



High Street, Kingswood

Bristol, BS15 4AD



HMO WITH DEVELOPMENT PLOT - FOR SALE

6 Bedroom HMO, 4 bathrooms (inc 2 en-suites, communal area, kitchen and garden.

Development Plot(STPP) to rear of property included in sale.



kw OFFERS OVER: £590,000



Excellent 6 Bed HMO for Sale in Kingswood , Bristol

The property provides 6 large bedrooms, all with double beds, 4 bathrooms, 2 of those being en-suites. The property is in excellent condition and having been converted into a HMO in 2022 with a full back to brick renovation and retention of period features. Dressed to an extremely high standard, there is significant demand as a professional HMO. The property provides a large living room / communal area, separate kitchen, utility room and private garden to the rear of the property which has scope for an extension.

The sale also includes a development plot to the rear of the property (subject to necessary planning permissions) - See pages 3 - 5

2022 renovation works carried out include:

- Damp proof course
- Roof partial replacement
- Full re-wire
- New heating & plumbing inc new boiler
- New windows, floors & doors
- Full plastering of all walls and ceilings
- New kitchen, utility and bathrooms

LOCATION: Kingswood, 4 miles east of Bristol's centre, balances urban convenience with suburban appeal. It holds strong rental demand and is extremely popular among young professionals, due to excellent transport links, excellent community infrastructure and proximity to the city Centre.

RENTAL INCOME: Currently fully let @ £52,440 pa

BILLS: £711 for bills which are inclusive of rent covering utilities, broadband, tv license and council tax, etc.

MANAGEMENT: KW can provide lettings and management fees upon request.

ASKING PRICE: Offers invited over £590,000 - inclusive of land to rear

YIELD: c.11% (Gross/ARY). - excluding residual land value

PLANNING AND LICENSING: The property has a HMO License in place for 6 occupants and Certificate of Lawful Use. Conversations with South Glos Council indicate 2 rooms would be suitable for double occupancy for couples due to their size, with HMO officers stating they would support a Sui Generis Application allowing a 6 bed, 8 person HMO which would allow for an increase in rental income.



Adjoining Land to Rear

Included in the sale is a development plot to the rear of the existing HMO. The plot offers potential for residential development (subject to planning consents), with an initial assessment suggesting the site could accommodate a number of apartments or a residential home - See options (pages 4-5).

NATURE OF SALE

The sale includes the adjacent plot of land as an integral part of the HMO property transaction, with the total sale price covering both the HMO building and the land. No formal planning process has been initiated with South Gloucestershire Planning Authority and the buyer will be responsible for conducting their own due diligence and development appraisal.

The plot is being sold unconditionally alongside the HMO, with no separate apportionment of the purchase price.

SITE INFORMATION

- **TITLE:** Separate to the main HMO property.
- **TENURE:** Freehold
- **USE CLASS:** C3 (Residential) - Previously within title/curtilage of main property and within Local Plan Built up Area Boundary.
- **SITE AREA** circa 0.053 acres (excluding driveway)
- **BOUNDARY:** Defined by a wall on three sides
- **ACCESS:** Via a driveway to the side of the main HMO property. Incoming purchasers will need to undertake due diligence with a highways engineer to ensure acceptable width and visibility splay.
- **ARBORICULTURE:** The plot is currently fallow and requires clearing of trees, shrubs, and bushes. No Tree Preservation Orders (TPOs) or protected species have been identified to date.
- **SERVICES** All services can be accessed via the adopted road.
- **EXISTING BUILT FORM:** A two-story brick workshop is located at the side/rear of the main property, which would require demolition to provide access
- **HERITAGE:** The area is not subject to heritage or conservation restrictions.
- **BUILT FORM AND MASSING:** Significant residential development is present at the side of the plot, indicating that development on this plot at similar densities and massing may be acceptable, subject to planning.



