



Roycroft Road

Filton, Bristol, South Glos



kw

6 BED HMO - FOR SALE

GUIDE PRICE: £590,000



Exemplar 6 Bed Licenced HMO for Sale in Filton

SUMMARY OF ACCOMMODATION

An excellently presented Licensed 6 bed HMO in central Filton, Bristol, South Glos. The property is in an Article 4 Area and provides 6 spacious bedrooms, 5 bedrooms are en-suite with the 6th bathroom being a personal bathroom for the tenant (all being shower rooms with toilets). The property boasts a large kitchen-diner/living area and all facilities required for use as a large HMO. Roycroft Road is finished to an extremely high standard and is reflected in the rental values achieved. The property is currently let to Students

External Areas: Private parking is available by way of a drive at the front of the property with space for approx. 4+ cars as well as parking on-street. Additionally, there is a large and well maintained courtyard garden to the rear of the property., with an additional parcel of land to the rear with scope for additional development (subject to planning consent).

VALUE UPLIFT: The property has significant potential for value add including intensification of the asset with creation of additional rooms in the loft area. The vendor has had plans drawn up which are provided at the rear of the particulars. Additionally, there is additional land to the rear with development potential(STPC).

RENTAL INCOME

£58,320 pa or £810 per room pcm (inclusive of bills, excluding Council Tax due to student exemption)

MONTHLY BILLS: The Landlord has indicated direct costs such as electricity, gas, TV License, Broadband etc average c.£400 pcm. Additional information on outgoings are available on request.

MANAGEMENT: Keller Williams provides HMO lettings and management services.

YIELD: 10% (Gross/All Risk Yield)

PLANNING AND LICENSING: HMO License for 6 occupants - Property was developed under Permitted Development (GPDO TCPA) prior to Article 4 Designation- Examples of Suit Generis permission for 8 bed HMO for same house type on Roycroft Road can be found on South Glos Council Planning Portal (Ref: P24/02422/F) Approved Oct 2024



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.

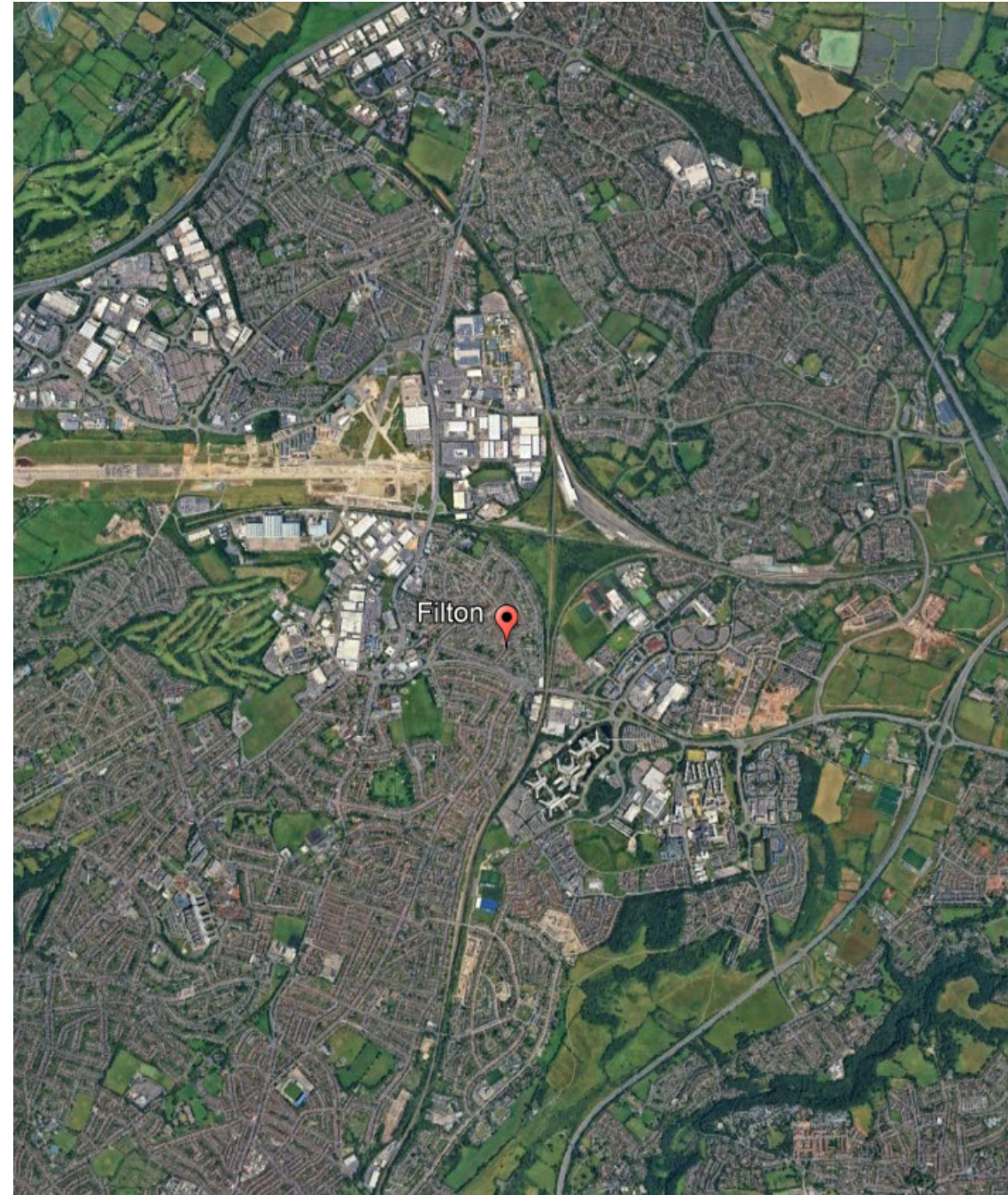
Filton benefits from Bristol's academic resources, including the University of Bristol and the University of the West of England (UWE), which together accommodate over 57,000 students.

