



MAGGS & ALLEN

56 DOUGLAS ROAD
HORFIELD, BRISTOL, BS7 0JD

Guide Price: £450,000+

- 16 October LIVE ONLINE AUCTION
- Well-presented 6-bedroom licensed HMO
- Let producing £48,600 per annum
- Prime location in Horfield close to Gloucester Road
- Potential to increase annual income to in excess of £50,000
- 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 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

WELL-PRESENTED 6-BEDROOM HMO - LET PRODUCING £48,600 PA WITH SCOPE TO INCREASE

DESCRIPTION

An excellent opportunity to acquire a smartly-presented and well-maintained 6-bedroom licensed HMO, ideally positioned in the ever-popular area of Horfield. Conveniently located within easy reach of Gloucester Road's vibrant amenities, Southmead Hospital, Airbus, the MOD, Bristol University and UWE, the property appeals strongly to both student and professional tenants.

The property is currently fully let to students for the 2025/2026 academic year, generating a rental income of £48,600 per annum (excluding bills), with clear potential to increase the annual return to over £50,000 at the next tenancy cycle.

Arranged over three floors, the accommodation offers a spacious open-plan communal kitchen, dining and living area, six generously-sized bedrooms, and two modern bathrooms. Outside, a low-maintenance courtyard garden provides private outdoor space for tenants.

This is a superb, income-generating investment in a location with consistently high rental demand, offering long-term stability and strong yields.

LOCATION

The property is situated on Douglas Road in Horfield and is within easy reach of a wide variety of local amenities on Gloucester Road, leisure activities at Horfield Sports centre and a vast array of large employers.

ACCOMMODATION

The ground floor accommodation comprises an entrance hall, an open-plan kitchen, living and dining space with door onto the rear garden, and two bedrooms. On the first floor are three further bedrooms, a bathroom and a practical utility cupboard. The converted loft space provides the final double bedroom and a further shower room.

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

RENTAL DETAILS

The property is let to 6 students on a single Assured Shorthold Tenancy agreement until 30 June 2026 at a rent of £4,050 pcm (£48,600 per annum).

HMO LICENSING & PLANNING

An HMO licence for 6 persons was granted on 18/06/2021. The property has been operating as an HMO since 2015 and a Certificate of Lawfulness for HMO (C4 Use) was granted on 4 August 2025 under Application No. 25/13182/CE.

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.

ADDITIONAL INFORMATION

The property was completely renovated in 2015 including full rewire (Building Regulation certificates in legal pack).

A new combination boiler was installed in February 2025 - Worcester Bosch Greenstar 4000 with 10 year warranty.

New EICR in August 2025.

New EPC in July 2025 - Rating C.

Grade C Fire Alarm System.

TENURE

The property is for sale on a freehold basis, subject to the exiting tenancy agreement.

PHOTOGRAPHS

Please note, some of the photographs included in the marketing details were taken prior to tenants moving in.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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

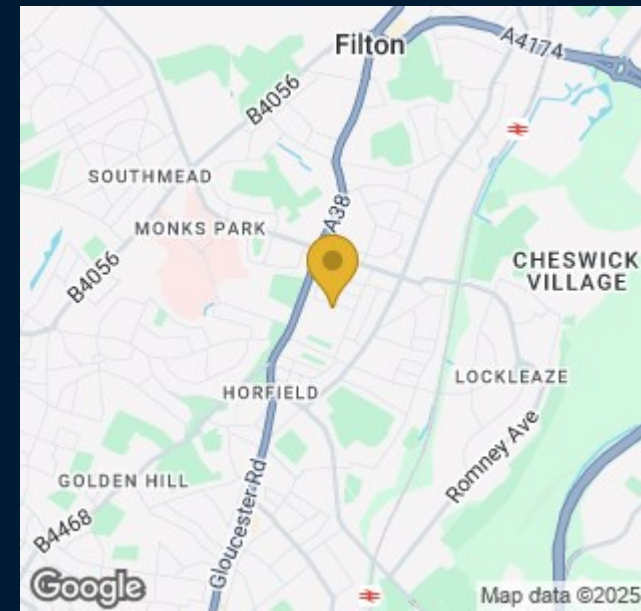
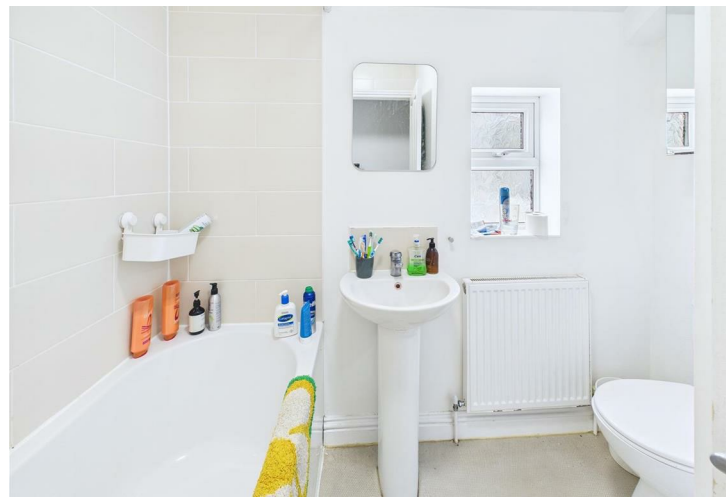
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you 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.



Approximate total area⁽¹⁾
 1324 ft²
 123.3 m²

Reduced headroom
 12 ft²
 1.1 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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