

Residential Development Land Sales



116 Mount Hill Road, Hanham, Bristol, BS15 8QR

Auction Guide Price +++ £975,000

Hollis Morgan – A Freehold recently developed PURPOSE BUILT 11 BED | 9 BATH LICENSED HMO with scope to produce £109k INCOME pa | Potential for 2 extra rooms stc

116 Mount Hill Road, Hanham, Bristol, BS15 8QR

THE PROPERTY

A Freehold semi detached property that has been recently developed into a purpose built HMO with accommodation (2309 Sq Ft) over 3 floors providing 11 bedrooms, 9 bathroom (8 en suite) and a generous contemporary communal area. There are 3 off street parking spaces and side access leads to the enclosed low maintenance rear garden with detached garden room.

Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - C

EPC - D

THE OPPORTUNITY

HMO INVESTMENT | £9,100 pcm | £109,000 pa (gross income)

The property is a fully licensed 11 bedroom HMO.

The vendors have been renting under a combination of AST and short terms tenancies.

We understand that if let as a pure HMO on AST contracts there is scope to generate an income of £9,100 pcm | £109,000 pa (gross income)

7 Rooms @ £850 pcm | 1 @ £900 pcm | 3 @ £750 pcm

INCOME SCHEDULE

Long-term tenants (1-year contracts, moved in between September–October):

AST Contacts – 12 month from September / October 2025

Room 1: £820 pcm

Room 4: £850 pcm

Room 6: £850 pcm

Room 8: £850 pcm

Room 10: £750 pcm

Short-term rentals (Booking.com & Airbnb)

Rooms 2, 3, 5, 7, 9, 11

Please contact the auction team for details of the income history.

GARDEN ROOM

The detached garden room has been constructed but now requires internal fit out.

There is potential for additional bedrooms / income subject to gaining the necessary consents.

PLANNING HISTORY

11 BED HMO

P25/00575/F | Change of use from a small House in Multiple Occupation (HMO) for 3-6no. people, to a large HMO for up to 11no. people (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

GARDEN ROOM

P24/00661/CLP | Erection of detached garden room to form home office / garden room and home gym.

LOCATION

Hanham is a popular urban area in South Gloucestershire on the eastern border of Bristol. It is located near to the A420 with

convenient access to both Bristol and Bath. Hanham has its own High Street with local shops, facilities and amenities. Bristol city centre is within 4 miles, Chippenham is 18 miles and Bath is 12.5 miles away.

SOLICITORS

Naomi O'Brien

Barcan + Kirby

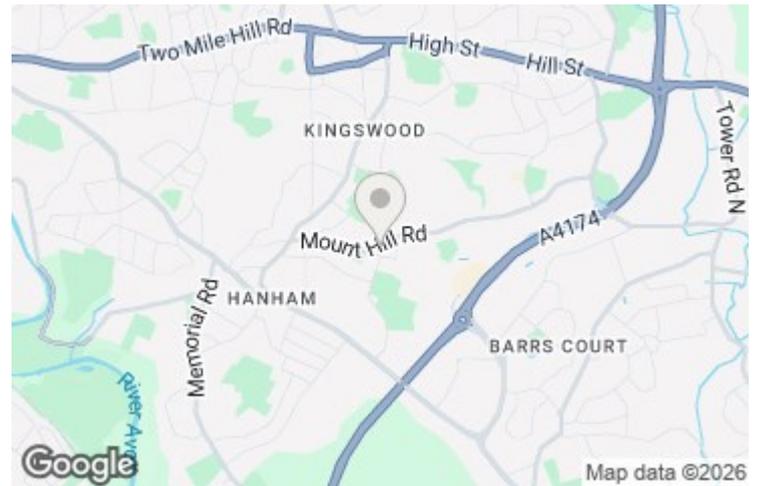
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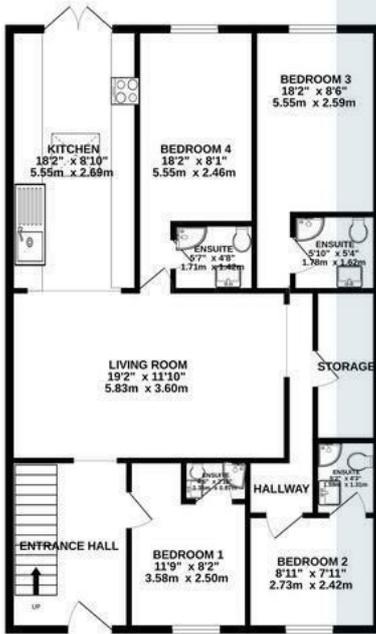
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PROPERTY DETAILS DISCLAIMER

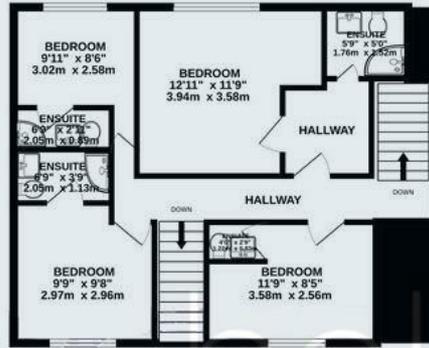
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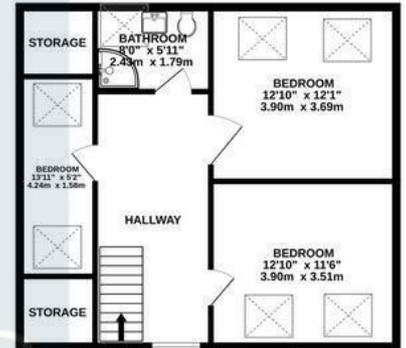
GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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