



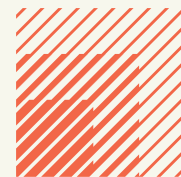
## Flats 1-6 Oak Villas

Winchester Road, Bishop's Waltham,  
Southampton, SO32 1BR

**FOR SALE**

**Residential HMO Investment  
Opportunity**

135 sq.m (1,453 sq.ft)



**HELLIER  
LANGSTON**

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# Description

The property comprise a semi-detached two storey property of traditional construction believed to have been built early 1900s.

External walls are of cavity brick surmounted by a pitched roof clad with tiles. There is a single storey side extension, again of cavity brick beneath a pitched and hipped roof clad with tiles. Windows throughout are uPVC double glazed units.

Access to the front of the property is via Winchester Road, which is understood to be an adopted highway. The rear of the building is accessed via a privately owned service road which leads off The Avenue adjacent.

The property is currently utilised as a six bedroomed HMO (Licence granted 22 June 2022 under reference 22/00591/HMO). The Licence (personal to the owner) expires on the 22 June 2027.

All rooms benefit from en-suites showers.

The aggregate net floor area of the six rooms, excluding en suites, is 88.10 sq.m (951 sq.ft).



## Summary

- A semi detached 2 storey former house of traditional construction dating from the early 1900s.
- The property is currently utilised as a licensed six bedroomed HMO.
- The property is currently fully let on 6 individual AST's.
- On-site parking.
- HMO licence granted by the Local Authority.
- All rooms benefit from en-suites showers.
- Gross Initial Yield 8.12%.

# Residential HMO Investment Opportunity

## Accommodation

All the flats share a communal door at the front of the property which opens into a lobby with stairs to the first floor.

| Accommodation (areas exclude en-suites)   | Sq. m       | Sq. ft     | Council Tax Band | EPC                     |
|---|-------------|------------|------------------|-------------------------|
| <b>Ground Floor</b>                       |             |            |                  |                         |
| Room 1: Single room with en-suite shower. | 15.7        | 169        | D                | E(42)<br>10 Dec<br>2031 |
| Room 2: Single room with en-suite shower. | 15.9        | 172        | D                | E(42)<br>10 Dec         |
| Room 3: Single room with en-suite shower. | 10.6        | 115        | D                | E(42)<br>10 Dec         |
| Communal Kitchen                          | 8.7         | 94         | D                | E(42)<br>10 Dec         |
| <b>First Floor</b>                        |             |            |                  |                         |
| Room 4: Single room with en-suite shower. | 9.7         | 105        | D                | E(42)<br>10 Dec         |
| Room 5: Single room with en-suite shower. | 12.2        | 131        | D                | E(42)<br>10 Dec         |
| Room 6: Single room with en-suite shower. | 15.3        | 165        | D                | E(42)<br>10 Dec         |
| <b>Total Net Internal Area</b>            | <b>88.1</b> | <b>951</b> |                  |                         |

## Utilities & Services

The following services are available:

- Water: Southern Water. Bill for property included in room rents.
- Gas: No.
- Heating: Electric.
- Electricity: Each room has own meter, tenant has direct responsibility with supplier. Ovo Energy - Communal supply, bill received included in rent.
- Drainage: Mains connected.
- Council Tax: Included within rents.
- Broadband: BT - included within rents.
- TV Licence: Included within rents.

# Residential HMO Investment Opportunity

## Tenure & Tenancies

The property is held under Freehold Title HP536957, which extends to incorporate the rear garden area and forecourt parking.

Each room is the subject of an Assured Shorthold agreement as outlined below.

Rents are inclusive of electricity for communal areas, water, Council Tax, BT Broadband and TV Licence. Each room has its own electricity meter and the tenants are directly responsible for this.

The property is subject to the following agreements:

| Room N.      | AST       | Tenancy start Date | Tenancy Expiry Date | Rent pcm      | Rent pa        |
|--------------|-----------|--------------------|---------------------|---------------|----------------|
| 1            | 12 months | 28/10/2025         | 27/01/2026          | £510          | £6,120         |
| 2            | 12 months | 23/08/2025         | 22/08/2026          | £545          | £6,540         |
| 3            | 6 months  | 28/05/2024         | 28/11/2025          | £580          | £6,960         |
| 4            | 12 months | 01/03/2025         | 28/02/2026          | £450          | £5,400         |
| 5            | 12 months | 28/01/2026         | 27/01/2027          | £465          | £5,580         |
| 6            | 12 months | 13/01/2026         | 12/01/2027          | £495          | £5,940         |
| <b>Total</b> |           |                    |                     | <b>£3,045</b> | <b>£36,540</b> |

## Proposal

We are instructed to market the property for a guide price of £450,000 exclusive of VAT.

## Estimated Market Rent

£ 38,000 per annum exclusive of rates, VAT & all other outgoings.

## Planning Use

Assumed to be Class C4 – HMO.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

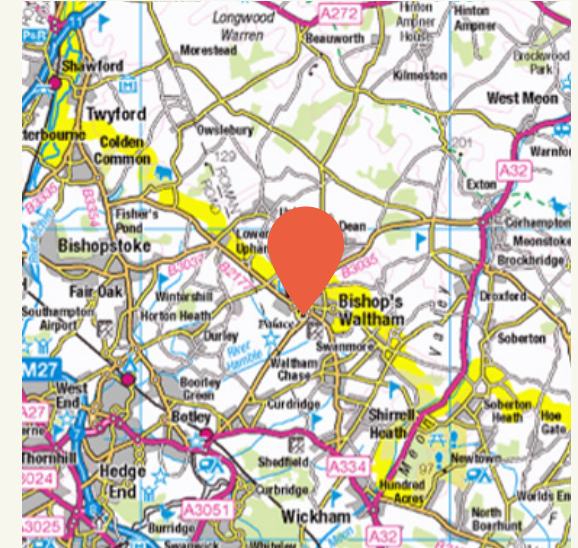
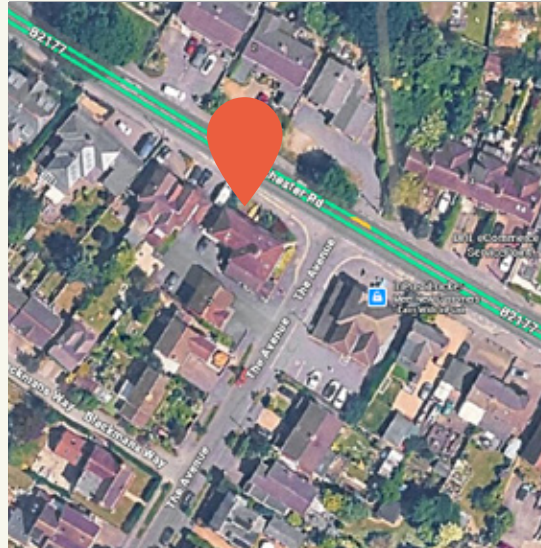
## Location

The property is situated close to the centre of Bishop's Waltham in Southern Hampshire.

Local shops and other facilities are available in the vicinity. Although fronting onto the Winchester Road, the property is within an established residential area.

Bishop's Waltham is a small town situated within Southern Hampshire approximately 8 miles south of Winchester and 10 miles east of Southampton.

It is a chiefly residential community although within the High Street there are a few commercial outlets providing everyday shopping facilities.



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