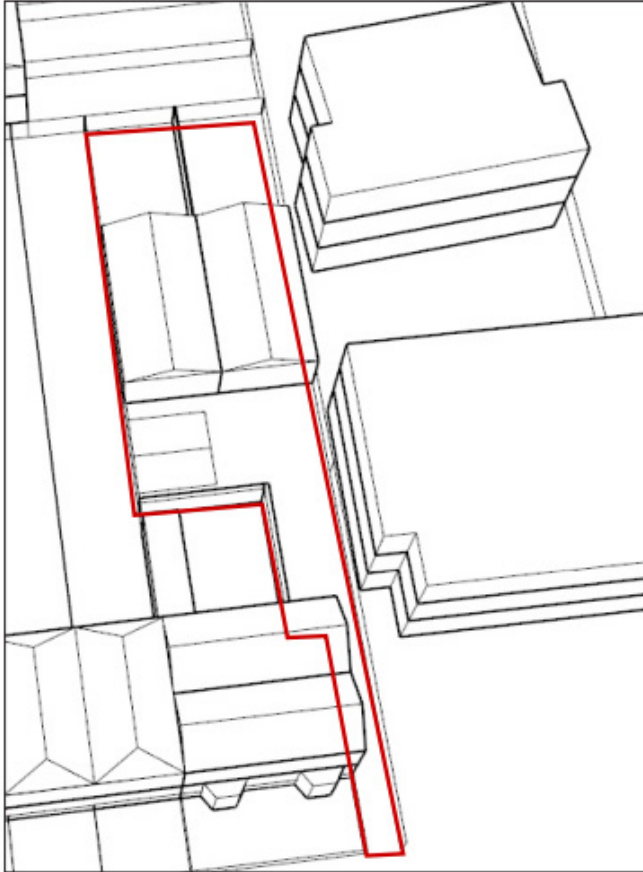
Development Options

Option 1

- 2 x 1 Bed Dwellings (2px)

Parking Required

- 2 x Cycle spaces
- 2 x Parking Spaces



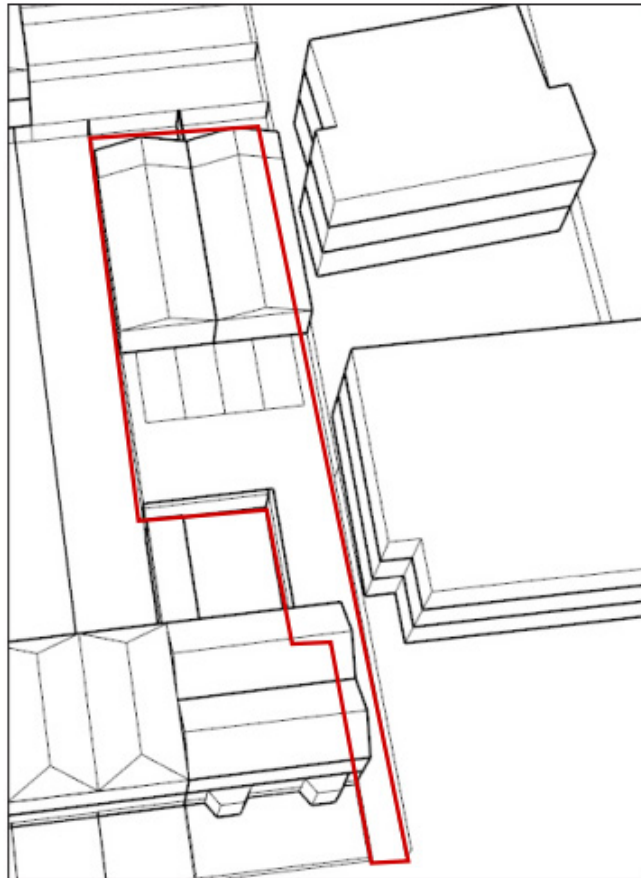
2 SPACES SHOWN ON SITE

Option 2

- 2 x 2 Bed Dwellings (3px)