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.























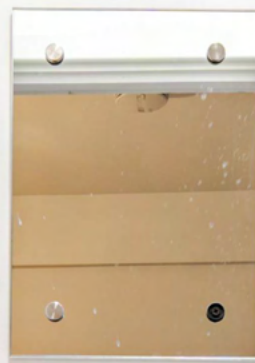
























MATERIAL INFORMATION

Tenure: Freehold

Local Authority: South Gloucestershire Council

HMO Licence: Yes - 6 Occupiers

Planning: TBC

Article 4 Area: Yes

EPC: C - Scope to improve to B

Council Tax Band: Band B

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, Vodaphone and Three

ENERGY PERFORMANCE (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Roycroft Road benefits from double glazing, energy efficient lighting etc and has further scope of for further increased efficiencies with items such as solar water heating.

SCHEDULE OF ACCOMMODATION

Internal

Kitchen/Breakfast Room: 3.99m x 3.71m (13'1" x 12'2") - A large well-presented modern kitchen and breakfast bar connected to reception space.

Dining/Living Area: 3.23m x 2.18m (10'7" x 7'2") - Living / Dining area with direct access to the rear garden through french doors, seamlessly connecting the kitchen and outdoor space.

Bedroom 1: 4.31m x 2.2m (14'2" x 7'3") - A spacious double bedroom located at the rear of the property with views to the garden - Benefits from own en-suite shower/wc.

Bedroom 2: 3.76m x 3.16m (12'4" x 10'4") - A large room with double bed and desk situated at the rear left of the property. - Benefits from own en-suite shower/wc.

Bedroom 3: 3.14m x 2.65m (10'4" x 8'8") - A large room with bed and desk situated on the left side of the ground floor upon entering the property - Benefits from own en-suite shower/wc.

Bedroom 4: 4.00m x 3.40m (13'1" x 11'2") - A large double bedroom at rear of the house on the first floor - Benefits from own en-suite shower/wc.

Bedroom 5: 3.32m x 1.92m (10'9" x 6'4") - A large bedroom with double bed & desk and storage - Benefits from own en-suite shower/wc.

Bedroom 6: 2.68m x 2.65m (8'10" x 8'8") - A large bright room with double bed & desk - benefits from personal toilet / shower room on landing

Shower Room - A well-appointed shower room serving bedroom six.

Exterior

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

Rear Garden - Large south-western facing rear courtyard garden accessed from living room area, with sectioned off parcel to rear.

