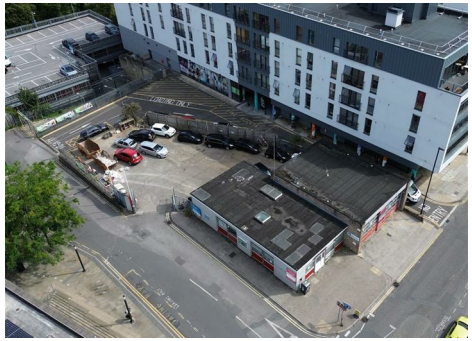


# MAGGS & ALLEN

## FORMER KEYNSHAM FIRE STATION
## TEMPLE STREET
KEYNSHAM, BRISTOL, BS31 1EL

**Guide Price: £850,000+**

- 15 October LIVE ONLINE AUCTION
- Prominent town-centre development site
- Former Fire Station - Approx. 0.18 acres
- Full planning consent for 21 apartments (Over 55's) & commercial unit
- Suitable for a range of other uses, subject to planning
- Substantial yard and direct Temple Street access
- 8-week completion

RICS Regulated by RICS

Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

www.maggsandallen.co.uk

# FORMER KEYNSHAM FIRE STATION TEMPLE STREET, KEYNSHAM, BS31 1EL

MAGGS & ALLEN

Guide Price: £850,000+

## FOR SALE BY AUCTION
This property is due to feature in our online auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS
By appointment.

## SUMMARY
FORMER FIRE STATION WITH FULL PLANNING CONSENT FOR 21 APARTMENTS & COMMERCIAL UNIT

## DESCRIPTION
An exciting opportunity to acquire a prominent development site extending to approximately 0.18 acres, situated in the heart of Keynsham and forming part of the highly regarded Riverside regeneration area.

The site comprises the former Keynsham Fire Station, a substantial commercial building extending to approximately 2,560 ft², together with a generous enclosed yard and direct access onto Temple Street.

Full planning permission has been granted for the redevelopment of the site to provide a new four-storey building comprising 21 apartments specifically designed for the over-55s, together with a substantial ground floor commercial unit extending to approximately 2,196 ft² and two parking spaces.

The site represents one of the remaining brownfield development opportunities within Keynsham's prestigious Riverside regeneration area, offering the opportunity to deliver a high-quality mixed-use development in a highly prominent and accessible location.

Given the property's central position on Keynsham High Street, the site may also offer potential for a variety of alternative commercial or development uses, subject to obtaining the necessary planning consents.

## LOCATION
The property is situated in a prominent position on Temple Street in Keynsham, a popular and well-established town located between Bristol and Bath. Keynsham offers an excellent range of shops, cafés, restaurants, schools and everyday amenities and has been established as a desirable commuter town, benefiting from its strategic location between the two cities.

The location benefits from excellent transport links, with Keynsham railway station providing regular services to Bristol, Bath and surrounding areas. The property also offers convenient access to the A4, M4 and M5 motorway networks.

## PLANNING
Application Reference: 24/00768/FUL
Proposal: Erection of 21no. apartments (Over 55's) with ground floor space for Class E use, parking, associated landscaping and public realm improvements, to follow demolition of existing former Keynsham Fire Station building.
Date of Decision: 3rd July 2025
Local Authority: Bath & North East Somerset

## SCHEDULE OF ACCOMMODATION & GDV
12 x 1-Bedroom Apartments (41-49 m²) - £225,000 - £250,000
9 x 2-Bedroom Apartments (60-76 m²) - £325,000 - £350,000
Commercial Unit (204 m²) - £350,000

