



High Street, Kingswood

Bristol, BS15 4AD



HMO WITH DEVELOPMENT POTENTIAL - FOR SALE

Fully let 6 bedroom HMO, £52,440 pa. 4 bathrooms (inc. 2 en-suites), communal area, kitchen and garden. Scope to grow to 8 occupants (Sui Generis), extend or convert, plus a rear development plot (STPP).

kw

OFFERS OVER: £550,000

🛏️6 🚿4 🛋️1

Excellent 6 Bed HMO for Sale in Kingswood , Bristol

The property provides 6 large bedrooms, all with double beds, and 4 bathrooms, 2 of which are en-suite. It is in excellent condition, having been converted to an HMO in 2022 with a full back-to-brick renovation and careful retention of period features. Dressed to an extremely high standard, it enjoys significant demand as a professional HMO. Accommodation includes a large living room / communal area, a separate kitchen, a utility room, and a private rear garden.

POTENTIAL / ASSET UPLIFT (subject to the necessary consents. Indicative only. Buyers to satisfy themselves and undertake their own due diligence.):

- Increase occupancy: scope to move to a 6-bed, 8-person Sui Generis HMO, lifting gross rent to circa £59,000 pa (subject to consent).
- Extend the main house: scope to add approximately 2 to 4 further bedrooms.
- Convert the workshop: scope to create a pair of self-contained studios from the existing two-storey workshop.
- Rear development plot (included, STPP): a separate freehold plot with potential for new residential development. See pages 3 to 5.
- Anything done to the existing property is entirely the buyer's, with no clawback. An overage of 33% applies only to future new residential development of the rear plot.

2022 renovation works carried out includes, Damp proof course, Roof partial replacement, Full re-wire, New heating & plumbing inc new boiler, New windows, floors & doors, Full plastering of all walls and ceilings , ew kitchen, utility and bathrooms

LOCATION: Kingswood, 4 miles east of Bristol's centre, balances urban convenience with suburban appeal. It holds strong rental demand and is extremely popular among young professionals, due to excellent transport links, excellent community infrastructure and proximity to the city Centre.

RENTAL INCOME: Currently fully let @ £52,440 pa

BILLS: £711 bills inclusive of rent inc utilities, internet, tv license & council tax,

MANAGEMENT: KW can provide lettings and management fees upon request.

PLANNING AND LICENSING: The property has a HMO License in place for 6 occupants and Certificate of Lawful Use. Conversations with South Glos Council



Adjoining Land to Rear

Included in the sale is a development plot to the rear of the existing HMO. The plot offers potential for residential development (subject to planning consents), with an initial assessment suggesting the site could accommodate a range of residential schemes, from a pair of dwellings to a small apartment scheme. See options (pages 4 to 5).

NATURE OF SALE

The sale includes the adjacent plot of land as an integral part of the HMO property transaction, with the total sale price covering both the HMO building and the land. No formal planning process has been initiated with South Gloucestershire Planning Authority, and the buyer will be responsible for conducting their own due diligence and development appraisal.

The plot is being sold unconditionally alongside the HMO, with no separate apportionment of the purchase price. An overage of 33% applies to future new residential development of the rear plot only, and not to extension of the existing HMO or conversion of the workshop.

SITE INFORMATION

- **TITLE:** Separate to the main HMO property.
- **TENURE:** Freehold.
- **USE CLASS:** C3 (Residential), within the Local Plan Built Up Area Boundary.
- **SITE AREA:** circa 0.053 acres (excluding driveway).
- **ACCESS:** Via the side driveway, which currently runs to the workshop. Developing the plot would require removing the workshop. Highways due diligence needed on width and visibility splay.
- **ARBORICULTURE:** No Tree Preservation Orders or protected species identified to date.
- **SERVICES:** All available via the adopted road.
- **EXISTING BUILT FORM:** A two-storey brick workshop sits across the plot access. It can either be converted to studio accommodation for income, or demolished to unlock the plot for development, not both.
- **HERITAGE:** No heritage or conservation restrictions.
- **BUILT FORM AND MASSING:** Neighbouring residential development suggests similar density and massing may be acceptable, subject to planning.



