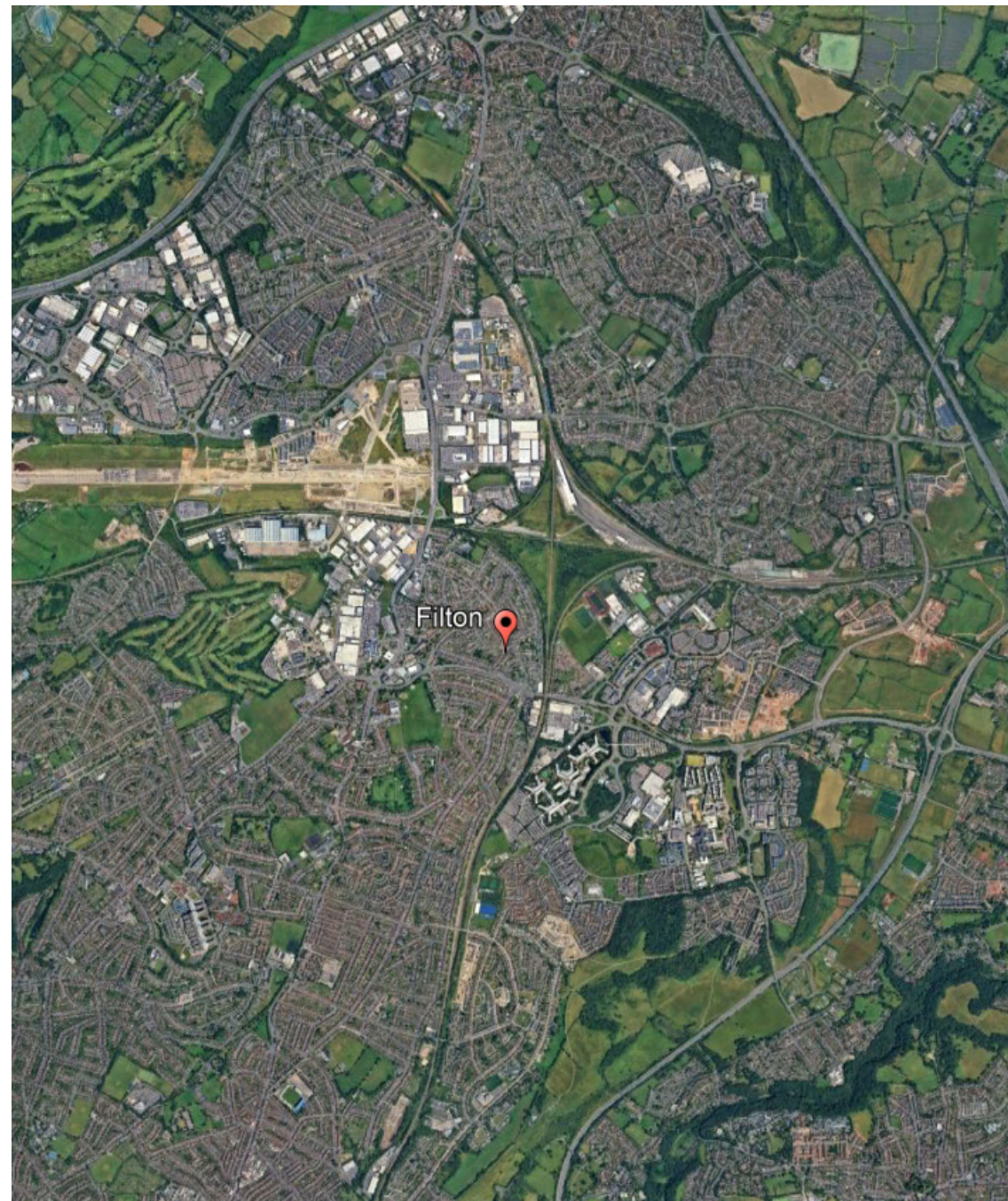
Filton benefits from Bristol's academic resources, including the University of Bristol and the University of the West of England (UWE), which together accommodate over 57,000 students.

The University of the West of England (UWE) is expanding its Frenchay Campus in Filton, near 806 Filton Avenue, with significant developments to its infrastructure. Originally spanning 80 acres (32 hectares) since its opening in 1975, the campus grew by an additional 70 acres (28 hectares) in 2008 through the acquisition of adjacent Hewlett-Packard land, bringing its total size to 150 acres (60 hectares). Recent investments include a £200 million, 10,000-square-meter Engineering Building completed in 2020, supporting over 1,600 students in advanced engineering and technology disciplines. These enhancements, accommodating UWE's 30,000+ students, drive demand for nearby student HMOs like this property within Bristol.

Filton features a strong economy, with prominent employers such as Airbus and Rolls-Royce generating employment and innovation within Filton. Filton is supported by efficient transport connections to Bristol like Filton Abbey Wood station, which integrate it with the wider city.

Within 6 miles of Filton and North Bristol, major employers include Airbus, Rolls-Royce, GKN Aerospace, BAE Systems, MOD Abbey Wood (14,000 employees), NHS Trust Southmead Hospital, Royal Mail Bristol Mail Centre, and Amazon's Severn Beach Distribution Centre, reinforcing the area's economic significance within Bristol.

Filton aligns with Bristol's cultural profile—designated European Green Capital in 2015 and shortlisted for UK City of Culture 2025—attracting students and young professionals. This, combined with Filton's economic stability and access to Bristol's expanding tech and financial sectors, positions it as a strategic location for HMO investment within the city.





















