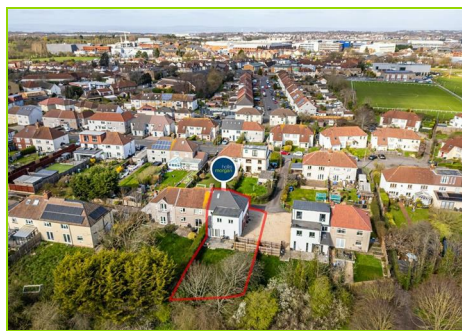


# Residential Development Land Sales



**52 Gayner Road, Horfield, Bristol, BS7 0SW**

**Guide Price £650,000**

Hollis Morgan – A Freehold 8 BED | 4 BATH HMO ( 1486 Sq Ft ) Fully LET producing £76,800 pa INCOME | Parking and Garden | REDUCED - was £775k

## 52 Gayner Road, Horfield, Bristol, BS7 0SW

### THE PROPERTY

A Freehold semi detached 8 Bedroom | 4 Bathroom fully licensed HMO with stylish accommodation ( 1486 Sq Ft ) including a semi open plan kitchen / diner living space opening onto the garden arranged over 3 floors occupying a generous plot with off street parking to the front and enclosed rear garden.

Sold subject to existing tenancy.

Tenure - Freehold

Council Tax - C

EPC - C

### THE OPPORTUNITY

HIGH-YIELDING HMO INVESTMENT | £76,800 pa

The property is sold subject to the existing single AST tenancy generating £6,400 pcm | £76,800 pa \*Bills Excluded

### AST CONTRACT TERMS

Initial Fixed Term: 36 Months

Start Date: 17th of October 2025

Rent: £6,400.00 per month

Please refer to online legal pack.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local residential agents with an asking price of £775,000 and now has a reduced guide price for sale by auction

### LOCATION

The property is located just off the Gloucester Road North is located within the popular suburb of Horfield. Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away plus Bristol City Centre is approximately five miles away and Southmead hospital is within walking distance.

Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst Gloucester Road North has a regular bus service to the City Centre.

### SOLICITORS & COMPLETION

Raazia Ibrahim

Spencer West

020 7925 8080

[raazia.ibrahim@spencer-west.com](mailto:raazia.ibrahim@spencer-west.com)

<https://www.spencer-west.com/>

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

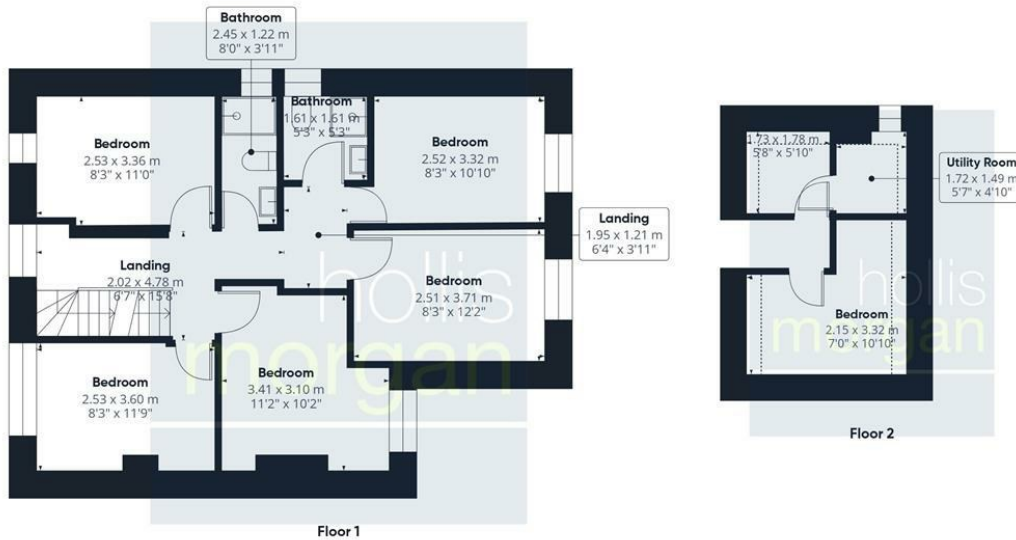
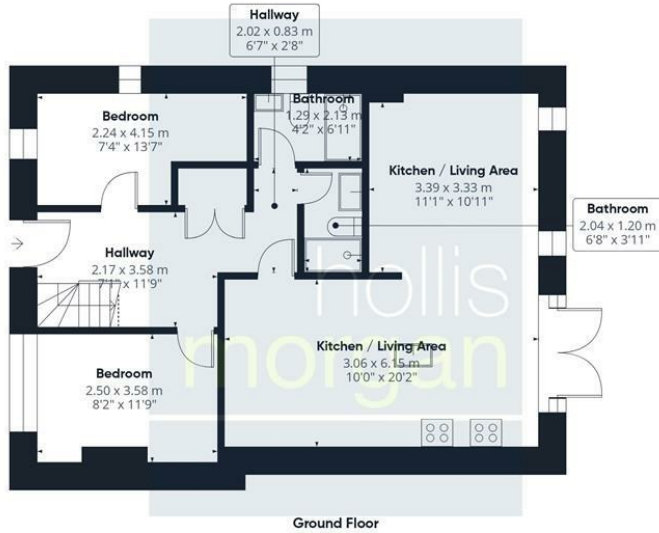
### IMPORTANT AUCTION INFORMATION

#### 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 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.





**Approximate total area<sup>(1)</sup>**

138.1 m<sup>2</sup>  
1486 ft<sup>2</sup>

**Reduced headroom**

3.7 m<sup>2</sup>  
40 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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