Approx. Gross Development Value (GDV): £6,350,000

## COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

## TENURE
The site is for sale on a freehold basis.

## BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

## *GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

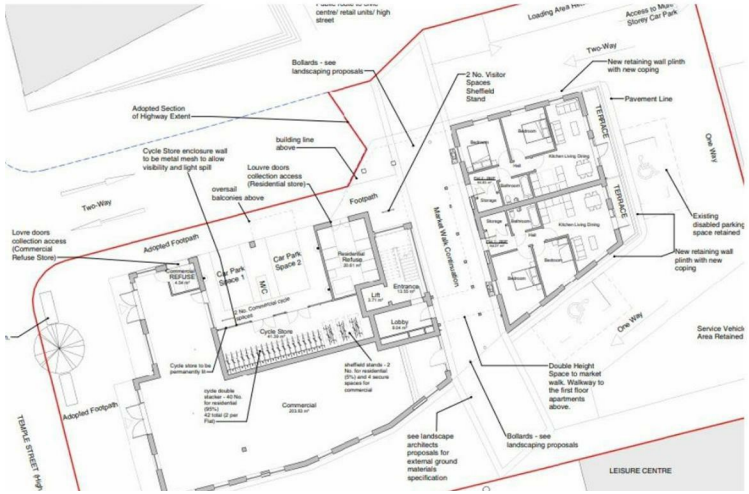
## PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

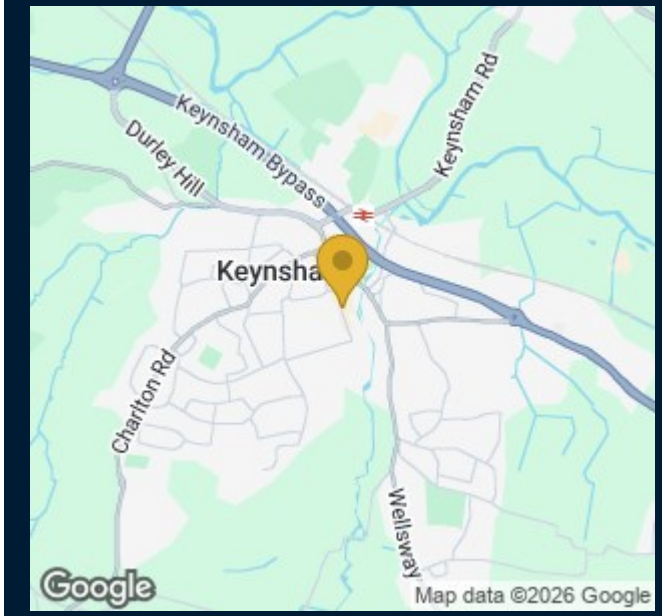
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

## SITE PLAN
The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## RENTAL & GDV ESTIMATES
All rental and GDV estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

## AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

**Approximate total area**(1)

2561 ft²

238 m²

(1) Excluding balconies and terraces

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

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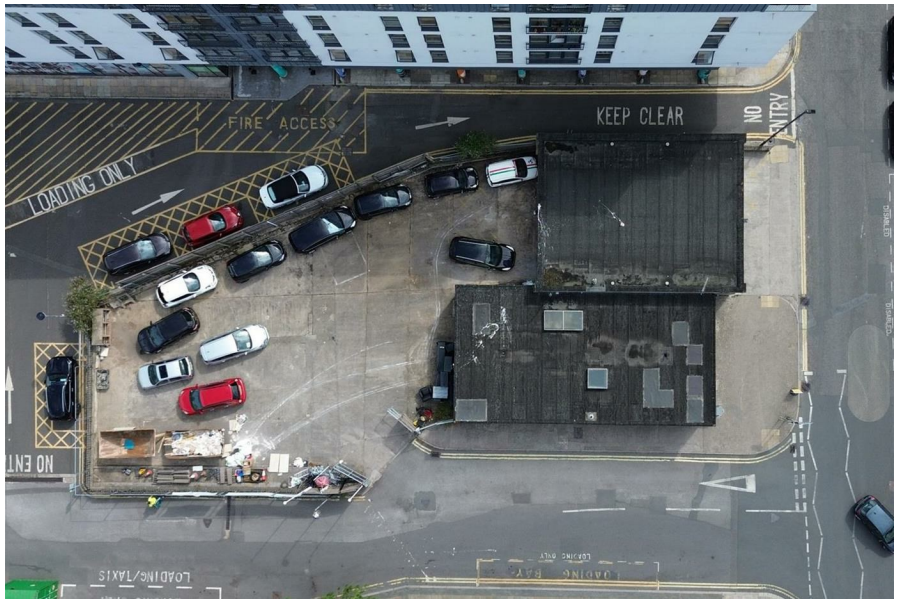


The Property Ombudsman

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