

423 Whitehall Road, Whitehall, Bristol, BS5 7BP

Sold @ Auction £395,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- PLANNING GRANTED | 14 BED | 8 BATH HMO
- SCOPE FOR £126K INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY with PLANNING GRANTED to create a 14 BED | 8 BATH HMO (3218 Sq Ft) with scope for £126k INCOME pa.

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION
*** SOLD @ NOVEMBER LIVE ONLINE AUCTION ***

GUIDE PRICE £375,000 +++
SOLD @ £395,000

ADDRESS | 423, Whitehall Road Whitehall, Bristol, BS5 7BP

Lot Number 29

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon
Registration Deadline is on Friday 14th November 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold mixed use property occupying a prominent corner position in this popular location with excellent access to the City Centre. The accommodation is currently arranged as a ground floor retail unit with self contained flat on the first floor.
Sold with vacant possession.

Tenure - Freehold
Council Tax - A
EPC - E | C

THE OPPORTUNITY

14 BED | 8 BATH HMO

The property has planning granted (23/04178/F) to convert and extend the existing mixed use property into a purpose built high yielding HMO (3218 Sq Ft) with large communal reception area, 2 separate communal kitchen plus 14 beds and 8 bathrooms (5 Shared + 3 En Suite) over 3 floors.
Outside are 4 parking spaces plus bike and bin stores.

POTENTIAL INCOME | £126k

There is scope for £750 pcm per room | £10,500 pcm | £126k pa once completed.
Please refer to independent rental appraisal

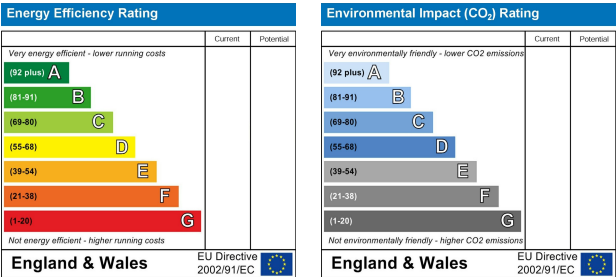
ALTERNATIVE SCHEME

There is scope for a range of residential and commercial uses subject to gaining the necessary consents.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.