MATERIAL INFORMATION

Tenure: Freehold

Local Authority: South Gloucestershire Council

HMO Licence: Yes - 7 Occupiers

Planning: Planning Permission in Place - Sui Generis HMO

Article 4 Area: Yes

EPC: C - Scope to improve to B

Council Tax Band: Band C

Services: We understand all services to be connected

Heating: Mains Gas Central Heating and Double Glazing throughout

Internet: High Speed Broadband / Wifi

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

Covenant: Historic Covenant to remain dwelling house - Not relevant for current use

SCHEDULE OF ACCOMMODATION

Internal

Kitchen/Diner: 6.2m x 3.2m (20'4" x 9'10") 18.6 m² - A large well-presented modern kitchen/diner with a central island.

Living Room: 3.5m x 2.10m (11'6" x 6'11") 7.35 m² - Lounge area with direct access to the rear garden through French doors, connecting the kitchen and outdoor space.

Utility Room: 3m x 1.10m (9'10" x 3'7") 3.3 m² - Practical utility space w/ washing machine

Bedroom 1: 4m x 3.5m (13'1" x 11'6") 14 m² - A spacious double bedroom located on the left side of the ground floor upon entering the property.

Bedroom 2: 3.5m x 2.2m (11'6" x 7'3") 7.7 m² - A well sized room with double bed, situated at the rear of the property with views of the garden.

Bedroom 3: 3.5m x 2.2m (11'6" x 7'3") 7.7 m² - Another well sized room with double bed, also located at the rear with garden views.

Shower Room - Conveniently located downstairs, featuring a shower, toilet, and basin.

Bedroom 4: 4.0m x 3.5m (13'1" x 11'6") 14 m² - A large bright double bedroom and desk.

Bedroom 5: 3m x 2.5m (9'10" x 8'2") 7.5 m² - A well-proportioned room w/ double bed & desk

Bedroom 6: 3.3m x 2.9m (10'10" x 9'6") 9.57 m² - A good sized room with double bed & desk

Bedroom 7: 3.6m x 2.6m (11'10" x 8'6") 9.36 m² - A good sized room at the front of house with double bed & desk

Shower Room - A well-appointed shower room serving the first-floor bedrooms.

Exterior

Front Drive - A front driveway with parking space for up to 3 cars.

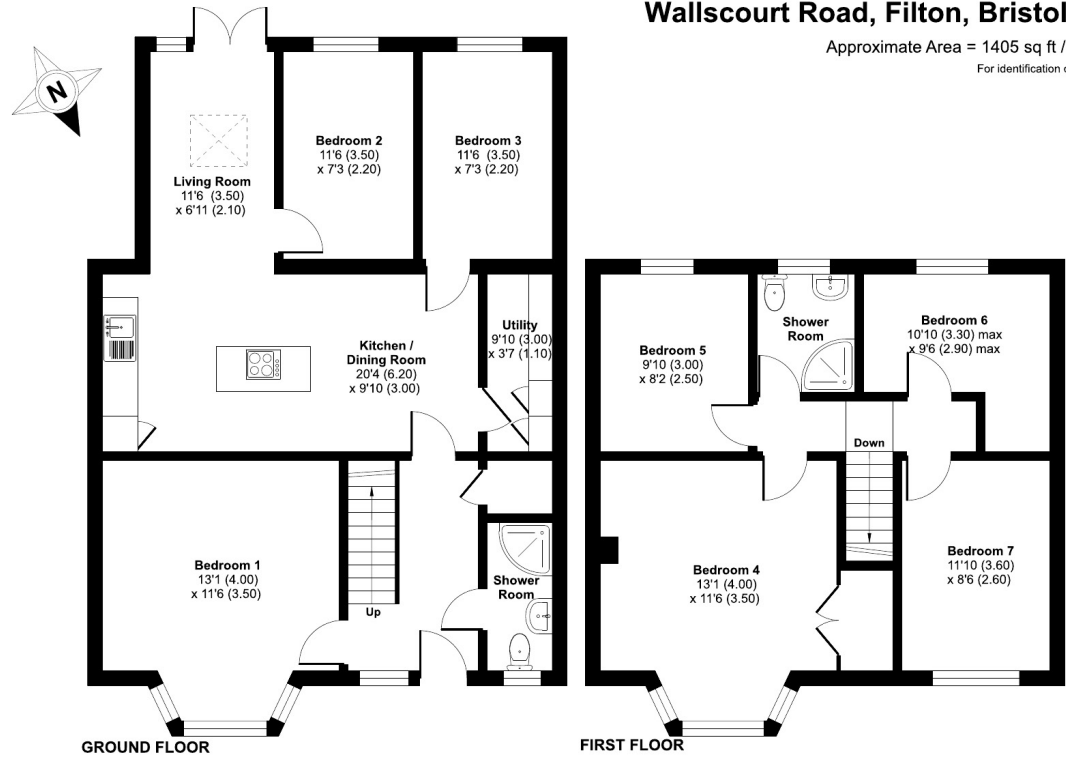
Rear Garden - South-west facing rear garden

Ancillary - External building at rear with potential for conversion to living space.

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.

Wallscourt Road, Filton, Bristol, BS34

Approximate Area = 1405 sq ft / 130.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Adam Clegg (Keller Williams). REF: 1266607

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficiency the home is and the lower the fuel bills will be. Wallscourt Road benefits from updated insulation & double glazing and has further scope of for further increased efficiencies.

DISCLAIMER



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