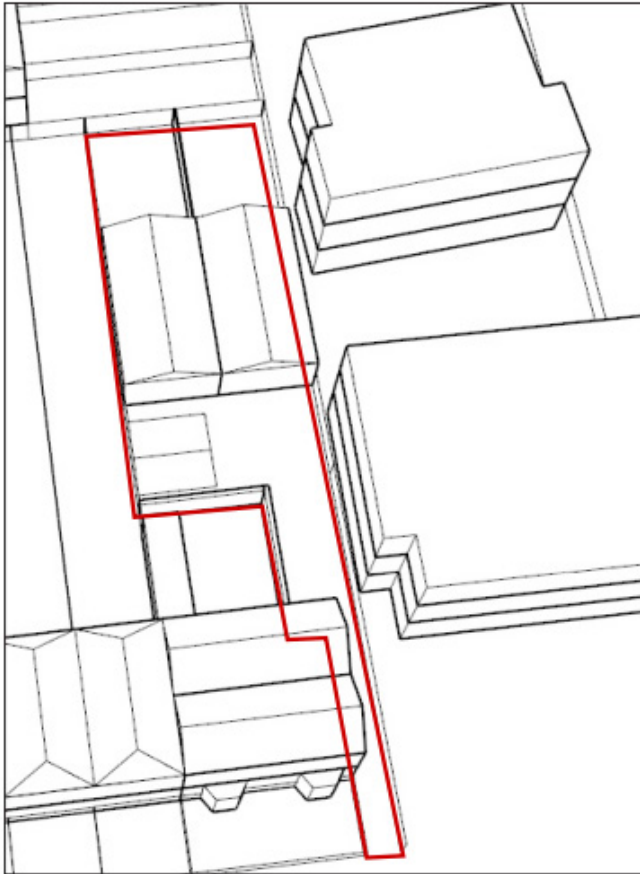
Development Options

Option 1

- 2 x 1 Bed Dwellings (2px)

Parking Required

- 2 x Cycle spaces
- 2 x Parking Spaces



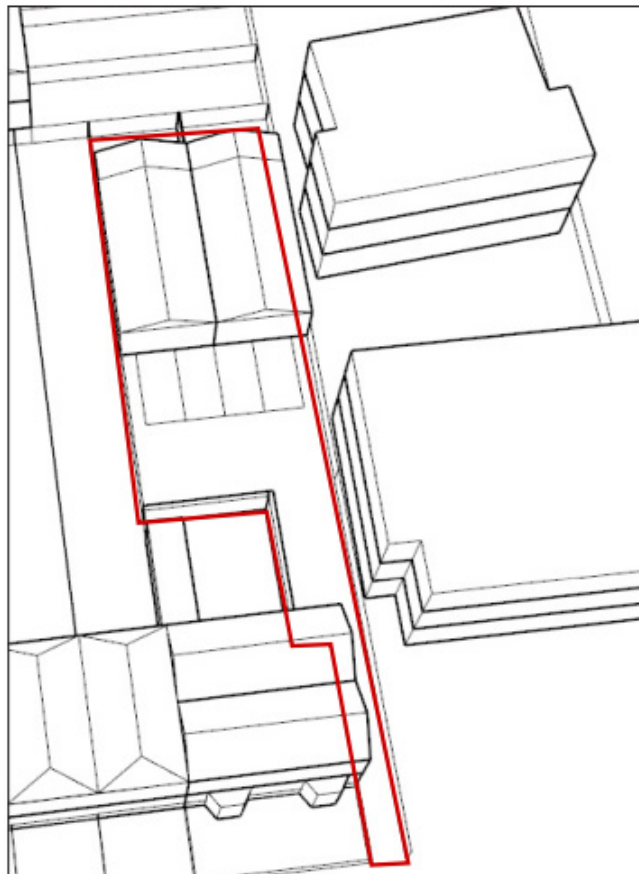
2 SPACES SHOWN ON SITE

Option 2

- 2 x 2 Bed Dwellings (3px)