Parking Required

- 2 x Cycle spaces
- 2.5 x Parking Spaces

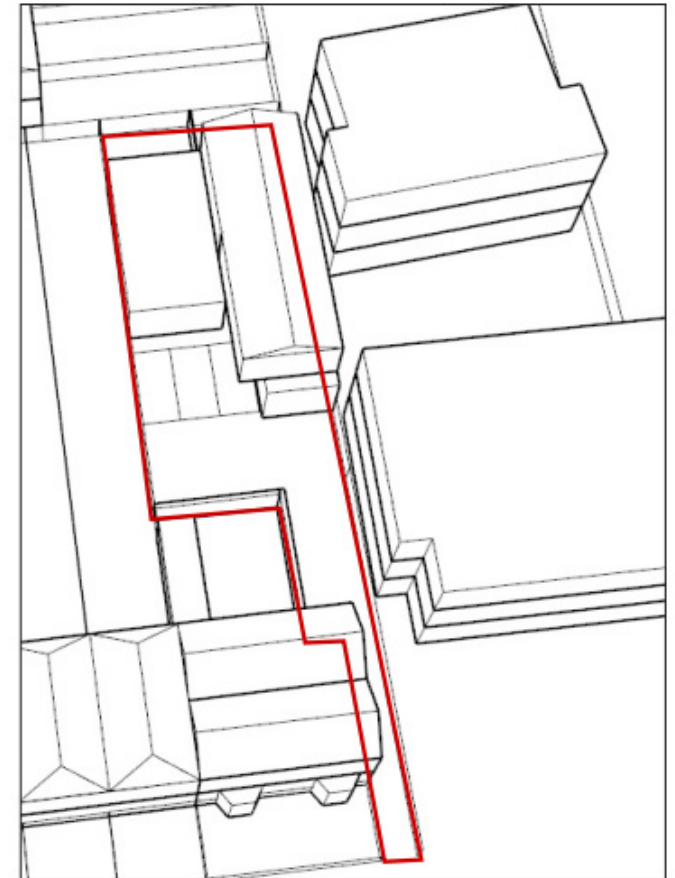


Option 3

- 2 x Studio Dwelling (1px);
- 1 x 1 Bed Dwelling (2px);
- 1 x 2 Bed Dwelling (4px)