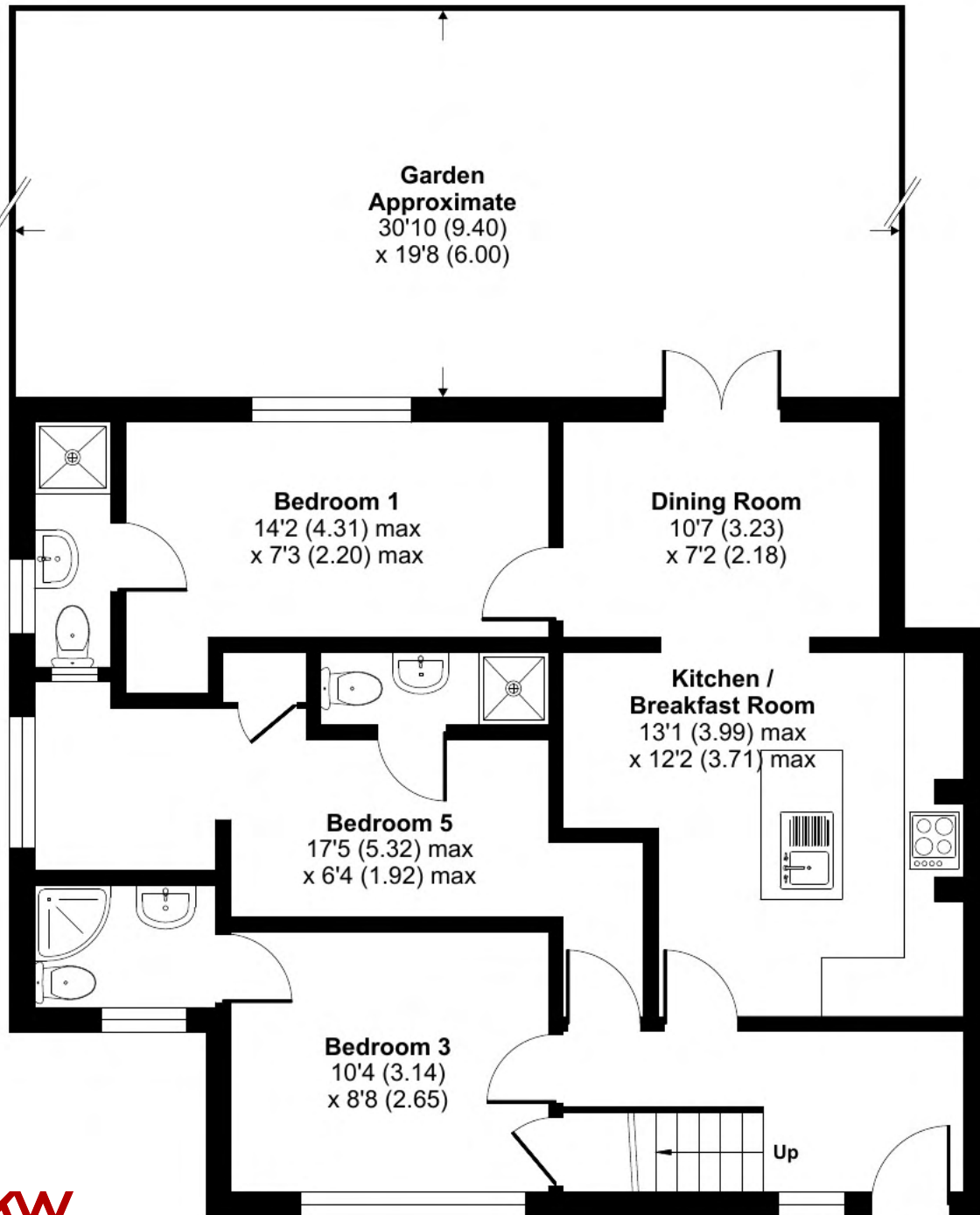
DISCLAIMER

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.

