MAGGS & ALLEN

27 GLOUCESTER ROAD NORTH

FILTON, BRISTOL, BS7 0SQ

Guide Price: £550,000+

- SOLD FOR £630,000 - 15 October Auction
- Substantial former bank approx. 4,465 ft² (414.6 m²)
- Planning Consent for 7 HMO Flats & Retail Unit
- GDV of circa £3,000,000
- Potential rental income in excess of £300,000 per annum
- 8-week completion

RICS Regulated by RICS

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

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www.maggsandallen.co.uk

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27 GLOUCESTER ROAD NORTH, FILTON, BRISTOL, BS7 0SQ

Guide Price: £550,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD FOR £630,000 - SUBSTANTIAL FORMER BANK WITH PLANNING CONSENT FOR 7 HMO FLATS & RETAIL UNIT

DESCRIPTION
A substantial former bank extending to approximately 4,465 ft² (414.6 m²), situated in a prominent position on Gloucester Road North in Filton. Planning consent has been granted the the extension and conversion of the existing building to create seven self-contained C4 HMO units (33 bedrooms) whilst retaining a ground floor retail unit.

The completed development will offer a potential rental income in excess of £300,000 per annum and we would anticipate a GDV in the region of £3,000,000.

A superb opportunity for builders and developers to create a high-yielding investment property in an area with high rental demand.

LOCATION
The property is situated on Gloucester Road North in Filton, a popular and well-established area of North Bristol. The location benefits from a wide range of local shops, cafés, restaurants and everyday amenities, with Filton town centre and nearby Bradley Stoke easily accessible.

Filton is well connected by road and public transport, with regular bus and rail services providing convenient access to Bristol City Centre and surrounding areas. The M4 and M5 motorway networks are also within easy reach, making the location well suited to commuters.

PROPOSED SCHEDULE OF ACCOMMODATION
Ground Floor Retail Unit - 83.8m²
Flat 1: Ground floor 4-bedroom flat - 70.2 m²
Flat 2: Ground floor 6-bedroom flat - 93.1 m²
Flat 3: First floor 4-bedroom flat - 70.2 m²
Flat 4: First floor 6-bedroom flat - 93.1 m²
Flat 5: First floor 4-bedroom flat - 76.7 m²
Flat 6: Second floor 6-bedroom flat - 107.9 m²
Flat 7: Second floor 3-bedroom flat - 58.5 m²

POTENTIAL RENTAL & GDV FIGURES
We would anticipate the following rental figures for the completed development:

HMO Rooms: £750 per calendar month per room (£297,000 per annum)
Retail Unit: £15,000 per annum

TOTAL: £312,000 per annum

PLANNING CONSENT
Full planning consent has been granted for the erection of an extension and conversion of existing building from commercial (Class E) to form 7no. small Houses in Multiple Occupation (Class C4), bin and cycle store, laundry room, and associated works. Retention of existing commercial floorspace (Class E) at the ground floor.

Planning Reference: P25/02828/F
Decision Date: 27 August 2026
Local Authority: South Gloucestershire Council

COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

TENURE
Please refer to the Auction legal pack

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.

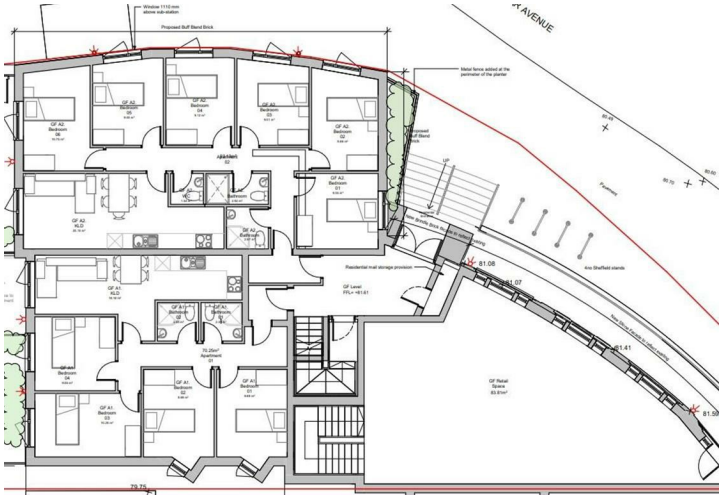
SITE PLAN & AERIAL IMAGES
The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

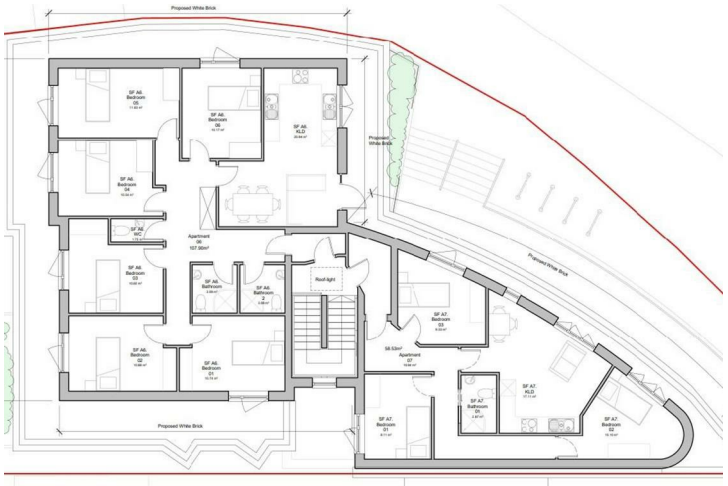
HMO LICENSING & PLANNING
HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained 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.

