

# MAGGS & ALLEN

64 NORTHVILLE ROAD  
FILTON, BRISTOL, BS7 0RG

**Guide Price: £500,000+**

- 25 June LIVE ONLINE AUCTION
- Fully licensed 8-bedroom HMO
- Strong rental income of £64,800 pa rising to £67,200 in August
- Recently modernised to a high-specification
- Ideal location for students and professionals
- Driveway providing off-street parking
- Large garden with patio and bike storage
- Sale on behalf of Joint LPA Receivers



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

WELL-PRESENTED 8-BEDROOM HMO PRODUCING £64,800pa

## DESCRIPTION

Fully licensed 8-bedroom HMO that has been completely refurbished with modern finishes. The property is currently let to students and is generating a total annual income of £64,800 per annum. This will increase to £67,200 in August. It has a large central open-plan kitchen/dining and living area and 8 well-proportioned bedrooms, three of which are located on the upper floor, and is served by three shower rooms and an additional WC. Outside there is a large rear garden, patio and bike store. The property is set back from the road behind a front garden, with a driveway providing space for multiple cars. Suitable for investors seeking a ready-to-let HMO with strong demand from both students and young professionals.

## LOCATION

Situated in a popular North Bristol location, the property is well placed for access to Gloucester Road's amenities, major employers such as Southmead Hospital, and regular transport links into the city centre. Also within easy reach of the University of the West of England, making it a strong rental location for both students and young professionals.

## CURRENT RENTS

The property is currently let to students under a single Assured Shorthold Tenancy (AST) at £5,400 per calendar month, generating a total annual income of £64,800 per annum. This tenancy is in place until 14 August 2026.

Terms have been agreed to re-let the property to students for the 2026/2027 academic year at £5,600 per calendar month, equating to a total income of £67,200 per annum. It has been agreed this tenancy will run from 21 August 2026 to 20 August 2027. The intention is to complete this tenancy agreement before a sale completes but the Vendor is under no obligation to do so.

## 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.

## HMO LICENSING & PLANNING

HMO LICENCE - Granted for 8 persons on 6th November 2025.

PLANNING PERMISSION - Granted at Appeal on 21 May 2021 for the erection of a single storey rear extension and installation of 1 no. rear dormer to facilitate change of use from dwelling (Class C3) to an 8 bedroom HMO for 8 people (Sui generis).

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.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

Please refer to the Auction legal pack.

## 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](mailto: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](mailto: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.

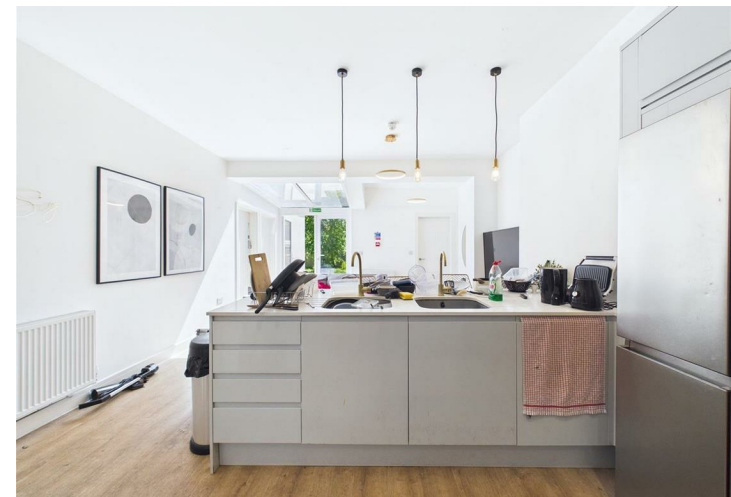
## PRELIMINARY DEPOSITS

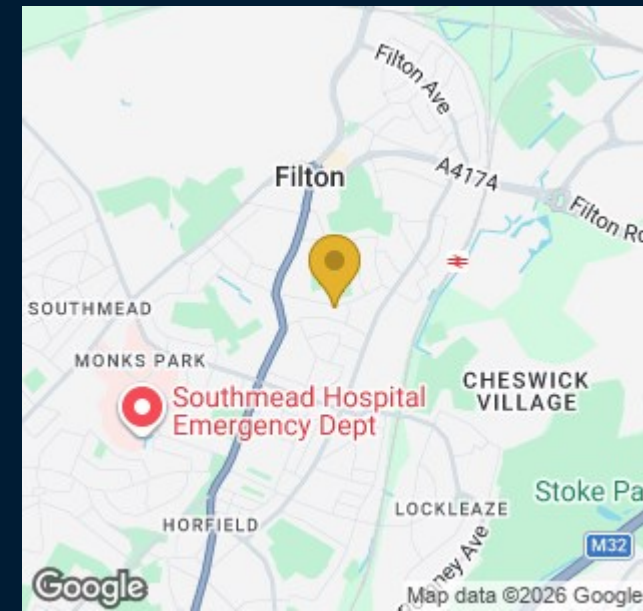
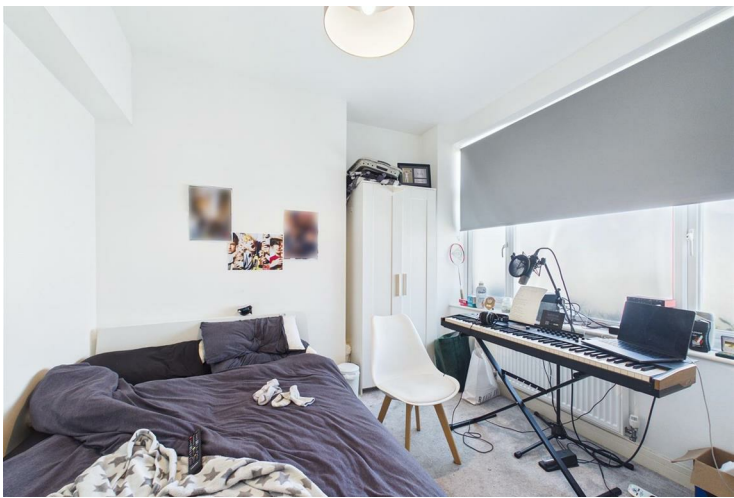
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.



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