97 Woodland Road, Redland, Bristol, BS8 1US

Auction Guide Price +++ £395,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- GARDEN & VACANT POSSESSION
- 6 BED HMO | 4 BED FAMILY HOME
- EXTENDED COMPLETION | JULY 2026

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold PERIOD PROPERTY (1968 Sq Ft) arranged as 6 BED HMO or 4 BED FAMILY HOME with enclosed GARDEN.

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Accommodation

UPDATE | EXTENDED COMPLETION
The property is tenanted until the end of the academic year (June / July 2026)
Completion is set to coincide with vacant possession in June / July.
The vendors are open to other suggestions – please contact the auction sales team to discuss.
Updates to follow – please refer to online legal pack.

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ADDRESS | 97 Woodland Road, Redland, Bristol BS8 1US

Lot Number 16

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00
Registration Deadline is on Friday 14th November 2025 @ 17:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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"

PRE-AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY
A Freehold mid terraced period property occupying an elevated position with enclosed rear garden. The accommodation (1968 Sq Ft) is arranged over 3 floors with the accommodation most recently used as a 6 bedroom HMO style layout with alternative scope for a 4 bedroom family home.
Sold with vacant possession.

Tenure - Freehold
Council Tax - F
EPC - D

THE OPPORTUNITY
PERIOD HOUSE | EX RENTAL

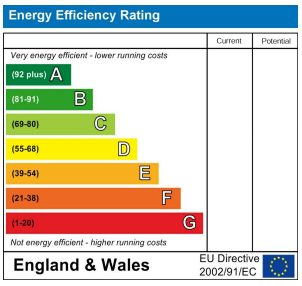
A Freehold period house with garden in this sought after location to suit both owner occupiers and investors.
The property has been let for many years and would now benefit from some basic updating
Please refer to independent rental appraisal.

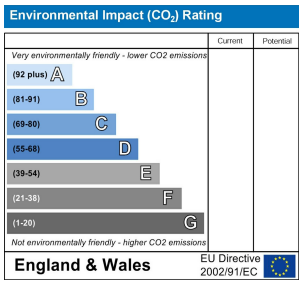
6 BED (8 TENANTS) HMO | INVESTMENT

The property has been used continuously as student accommodation for 8 tenants for the last 15 - 20 years and is managed by the University of Bristol under the Universities UK (UUK) Code of Practice. As such, it does not require an HMO licence from Bristol City Council.
Tenancies are issued to individual students and All tenants have access to shared communal facilities. The property is operated in accordance with the standards set out in the UUK Code, which exempts participating educational institutions from mandatory HMO licensing under the Housing Act 2004.
Evidence of historic use, including AST tenancy agreements and council tax documentation, is available in the online legal pack. Interested parties should make their own enquiries with Bristol City Council regarding any future use of the property.

Floor plan

EPC Chart





hollis morgan

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.