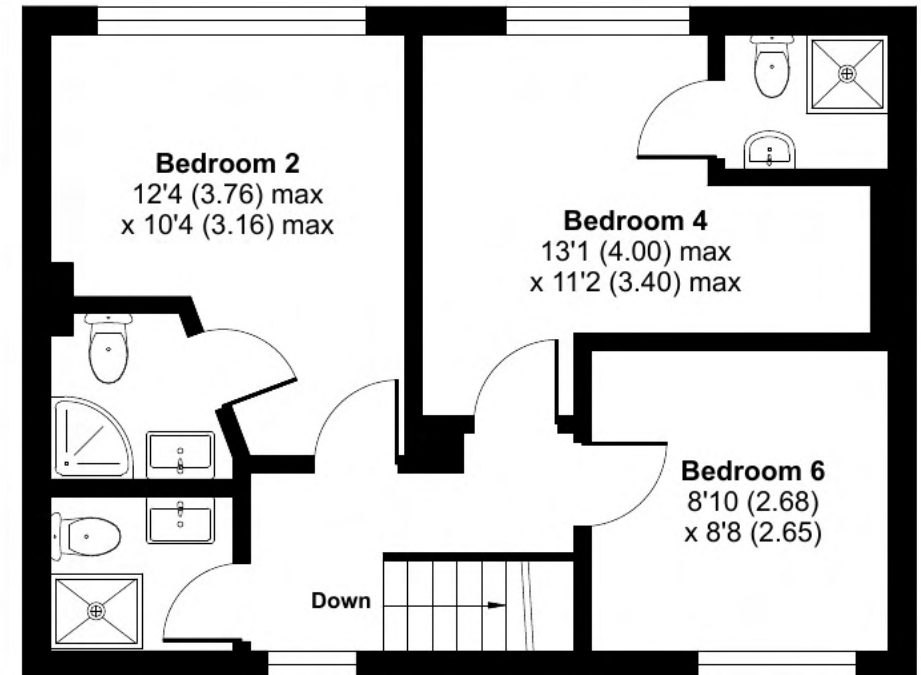
Roycroft Road, Filton, Bristol, BS34

Approximate Area = 1180 sq ft / 109.6 sq m

For identification only - Not to scale



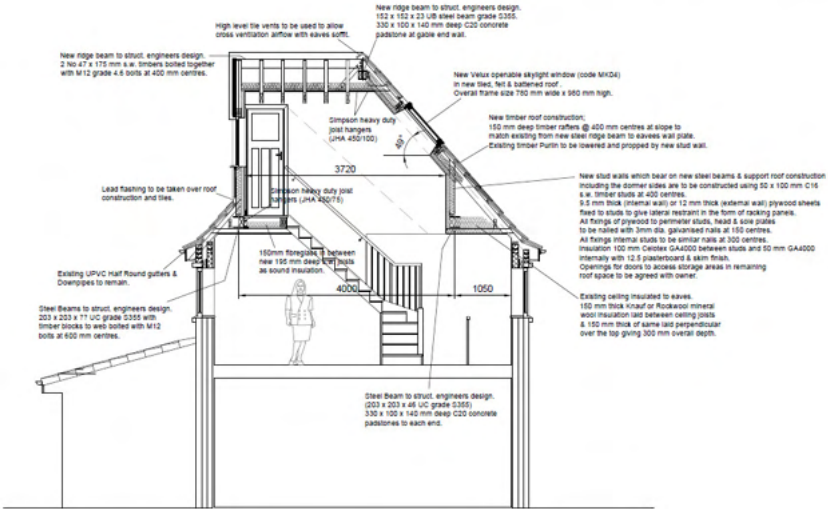
GROUND FLOOR



FIRST FLOOR

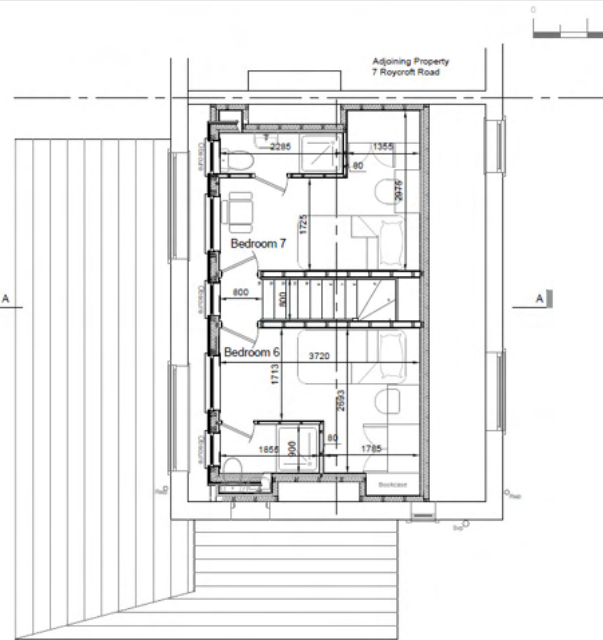


Loft Conversion Plans



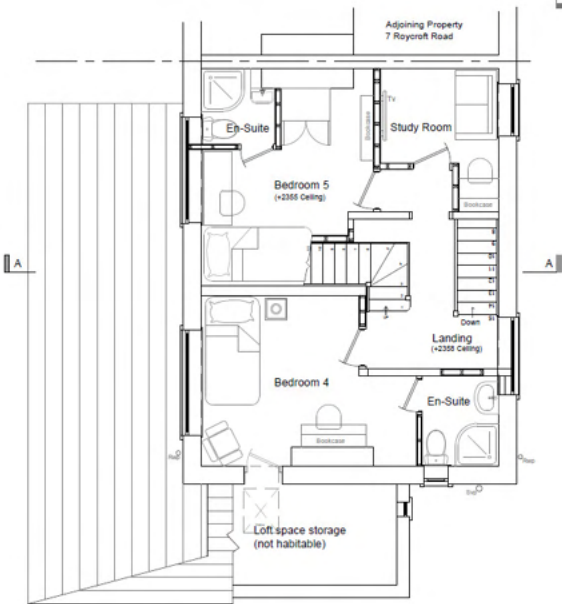
PROPOSED CROSS SECTION A - A

Notes:				
Refer to drawing 001 for Existing Elevations.				
Refer to drawing 002 for Existing Ground Floor Plan.				
Refer to drawing 003 for Existing First Floor Plan.				
Refer to drawing 004 for Proposed Elevations.				
Refer to drawing 005 for Proposed Ground Floor Plan.				
Refer to drawing 006 for Proposed First Floor Plan.				
Refer to drawing 007 for Proposed Loft Second Floor Plan.				
Refer to drawing 009 for Proposed Parking Plan.				
For L. A. Approval				
Proposed Loft Conversion to House of Multiple Occupancy, 5 Roycroft Road, Filton Bristol, S. Glos, BS34 7NL				
PROPOSED CROSS SECTION A - A				
Scale	1:50	Alt	AS	20/10/23
Drawn by	D.B.			
Checked by	D.B.			
Sheet No	008			



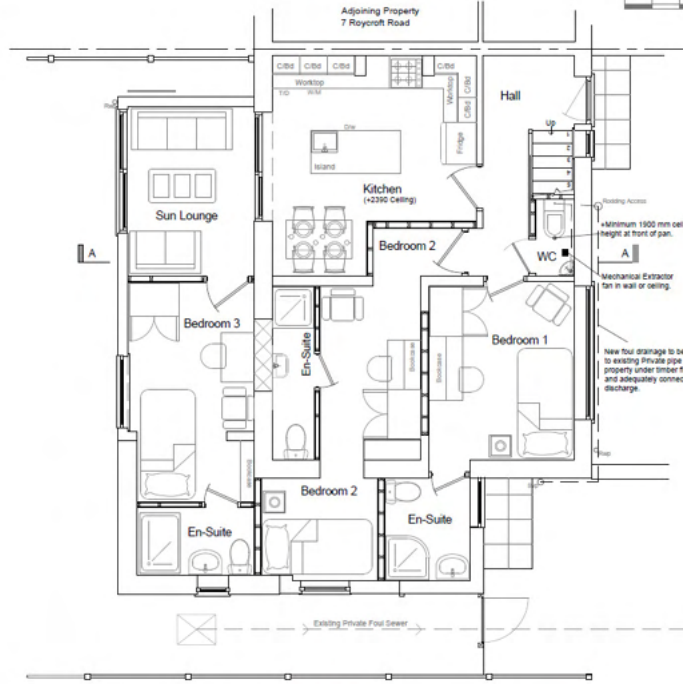
PROPOSED LOFT SECOND FLOOR PLAN

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Refer to drawing 005 for Proposed Ground Floor Plan.				