Parking Required

- 2 x Cycle spaces
- 2.5 x Parking Spaces

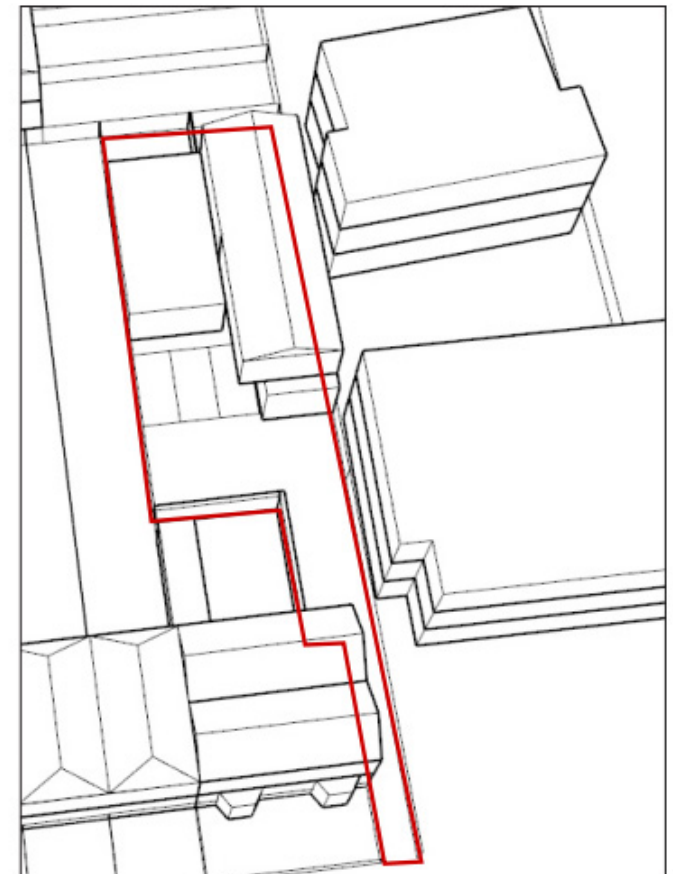


Option 3

- 2 x Studio Dwelling (1px);
- 1 x 1 Bed Dwelling (2px);
- 1 x 2 Bed Dwelling (4px)