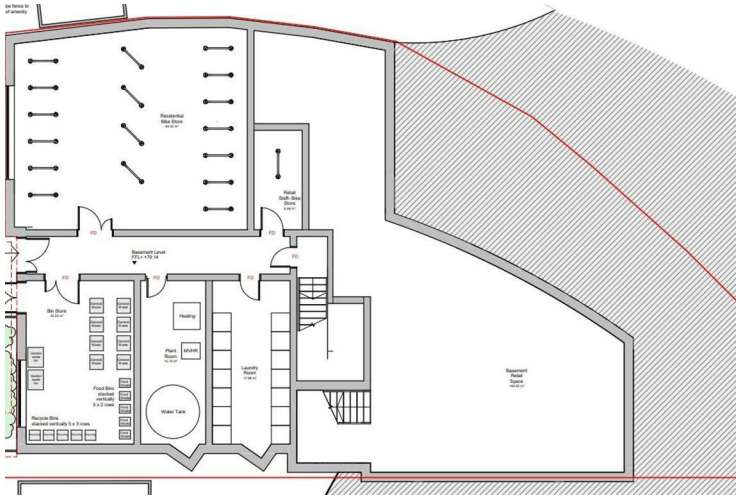
AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940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

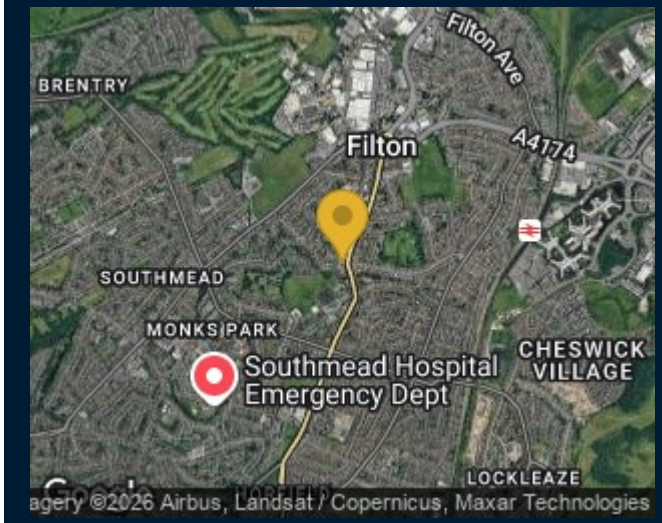
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

RENTAL & GDV ESTIMATES
All rental & GDV estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

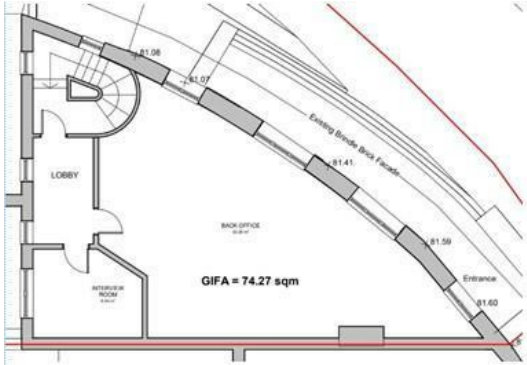




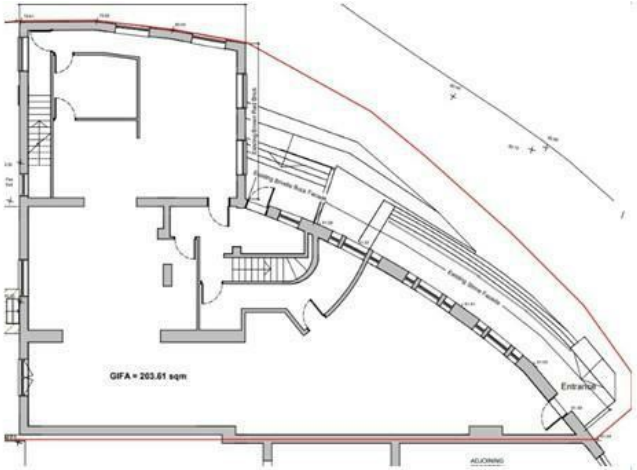




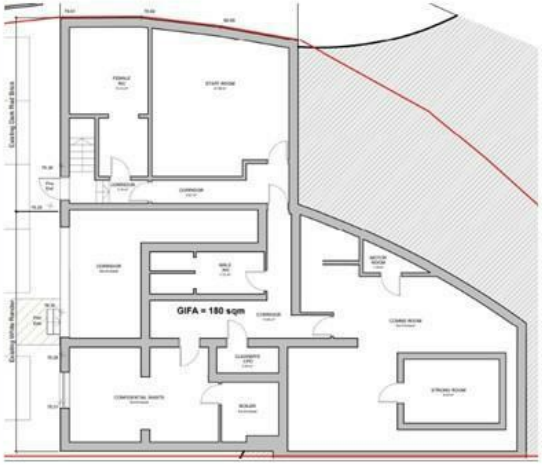
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



First Floor



Ground Floor



Lower Ground Floor

Approximate total area(1)

4465 ft²

414.6 m²

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