



# MAGGS & ALLEN

4 FILTON AVENUE  
HORFIELD, BRISTOL, BS7 0AG

**Guide Price: £550,000+**

- 23 July LIVE ONLINE AUCTION
- Substantial double bay fronted Victorian house
- 10-bedroom HMO - Approx. 2,213 sq ft (205.6 sq m)
- Anticipated rental income of circa £90,000 PA
- Sought-after Horfield location
- 8-week completion



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 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SUBSTANTIAL VICTORIAN HOUSE CURRENTLY ARRANGED AS A 10-BEDROOM HMO - ANTICIPATED RENTAL INCOME OF CIRCA £90,000 PA

#### DESCRIPTION

A substantial double bay-fronted Victorian house extending to approximately 2,213 sq ft (205.6 sq m), currently arranged as a 10-bedroom HMO. Four of the bedrooms are currently let at circa £750 per calendar month per room, while the remaining six rooms are vacant. Although the property would benefit from some cosmetic improvements, the accommodation features ten well-proportioned double bedrooms, spacious communal living areas, four bathrooms, and a generous rear garden complete with bicycle storage. Once fully occupied, we anticipate a potential gross rental income in the region of £90,000 per annum.

Situated on Filton Avenue in the highly sought-after Horfield area, the property enjoys excellent access to local amenities on Gloucester Road's and the open green spaces of Horfield Common. The location is particularly popular with both students and young professionals due to its proximity to the University of the West of England (UWE), Southmead Hospital, and major employers including Airbus and Rolls-Royce.

In addition to its investment credentials, the property may also appeal to owner-occupiers seeking a substantial family home with scope for modernisation and personalisation. Subject to obtaining the necessary consents, the property's size and layout may also lend itself to redevelopment or conversion into multiple self-contained flats.

#### LOCATION

Located on the popular Filton Avenue in Horfield, this property enjoys a highly convenient position within one of North Bristol's most sought-after residential areas. A wide range of local amenities are close by, including supermarkets, independent cafés, restaurants, shops and leisure facilities, with the vibrant Gloucester Road easily accessible. Horfield Common and Horfield Leisure Centre provide excellent recreational opportunities, while the property also benefits from strong transport links into Bristol City Centre, Bristol Parkway and the wider motorway network via the M32, M4 and M5. The location is particularly attractive due to its proximity to major employers and institutions, including Southmead Hospital, the University of the West of England (UWE), Airbus and Rolls-Royce, making it an ideal choice for both owner-occupiers and investors alike.

#### 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

An HMO licence for 10 persons was granted on 11 April 2023.

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.

#### 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.

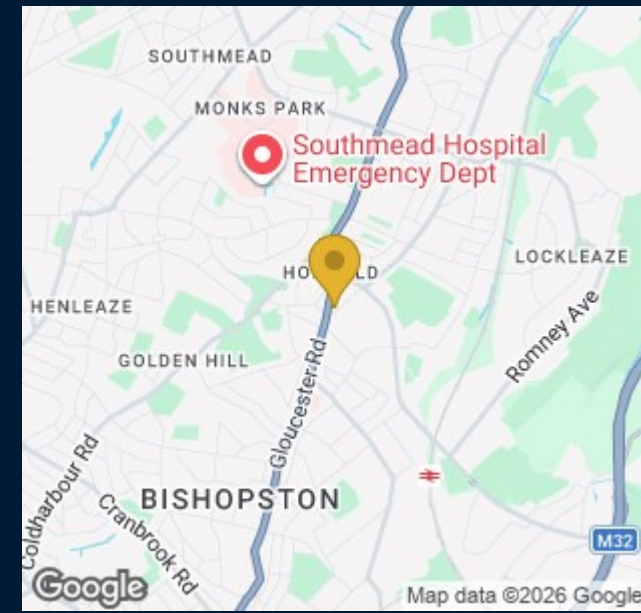
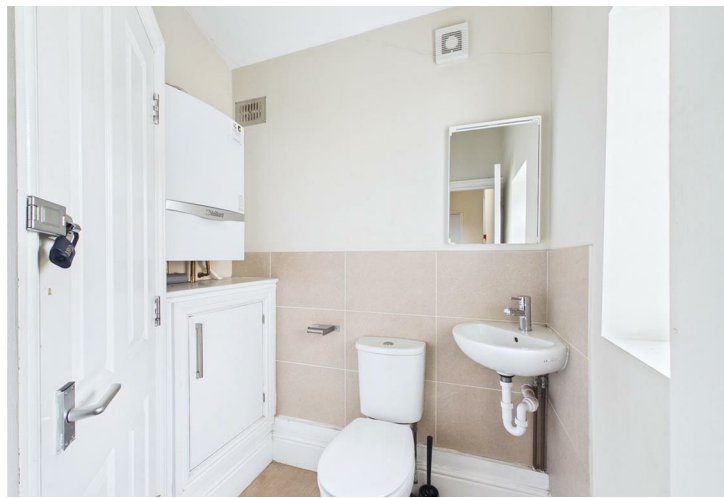
#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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@magsandallen.co.uk](mailto:lettings@magsandallen.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@magsandallen.co.uk](mailto:admin@magsandallen.co.uk)

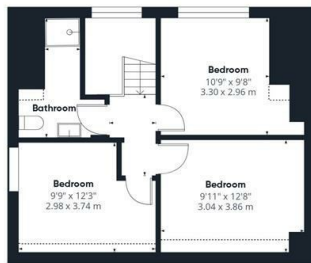




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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 2



**Approximate total area<sup>m</sup>**

2,213.45 ft<sup>2</sup>  
205.6 m<sup>2</sup>

**Reduced headroom**

32 ft<sup>2</sup>  
2.9 m<sup>2</sup>

(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.

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