Parking Required

- 5 Cycle spaces
- 4.25 Parking Spaces



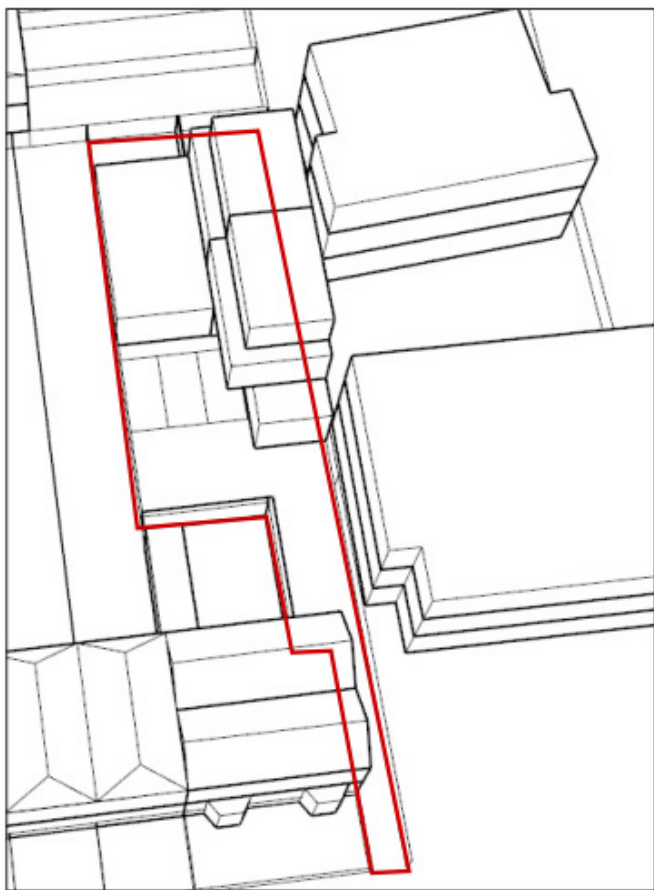
Development Options

Option 4

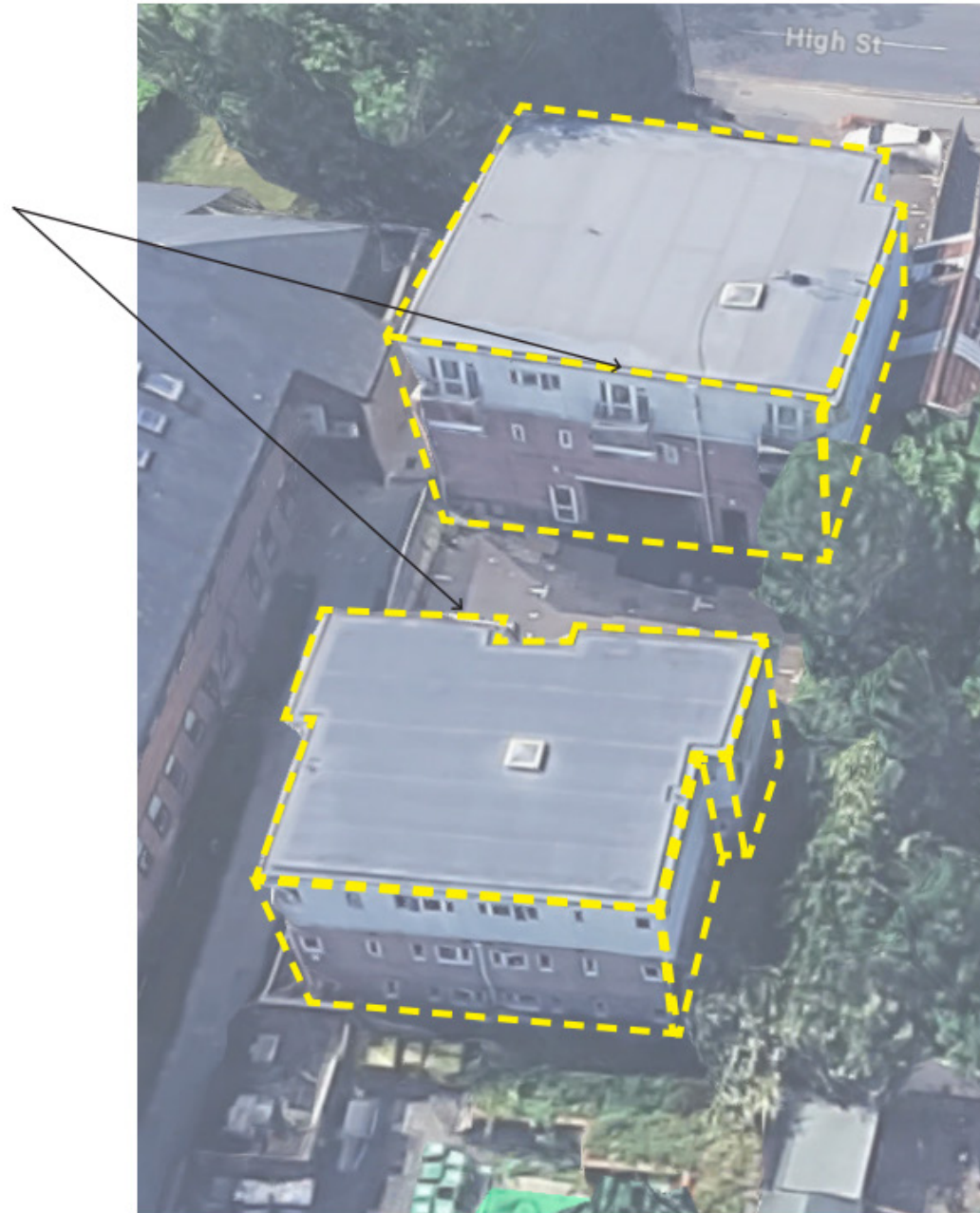
- 2 x Studio Dwelling (1px);
- 1 x 1 Bed Dwelling (2px);
- 2 x 2 Bed Dwelling (3px)

