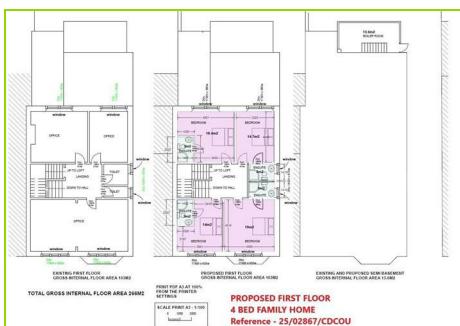


# Residential Development Land Sales



**9 Wellsway, Keynsham, B A N E S, BS31 1HS**

**£500,000**

A large PERIOD PROPERTY ( 2648 Sq Ft ) with PLANNING CONSENT for CONVERSION to a RESIDENTIAL family home.

# 9 Wellsway, Keynsham, B A N E S, BS31 1HS

## THE PROPERTY

ADDRESS | Wellsway House, 9, Wellsway Keynsham, Bath, BS31 1HS

A substantial Freehold end of terrace period property originally a residential dwelling but most recently used as office space with a large car park to the rear plus additional parking spaces at the front. The spacious accommodation ( 2648 Sq Ft ) is arranged over two floors with an abundance of period features and is arranged as 6 office spaces with ancillary kitchens and bathrooms etc.

Sold with vacant possession.

Tenure - Freehold

Business Rates - Current rateable value (1 April 2023 to present) £21,250

EPC - C

## THE OPPORTUNITY

The property has been vacant for over 12 months and now requires basic updating but has scope for a wide range of possible uses including;

### LARGE FAMILY HOME

The property would suit a large family wanting a 4 / 5 bedroom home with scope to convert the rear car park into a large garden in this sought after location.

Reference - 25/02867/CDCOU

Proposal - Prior approval request for the change of Use of office building and curtilage from Class E to a single dwellinghouse (Class C3)

Date Application Received - 18/07/2025

Status - APPROVED

### SPLIT | 2 FAMILY HOMES | EXTEND TO REAR

Scope to split the property into 2 residential dwellings with potential for a large rear extension and gardens.

### HMO STYLE ACCOMODATION

Given the location and proximity to the Railway Station there is potential for a high density HMO style conversion to create large en suite letting rooms.

### FLAT CONVERSION

There is potential for conversion into self contained flats.

Interested parties should note that a previous consent was refused.

We understand this was due to issues with the rear windows but the application was not appealed and we are informed there is still scope for this scheme subject to amendments.

Reference - 23/04509/CDCOU

Proposal - Prior approval request for change of use of office premises (Use Class E) to 4no. flats (Use Class C3).

Date Application Received - 04/12/2023

Status - Application Refused

Reference - 23/03502/FUL

Proposal - Installation of two new windows and a change to a glazed door in the ground floor.

Date Application Received - 19/09/2023

Status - Application Permitted

All above subject to gaining the necessary consents.

## LOCATION

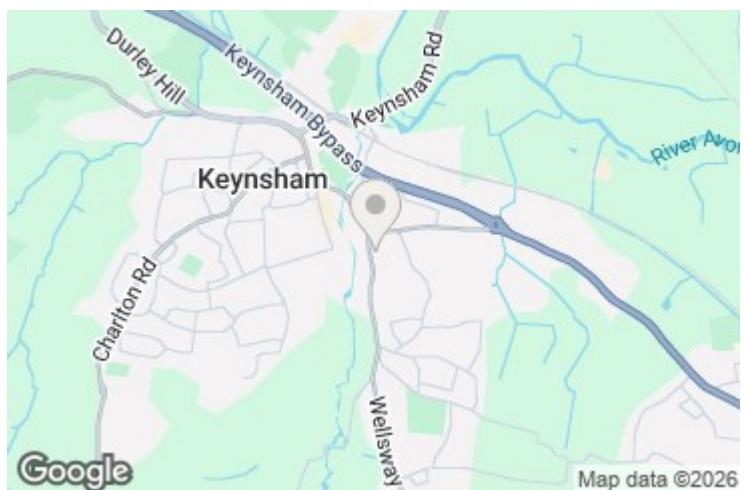
Keynsham is popular market town with all the amenities of shops cafes and pubs of various styles and convenient bus and train links to the near by cities of Bath and Bristol. The town also has an award winning park a leisure centre with a competition size swimming pool, two golf clubs in its vicinity and a great scout club with extra curricular facilities and activities along with lovely local countryside to explore along the local river chew. There are two local secondary schools and a mix of primary available plus a 6th form college of repute and other schools accessible in Bath.

## VIEWINGS

Please contact Hollis Morgan to arrange an accompanied viewing of the property.

## 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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area<sup>(1)</sup>

246 m<sup>2</sup>  
2648 ft<sup>2</sup>

Reduced headroom  
2.6 m<sup>2</sup>  
28 ft<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