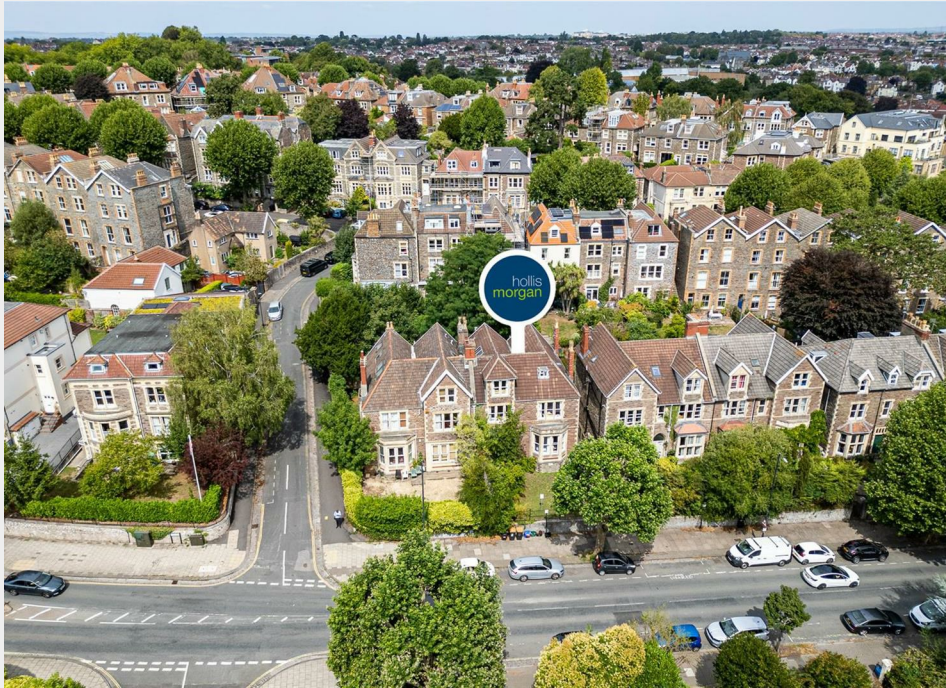


## 121 Redland Road, Redland, Bristol, BS6 6QX

Auction Guide Price +++ £875,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- GARDEN & VACANT POSSESSION
- 10 BED HMO | 5 - 7 BED FAMILY HOME
- EXTENDED COMPLETION | SEPTEMBER 2026

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold PERIOD PROPERTY ( 3226 Sq Ft ) arranged as 10 BED HMO or 5 - 7 BED FAMILY HOME with enclosed GARDEN.

# 121 Redland Road, Redland, Bristol, BS6 6QX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 121 Redland Road Redland, Bristol, BS6 6QX

Lot Number 54

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold semi detached period property occupying an elevated position with enclosed rear garden. The accommodation ( 3226 Sq Ft ) is arranged over 3 floors with the accommodation most recently used as a 10 bedroom HMO style layout with alternative scope for a 5 - 7 bedroom family home. Sold free from occupation.

Tenure - Freehold  
Council Tax - D  
EPC - D

### THE OPPORTUNITY

PERIOD HOUSE | EX RENTAL

A Freehold period house with a garden in this sought after location to suit both owner occupiers and investors.  
The property has been let for many years and would now benefit from some basic updating  
Please refer to the independent rental appraisal.

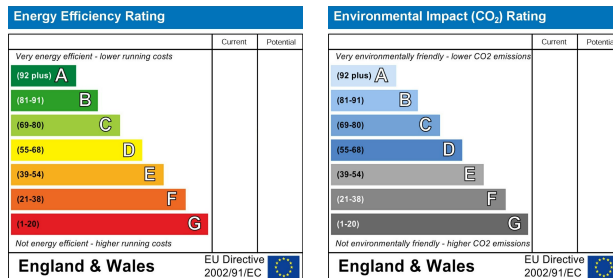
10 BED HMO | INVESTMENT

The property has been used continuously as student accommodation since at least 2018 and is managed by the University of Bristol under the Universities UK (UUK) Code of Practice.  
As such, it does not require an HMO licence from Bristol City Council.  
Tenancies are issued to individual students, with ten separate agreements corresponding to the ten individual bedrooms.  
All tenants have access to shared communal facilities.  
The property is operated in accordance with the standards set out in the UUK Code, which exempts participating educational institutions from mandatory HMO licensing under the Housing Act 2004.  
Interested parties should make their own enquiries with Bristol City Council regarding any future use of the property.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.