Parking Required

- 7 Cycle spaces
- 5.5 Parking Spaces



The existing three-storey development next door could establish a precedent for a potential two- or three-storey rear development at 93 High Street, Kingswood



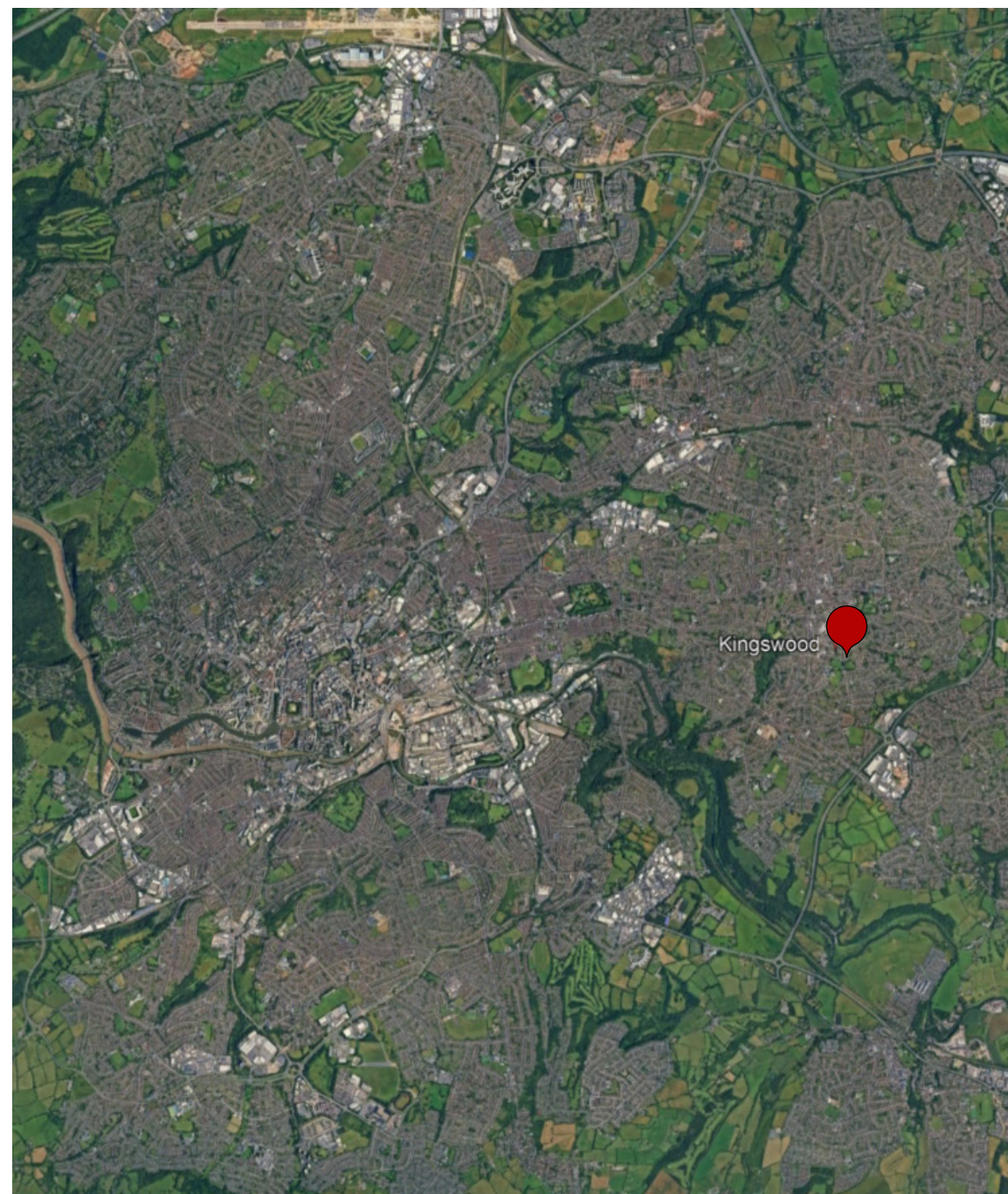
Bristol: An Economic Powerhouse

Bristol, a vibrant and thriving city, with significant cultural appeal. The city is considered the capital of South West England, is situated approximately 120 miles west of London and 45 miles east of Cardiff, has a population of around 465,000 and more than 1 million people living within a 45-minute drive. This property, located in the Fishponds area is highly popular among students and young professionals alike. Fishponds offers easy access to both the bustling city centre and the growing student community, making it an ideal investment opportunity.

Bristol boasts a diverse and resilient economy, underpinned by a range of key industries. The city has a long-standing connection with aerospace and engineering, with major employers like Airbus and Rolls-Royce based in nearby Filton. Other important sectors include financial services, media, and a rapidly expanding tech industry. Furthermore, Bristol is home to two major universities: the University of Bristol and the University of the West of England (UWE). Combined, these institutions host over 57,000 students, significantly contributing to the city's vibrant atmosphere and economic growth.

In addition, the University of Bristol is expanding with a new £300 million campus in Temple Quarter, which is set to accommodate 3,000 more students by 2025. This development is expected to drive further demand for student accommodation in areas like Fishponds, increasing the area's attractiveness for property investors.

