



MAGGS & ALLEN

6 WOOD MEAD

CHESWICK VILLAGE, BRISTOL, BS16 1GQ

Guide Price: £475,000+

- 17 September LIVE ONLINE AUCTION
- Spacious 6-Bedroom HMO
- Let to students at £53,280 per annum
- Immaculately presented accommodation
- Low-maintenance rear garden and 2 parking spaces
- Superb buy to let investment
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

MODERN 6-BEDROOM HMO - LET AT £53,280 PER ANNUM

DESCRIPTION

An immaculately presented four storey modern townhouse, situated in the ever popular Cheswick Village. The property is arranged as a 6-Bedroom HMO and is let to students producing a superb rental income of £53,280 per annum.

The house has been well-maintained by the current owners and benefits from a modern kitchen/diner, a spacious communal living room with double doors onto the rear garden, six double bedrooms, two modern bathrooms and a cloakroom. Externally the property benefits from a balcony overlooking a green to the front, a low-maintenance garden and two allocated parking spaces to the rear.

There is excellent rental demand from student tenants attending UWE and from professional renters working at many of the nearby major employers including the Ministry of Defence (MOD), Airbus and Rolls Royce.

LOCATION

The property is situated in the popular Cheswick Village development, one of North Bristol's most sought-after residential neighbourhoods, ideally positioned between Stoke Gifford, Filton and Frenchay. The area is particularly popular with professionals, families and investors due to its excellent connectivity and proximity to major employment hubs including the University of the West of England (UWE), the Ministry of Defence, Airbus, Rolls-Royce and the wider Bristol Business Park and Aztec West business districts.

Residents benefit from a range of local amenities including cafés, convenience stores, parks and walking routes, while larger shopping and leisure facilities can be found nearby at Abbey Wood Retail Park and The Mall at Cribbs Causeway. Bristol Parkway Station is within easy reach, providing fast rail services to Bristol Temple Meads, London and beyond, and the area is exceptionally well connected by the M32, M4 and M5 motorway networks as well as the MetroBus service, making Cheswick Village an ideal location for commuters and those seeking easy access across Bristol and the wider region.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

TENANCY DETAILS

The property is let to students at an annual rent of £53,280. Please refer to the auction legal pack for a copy of the tenancy agreement.

TENURE

The property is for sale on a freehold basis, subject to the existing tenancy agreement.

HMO LICENSING & PLANNING

An HMO licence was granted on 7 November 2024.

A Certificate of Lawfulness for the continued use of the property as a 6 person House in Multiple Occupation (HMO) was approved on 3 December 2024.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

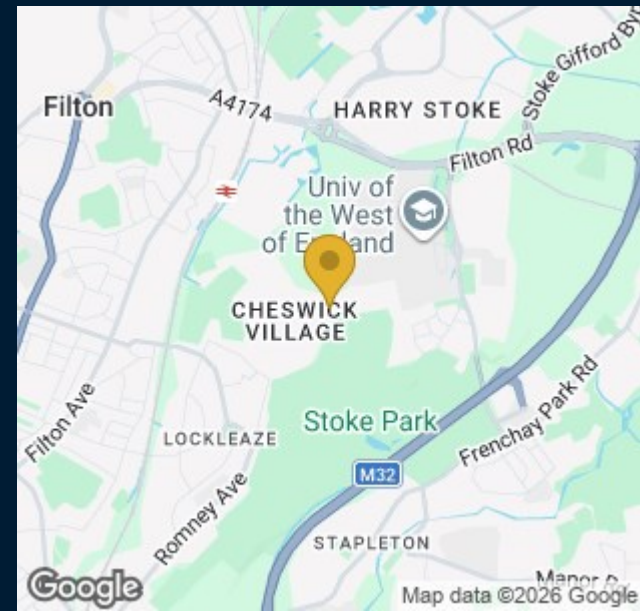
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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