



MAGGS & ALLEN

3 MANOR PARK

REDLAND, BRISTOL, BS6 7HJ

Guide Price: £650,000+

- 18 September LIVE ONLINE AUCTION
- Attractive and substantial period terraced property arranged as flats & bedsits
- 1 x 1-bedroom flat / 1 x studio flat / 5 x bedsits
- Potential rental income in excess of £72,000 PA
- Potential for conversion back to a large family home
- 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 18 September 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

AN ATTRACTIVE AND SUBSTANTIAL PERIOD TERRACED PROPERTY, CURRENTLY ARRANGED AS A RANGE OF FLATS AND BEDSITS

DESCRIPTION

An attractive and substantial period terraced property in a prime Redland location, currently arranged as five bedsits across the ground and first floors, a one-bedroom flat on the second floor, and a self-contained studio flat with private garden.

The property requires modernisation and is part-occupied, but once refurbished and fully tenanted, offers a potential rental income in excess of £72,000 per annum. Situated close to Durdham Downs, Redland train station, and a wealth of local amenities, the property will appeal strongly to both professional and student tenants.

Alternatively, the house presents an exciting opportunity to be converted back into a generous family residence, subject to the necessary consents.

A superb investment or development prospect in one of Bristol's most desirable neighbourhoods.

LOCATION

Situated in the highly desirable residential area of Redland, Manor Park enjoys an excellent position within easy reach of Clifton, Whiteladies Road and the City Centre. The area is well known for its beautiful period properties, tree-lined streets and strong community feel. There are a wide range of independent shops, cafés, restaurants and amenities nearby, along with highly regarded local schools and parks. Excellent transport links are available, including Redland railway station and regular bus services, providing convenient access across Bristol and beyond.

ACCOMMODATION

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

CURRENT & POTENTIAL RENTAL DETAILS

The flats and bedsits are currently let as below with the potential rental figures following modernisation in brackets:

Bedsit 1: £600 pcm (£800 pcm)
 Bedsit 2: Vacant (£700 pcm)
 Flat 3 (Studio): £395 pcm (£975 pcm)
 Bedsit 4: Vacant (£750 pcm)
 Bedsit 5: £450 pcm (£800 pcm)
 Bedsit 6: £700 pcm (£800 pcm)
 Flat 7 (1-Bed): £1,200 pcm (£1,200 pcm)

TENURE

The property is for sale on a freehold basis, subject to the existing Assured Shorthold Tenancies above.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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.

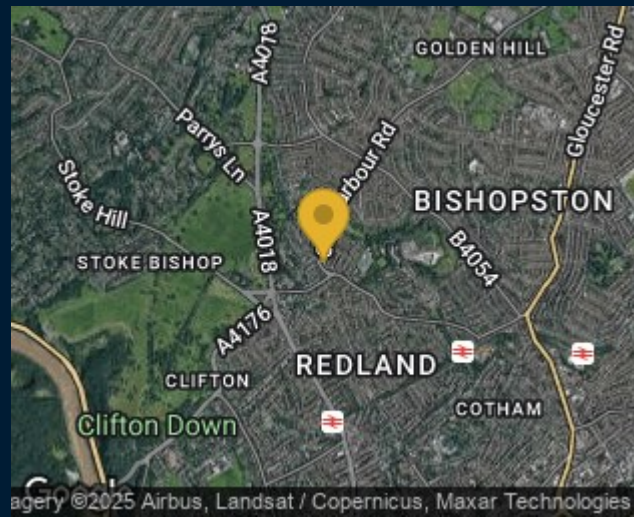
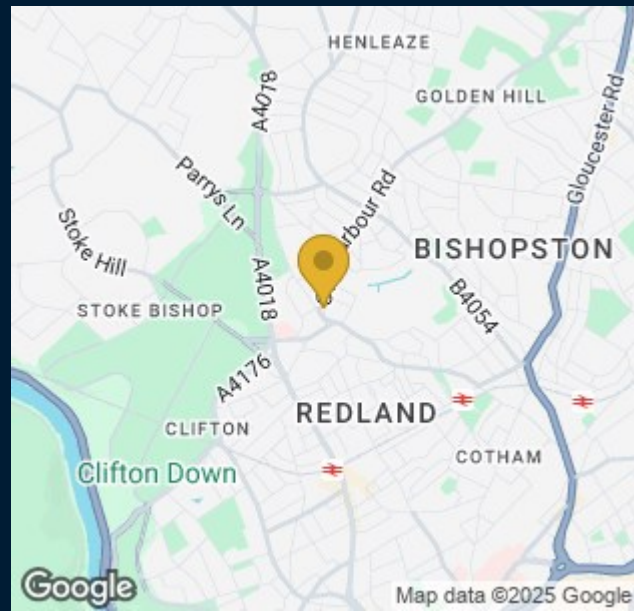
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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.

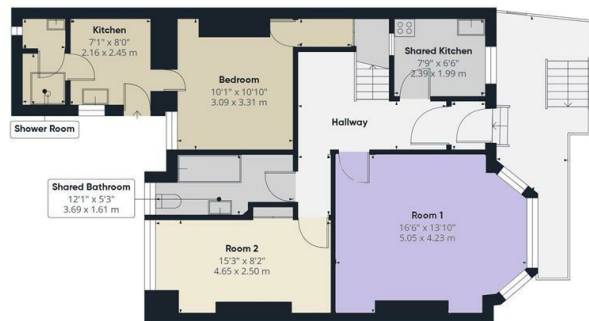
HMO LICENSING & PLANNING

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.





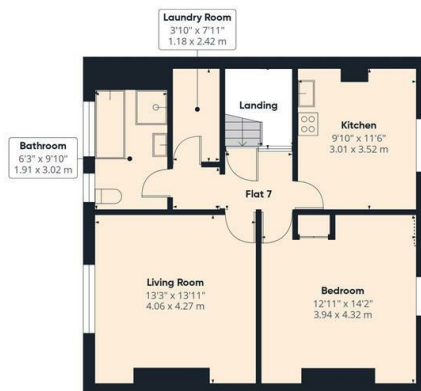
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

1971 ft²
183.2 m²

Balconies and terraces

142 ft²
13.2 m²

Reduced headroom

1 ft²
0.1 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.

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