



House + Plot, 179 Charlton Road, Fishponds, Bristol, BS15 1LZ

Guide Price £525,000

Hollis Morgan – A Freehold 6 BED HMO (1165 Sq Ft) fully let producing £54k pa | BONUS PLOT with planning for 2 BED HOUSE or EXTRA HMO BEDROOMS stp – potential £90k pa

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THE PROPERTY

ADDRESS | 179 Charlton Road, Fishponds, Bristol BS15 1LZ

A Freehold end of terrace property with accommodation (1165 Sq Ft) arranged over 3 floors and comprising a refurbished (2021) purpose built 6 bed | 3 bath fully license HMO with stylish open plan communal kitchen living space. The property occupies a larger than average plot with large side extension. Sold subject to existing tenancies - refer to online legal pack.

Tenure - Freehold
Council Tax - Band C
EPC - D

THE OPPORTUNITY

HMO INVESTMENT | £54K PA

A fully Licensed 6 Bed | 3 Bath HMO
Sold subject to existing tenants.
£4,500 pcm | £54,000 pa (EXCLUDING BILLS, which tenants are responsible for)
Students on single 12 month AST | Tenancy start date: 19/07/24

SIDE EXTENSION | PLOT

The property occupies a larger than average plot with a large 27.5 Sq M unused side extension.

2 BED HOUSE

Planning was granted in 2023 for demolition of side-extension and erection of a 2 bed house.
23/01137/F | Construction of a 2 bed dwelling and conversion of existing dwelling to form 2 flats including parking, bins and cycle storage.

HMO BED 7

Planning submitted for 7th bedroom in existing side extension. (We do not know if the vendor will have a planning decision before the auction)
25/11213/F | Change of use only from small House of Multiple Occupation (C4) to large House of Multiple Occupation (Sui Generis) with 7 bedrooms for seven people including parking, bins and cycle storage.

HMO EXTRA BEDS 7 / 8 | £72k pa

Scope to create bedrooms 7 & 8
Potential income increases to £72k pa
Subject to consents.

HMO – 10 BEDS | £90K pa

Interested parties could look to utilise planning consent 23/01137/F and permitted development to convert the proposed 2 bedroom house into a 4 additional HMO bedrooms.
Potential income increases to £90k pa
Subject to consents.

PLANNING - 2 BED HOUSE

Reference 23/01137/F
Alternative Reference PP-11929035

Application Received Mon 20 Mar 2023
Application Validated Tue 04 Apr 2023
Address 179 Charlton Road St George Bristol BS15 1LZ
Proposal Construction of a 2 bed dwelling and conversion of existing dwelling to form 2 flats including parking, bins and cycle storage.
Status Decided
Decision GRANTED subject to condition(s)
Decision Issued Date Tue 04 Jul 2023

PLANNING - BED 7

Reference 25/11213/F
Alternative Reference PP-13846008
Application Received Tue 18 Mar 2025
Application Validated Tue 18 Mar 2025
Address 179 Charlton Road St George Bristol BS15 1LZ
Proposal Change of use only from small House of Multiple Occupation (C4) to large House of Multiple Occupation (Sui Generis) with 7 bedrooms for seven people including parking, bins and cycle storage.
Status Pending consideration

PLANNING INFORMATION

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

LOCATION

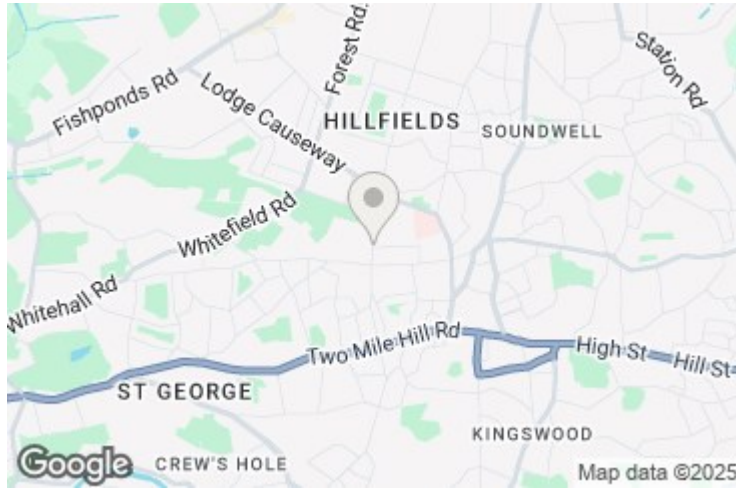
Located on Charlton Road at the Southern End of Lodge Causeway with its wide range of amenities which leads into Fishponds and the City. Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city center, Fishponds is well-connected, with regular buses and a nearby train station providing excellent transport links. It's also just a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.

PROPERTY DETAILS DISCLAIMER

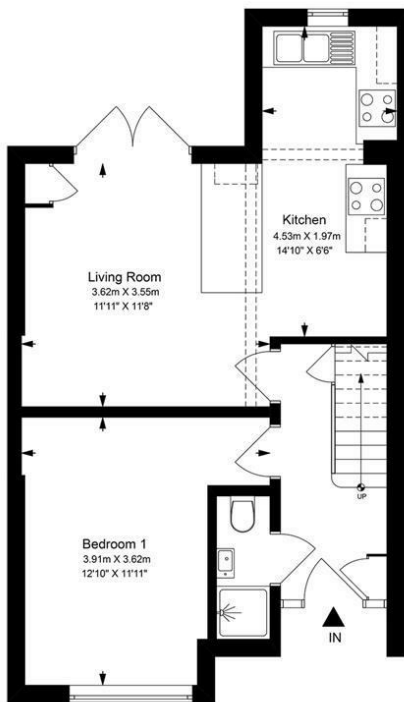
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note

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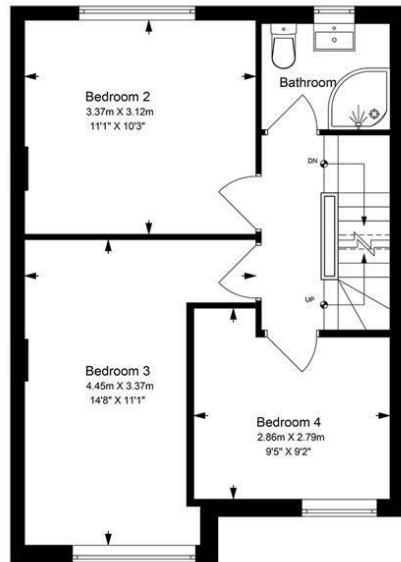
that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



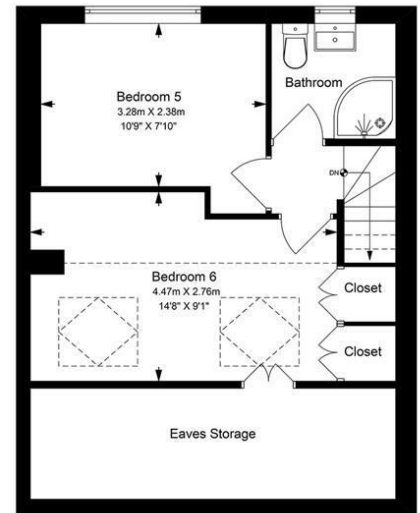
Total Approximate Gross Internal Area = 108.3 sq m/1,165.7 sq ft



Ground Floor



First Floor



Second Floor