Kingswood, located just 4 miles east of Bristol's city centre and within the South Gloucestershire council's local authority area. Kingswood combines a suburban small town feel, with easy access into Bristol's wider metropolitan area. Popular with professional renters due to its location and access to Bristol's wider economy. Kingswood offers a bustling High Street with a range of independent shops, eateries, and major retailers like Tesco and Sainsbury's. Nearby green spaces, such as Magpie Bottom and Warmley Forest Park, provide opportunities for outdoor recreation and relaxation. Kingswood is well-served by public transport, with frequent bus routes like the 6, 7, and 43 connecting to Bristol city centre and surrounding areas. Additionally, the nearby Lawrence Hill train station ensures quick rail links to Bristol Temple Meads in under 10 minutes, making Kingswood an attractive choice for those seeking rental accommodation..



High Street, Kingswood

A Look Inside































MATERIAL INFORMATION

Tenure: Freehold
Local Authority: South Gloucestershire Council
HMO License: Yes - 6 Occupiers - Potential for 8 following Sui Generis Planning
Planning: Certificate of Lawful Use in place
Article 4 Area: No
EPC: D - Scope to improve to B
Council Tax Band: Band B
Services: We understand all services to be connected
Heating: Mains Gas Central Heating and Double Glazing throughout
Internet: High Speed Broadband / Wifi
Mobile Phone: Coverage for EE, 02, Vodafone and Three

SCHEDULE OF ACCOMMODATION

Hallway: Elegant central hallway with original period mosaic flooring. Provides access to the kitchen, stairway, bedrooms, and rear garden.

Reception / Dining Room - 13'11" x 12'11" (3.99m x 3.93m) Generously sized and bright communal space perfect for dining or relaxation.

Kitchen: 12'10" x 10'2" (3.92m x 3.10m) Modern wrap-around galley kitchen with ample storage. Fully equipped for HMO use, including double ovens and double hobs.

Utility Room: Practical utility space with washer and dryer.

Shower Room (GF): Beautifully presented ground floor shower room, WC, and wash basin.

Bedroom 1 - 12'9" x 12'1" (3.89m x 3.68m) Spacious and well-presented double bedroom for single occupancy, complete with desk and storage.