Parking Required

- 5 Cycle spaces
- 4.25 Parking Spaces



Development Options

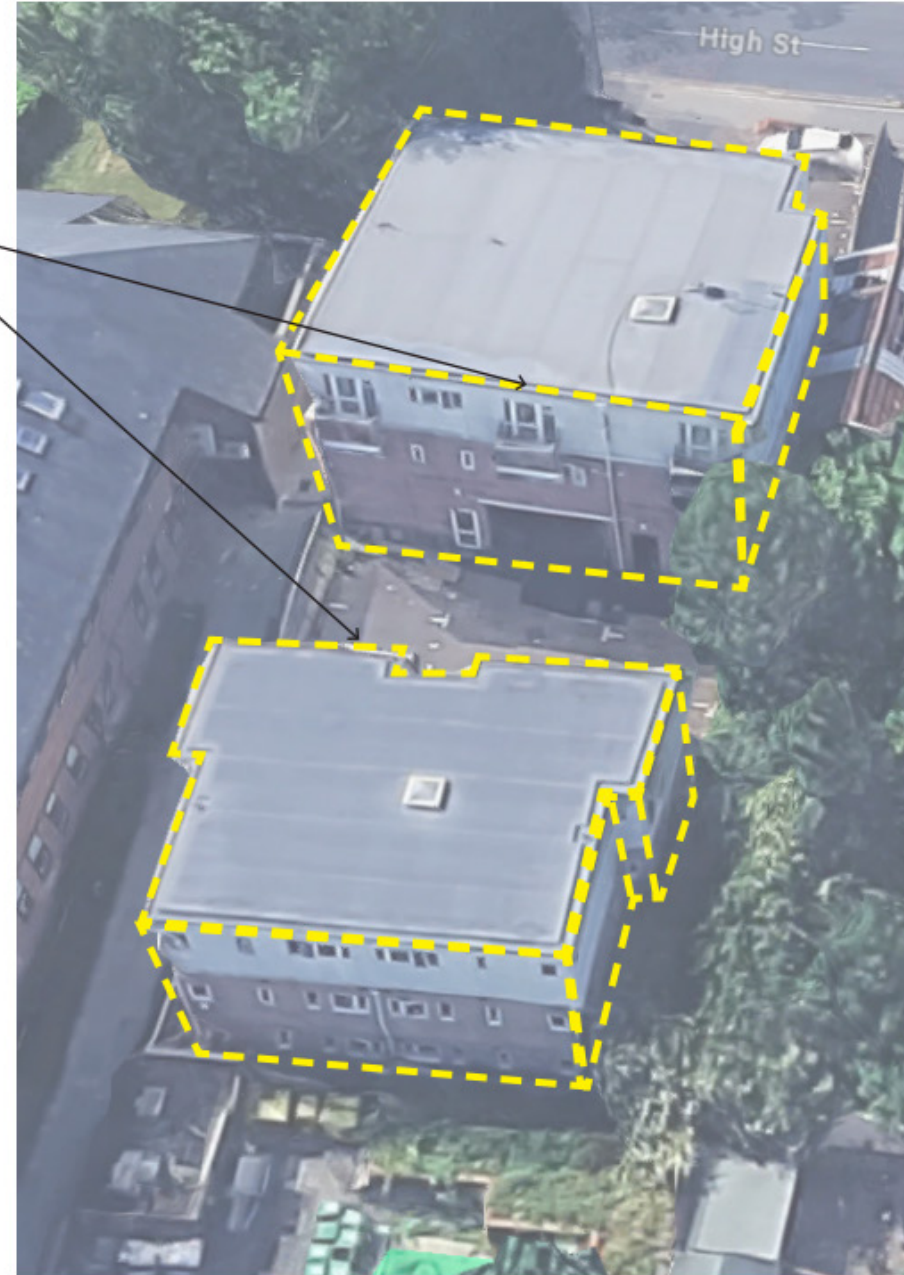
Option 4

- 2 x Studio Dwelling (1px);
- 1 x 1 Bed Dwelling (2px);
- 2 x 2 Bed Dwelling (3px)

Parking Required

- 7 Cycle spaces
- 5.5 Parking Spaces

The existing three-storey development next door could establish a precedent for a potential two- or three-storey rear development at 93 High Street, Kingswood



