

MAGGS & ALLEN

UNDERHAY HOUSE
639-641 MULLER ROAD
EASTVILLE, BRISTOL, BS5 6XS

Guide Price: £525,000+

- 23 July LIVE ONLINE AUCTION
- Former care home of over 3,500ft²
- Extensive accommodation over three floors, including 13 bedrooms
- Substantial corner plot with gardens, garage, and off-street parking
- Excellent potential for redevelopment or continued commercial use
- Potential for Flats / HMOs / Houses
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWSINGS

By appointment.

SUMMARY

SUBSTANTIAL FORMER CARE HOME ON LARGE PLOT - POTENTIAL FOR A VARIETY OF USES

DESCRIPTION

An impressive former care home of approximately 3,500 ft², occupying a large corner plot in a convenient location on Muller Road. Formed from two connected houses, Underhay house offers extensive accommodation over three floors, comprising 13 bedrooms, four bathrooms, two living rooms, a kitchen, utility room, and a large conservatory. Formerly operating as a care home, several of the bedrooms were previously used as offices. The generous plot includes front, side and rear gardens, a garage to the rear, and off-street parking.

This is an outstanding opportunity for developers and investors, with potential for a variety of residential uses, subject to the necessary consents. Options could include conversion into multiple flats, the creation of two large HMOs, or conversion back into two substantial houses. There is also scope for continued commercial use, with potential for offices, a nursery or healthcare uses such as dentists or medical practices, or continued use as a care facility.

A rare opportunity to acquire a landmark property in a well-connected location, offering exceptional flexibility and clear potential for a wide variety of future uses.

LOCATION

Occupying a prominent corner position on Muller Road at the junction of Muller Road and Glenframe Road, the property enjoys a highly convenient location with excellent access to the city centre and the wider Bristol area. A wide range of local shops, cafés and everyday amenities are available nearby, while regular bus services run along Muller Road. The property is also well placed for access to Gloucester Road, Eastgate Retail Park, the M32 motorway, and Bristol Parkway station, making it a practical location for both residential and commercial occupiers.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

SITE PLAN AND AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

Please refer to the auction legal pack for confirmation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required

to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport) and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

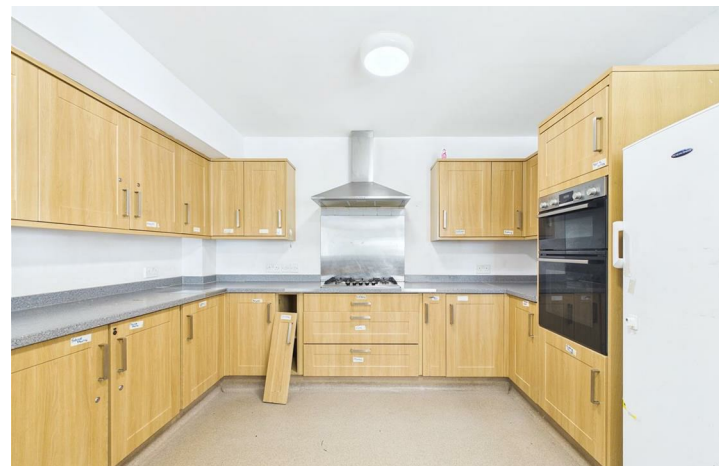
PRELIMINARY DEPOSITS

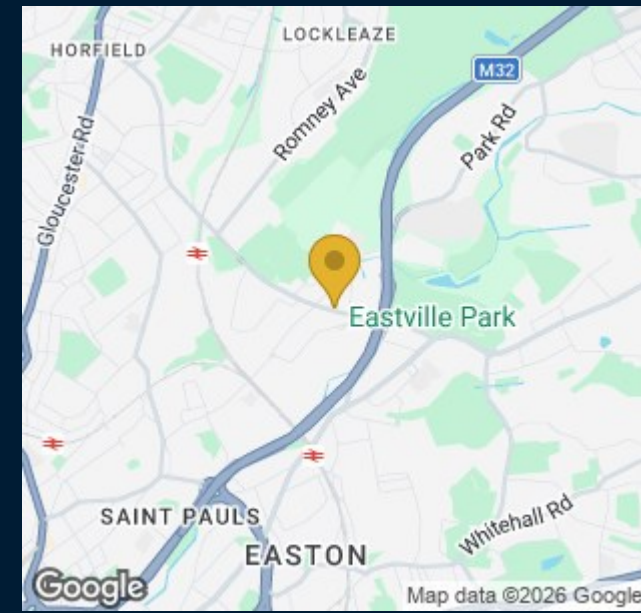
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Ground Floor

Floor 1



Floor 2



Approximate total area^m

3504 ft²
325.4 m²

Reduced headroom

239 ft²
22.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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