Bedroom 2 - 12'11" x 11'2" (3.93m x 3.41m) Bright and airy double room for single occupancy, furnished with desk and ample storage.

Bedroom 3 - 12'10" x 12'8" (3.92m x 3.85m) Another generously sized double room for single occupancy, well-furnished and neatly presented.

Bedroom 4 - 14'8" x 10'1" (4.47m x 3.08m) Large and well-lit double bedroom for single use, including desk and storage solutions.

Bedroom 5 - 11' x 7'2" (3.36m x 2.18m) A bright and cozy room for single occupancy, furnished with a double bed, desk, and storage.

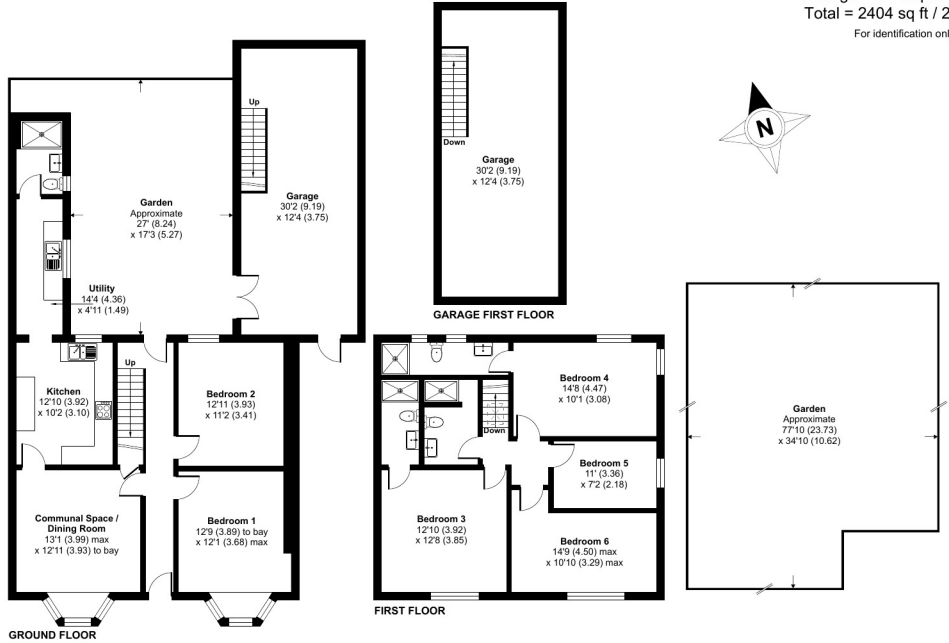
Bedroom 6 - 14'9" x 10'10" (4.50m x 3.29m) Spacious and stylishly presented double bedroom for single occupancy, complete with desk and storage.

Shower Room (FF) Beautifully presented ground floor shower room, WC, and wash basin.

Garage / Workshop - 30'2" x 12'4" (9.19m x 3.75m) Large garage/workshop with mezzanine level. Please note: this structure is expected to be demolished to allow access to rear plot.

Garden - 27' x 17'3" (8.24m x 5.27m) Rear external communal space for use of tenants

Rear Plot - 77'10" x 34'10" (23.73m x 10.62m) Rear development plot with potential for residential uses - Subject to planning permission.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Adam Clegg (Keller Williams). REF: 1284487

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. High Street benefits from updated double glazing and has further scope for further increased efficiencies such as PV & solar water heating.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



kw

KELLERWILLIAMS®

Residential, HMO, Investment, Land



Adam Clegg

Adam Clegg

07496 029683

adam.clegg@kwuk.com

VAT Reg. No None | Registered No: 15655647 | Registered Office: Jubilee House, Globe Park, Marlow, SL7 1EY

rightmove
find your happy

Zoopla
Smarter about property

onTheMarket.com

PrimeLocation

naea | propertymark
PROTECTED

arla | propertymark
PROTECTED

ico. PRS
Property
Redress
Scheme