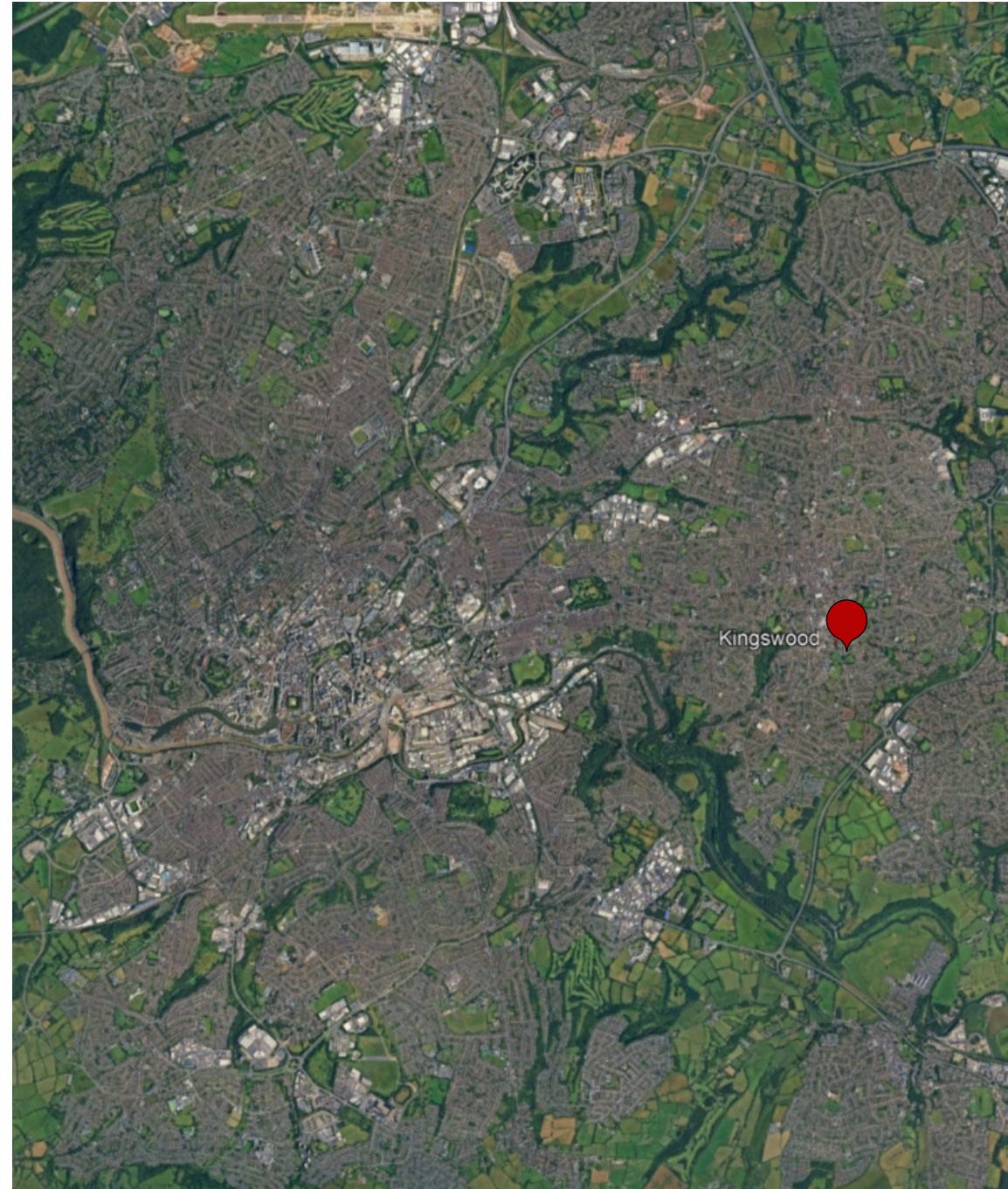
Bristol: An Economic Powerhouse

Bristol, a vibrant and thriving city, with significant cultural appeal. The city is considered the capital of South West England, is situated approximately 120 miles west of London and 45 miles east of Cardiff, has a population of around 465,000 and more than 1 million people living within a 45-minute drive. This property, located in the Fishponds area is highly popular among students and young professionals alike. Fishponds offers easy access to both the bustling city centre and the growing student community, making it an ideal investment opportunity.

Bristol boasts a diverse and resilient economy, underpinned by a range of key industries. The city has a long-standing connection with aerospace and engineering, with major employers like Airbus and Rolls-Royce based in nearby Filton. Other important sectors include financial services, media, and a rapidly expanding tech industry. Furthermore, Bristol is home to two major universities: the University of Bristol and the University of the West of England (UWE). Combined, these institutions host over 57,000 students, significantly contributing to the city's vibrant atmosphere and economic growth.

In addition, the University of Bristol is expanding with a new £300 million campus in Temple Quarter, which is set to accommodate 3,000 more students by 2025. This development is expected to drive further demand for student accommodation in areas like Fishponds, increasing the area's attractiveness for property investors.

Kingswood, located just 4 miles east of Bristol's city centre and within the South Gloucestershire council's local authority area. Kingswood combines a suburban small town feel, with easy access into Bristol's wider metropolitan area. Popular with professional renters due to its location and access to Bristol's wider economy. Kingswood offers a bustling High Street with a range of independent shops, eateries, and major retailers like Tesco and Sainsbury's. Nearby green spaces, such as Magpie Bottom and Warmley Forest Park, provide opportunities for outdoor recreation and relaxation. Kingswood is well-served by public transport, with frequent bus routes like the 6, 7, and 43 connecting to Bristol city centre and surrounding areas. Additionally, the nearby Lawrence Hill train station ensures quick rail links to Bristol Temple Meads in under 10 minutes, making Kingswood an attractive choice for those seeking rental accommodation..



High Street, Kingswood

A Look Inside































MATERIAL INFORMATION

Tenure: Freehold
Local Authority: South Gloucestershire Council
HMO License: Yes - 6 Occupiers - Potential for 8 following Sui Generis Planning
Planning: Certificate of Lawful Use in place
Article 4 Area: No
EPC: D - 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, O2, Vodafone and Three

SCHEDULE OF ACCOMMODATION

Hallway: Elegant central hallway with original period mosaic flooring. Provides access to the kitchen, stairway, bedrooms, and rear garden.

Reception / Dining Room - 13'1" x 12'11" (3.99m x 3.93m) Generously sized and bright communal space perfect for dining or relaxation.