Refer to drawing 006 for Proposed First Floor Plan.				
Refer to drawing 008 for Proposed Cross Section A - A.				
Refer to drawing 009 for Proposed Parking Plan.				
For L. A. Approval				
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Scale	1:50	Alt	AS	20/10/23
Drawn by	D.B.			
Checked by	D.B.			
Sheet No	007			



PROPOSED FIRST FLOOR PLAN

Notes:				
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PROPOSED FIRST FLOOR PLAN				
Scale	1:50	Alt	AS	20/10/23
Drawn by	D.B.			
Checked by	D.B.			
Sheet No	009			



PROPOSED GROUND FLOOR PLAN

Notes:				
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Refer to drawing 006 for Proposed First Floor Plan.				
Refer to drawing 007 for Proposed Loft Second Floor Plan.				
Refer to drawing 008 for Proposed Cross Section A - A.				
Refer to drawing 009 for Proposed Parking Plan.				
For L. A. Approval				
Proposed Loft Conversion to House of Multiple Occupancy, 5 Roycroft Road, Filton Bristol, S. Glos, BS34 7NL				
PROPOSED GROUND FLOOR PLAN				
Scale	1:50	Alt	AS	20/10/23
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Checked by	D.B.			
Sheet No	005			



South Gloucestershire > Filton > Filton



Residential, HMO, Investment, Land



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