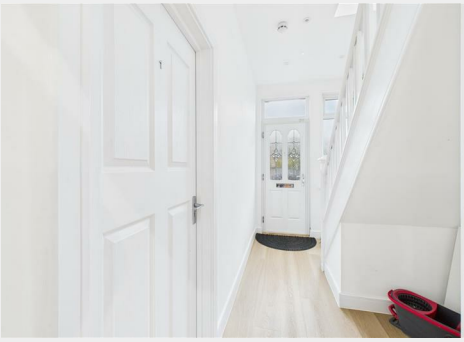
hollis morgan

116 Mount Hill Road, Hanham, Bristol, BS15 8QR

Auction Guide Price +++ £975,000



- FREEHOLD PURPOSE BUILT HMO
- HIGH-YIELDING INVESTMENT
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK AVAILABLE
- 11 BEDS | 9 BATH | 8 EN SUITE
- £9,100 pcm | £109,000 pa
- REAR GARDEN ROOM
- POTENTIAL FOR EXTRA BEDROOMS
- SCOPE FOR SHORT TERM LET

Hollis Morgan – A Freehold recently developed PURPOSE BUILT 11 BED | 9 BATH LICENSED HMO with scope to produce £109k INCOME pa | Potential for 2 extra rooms stc

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Accommodation

THE PROPERTY

A Freehold semi detached property that has been recently developed into a purpose built HMO with accommodation (2309 Sq Ft) over 3 floors providing 11 bedrooms, 9 bathroom (8 en suite) and a generous contemporary communal area. There are 3 off street parking spaces and side access leads to the enclosed low maintenance rear garden with detached garden room.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - C
EPC - D

THE OPPORTUNITY

HMO INVESTMENT | £9,100 pcm | £109,000 pa (gross income)
The property is a fully licensed 11 bedroom HMO.
The vendors have been renting under a combination of AST and short terms tenancies.
We understand that if let as a pure HMO on AST contracts there is scope to generate an income of £9,100 pcm | £109,000 pa (gross income)
7 Rooms @ £850 pcm | 1 @ £900 pcm | 3 @ £750 pcm

INCOME SCHEDULE
Long-term tenants (1-year contracts, moved in between September–October):
AST Contacts – 12 month from September / October 2025

Room 1: £820 pcm
Room 4: £850 pcm
Room 6: £850 pcm
Room 8: £850 pcm
Room 10: £750 pcm

Short-term rentals (Booking.com & Airbnb)

Rooms 2, 3, 5, 7, 9, 11
Please contact the auction team for details of the income history.

GARDEN ROOM
The detached garden room has been constructed but now requires internal fit out.
There is potential for additional bedrooms / income subject to gaining the necessary consents.

PLANNING HISTORY

11 BED HMO

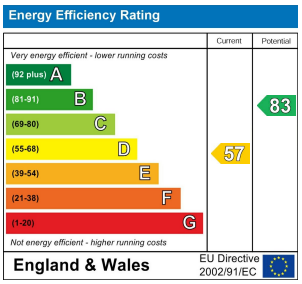
P25/00575/F | Change of use from a small House in Multiple Occupation (HMO) for 3-6no. people, to a large HMO for up to 11no. people (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

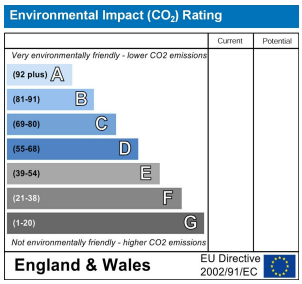
GARDEN ROOM

P24/00661/CLP | Erection of detached garden room to form home office / garden room and home gym.

Floor plan

EPC Chart





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