Kitchen: 12'10" x 10'2" (3.92m x 3.10m) Modern wrap-around galley kitchen with ample storage. Fully equipped for HMO use, including double ovens and double hobs.

Utility Room: Practical utility space with washer and dryer.

Shower Room (GF): Beautifully presented ground floor shower room, WC, and wash basin.

Bedroom 1 - 12'9" x 12'1" (3.89m x 3.68m) Spacious and well-presented double bedroom for single occupancy, complete with desk and storage.

Bedroom 2 - 12'11" x 11'2" (3.93m x 3.41m) Bright and airy double room for single occupancy, furnished with desk and ample storage.

Bedroom 3 - 12'10" x 12'8" (3.92m x 3.85m) Another generously sized double room for single occupancy, well-furnished and neatly presented.

Bedroom 4 - 14'8" x 10'1" (4.47m x 3.08m) Large and well-lit double bedroom for single use, including desk and storage solutions.

Bedroom 5 - 11' x 7'2" (3.36m x 2.18m) A bright and cozy room for single occupancy, furnished with a double bed, desk, and storage.

Bedroom 6 - 14'9" x 10'10" (4.50m x 3.29m) Spacious and stylishly presented double bedroom for single occupancy, complete with desk and storage.

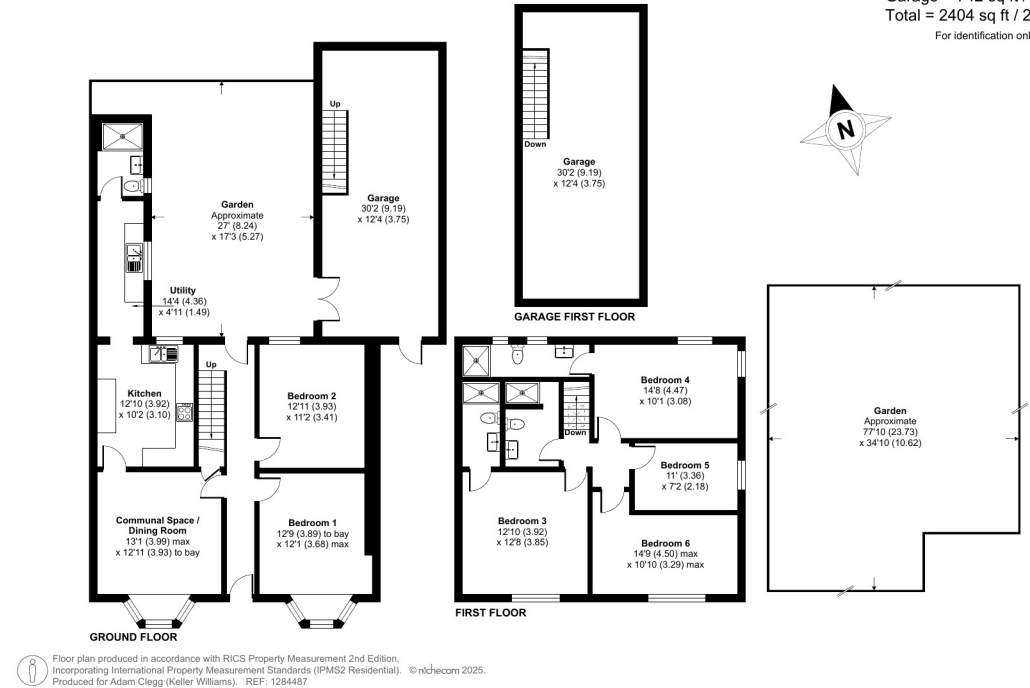
Shower Room (FF) Beautifully presented ground floor shower room, WC, and wash basin.

Garage / Workshop - 30'2" x 12'4" (9.19m x 3.75m) Large garage/workshop with mezzanine level. Please note: this structure is expected to be demolished to allow access to rear plot.

Garden - 27' x 17'3" (8.24m x 5.27m) Rear external communal space for use of tenants

Rear Plot - 77'10" x 34'10" (23.73m x 10.62m) Rear development plot with potential for residential uses - Subject to planning permission.

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.



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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 efficient the home is and the lower the fuel bills will be. High Street benefits from updated double glazing and has further scope for further increased efficiencies such as PV & solar water heating.

DISCLAIMER

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