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
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- GARDEN & VACANT POSSESSION
- 6 BED HMO | 4 BED FAMILY HOME
- EXTENDED COMPLETION | JUNE 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

Completion with vacant possession is proposed to take place following the expiry of the existing student tenancies, anticipated in June 2026.
The deposit shall be paid in two instalments.
5% of the price shall be paid to the Auctioneer on the contract date and held by the Auctioneer as agent for the seller (the "First Deposit Instalment")
A further 5% of the price shall be paid to the seller's solicitors on 28 February 2026 and held as agent for the seller (the "Second Deposit Instalment")
Please refer to online legal pack.

FOR SALE BY LIVE ONLINE AUCTION

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 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 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

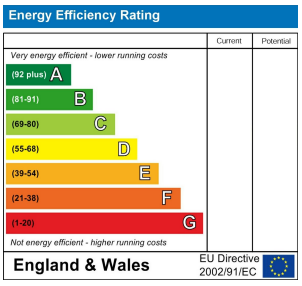
A Freehold period house with garden in this sought after location to suit both owner occupiers and investors.
The property has been let for many years and would now benefit from some basic updating
Please refer to independent rental appraisal.

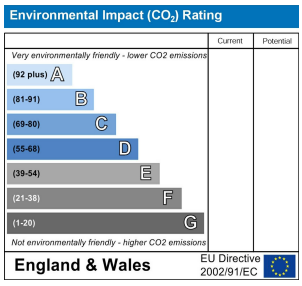
6 BED (8 TENANTS) HMO | INVESTMENT

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.
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.