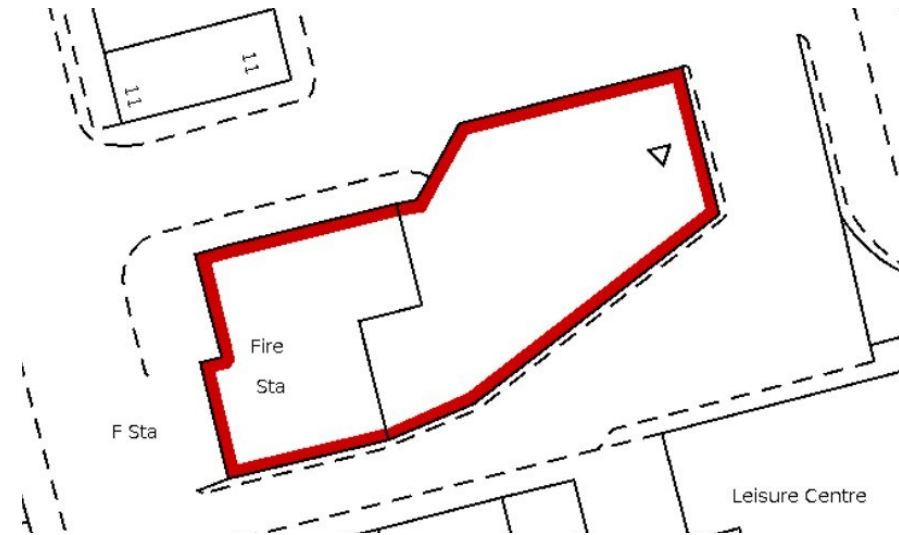


PRIME TOWN CENTRE OPPORTUNITY—KEYNSHAM

Former Keynsham Fire Station, Temple Street, Keynsham, Bristol, BS31 1EL



- An opportunity to acquire a former fire station site with large yard in a prominent position within the heart of Keynsham
- The property benefits from its existing Sui Generis use as a fire station providing 2,800 sq ft of accommodation but full planning consent for 21 later living apartments (55+) over three storeys above a 2,196 sq ft ground floor commercial space and 2 parking spaces
- The gross site area extends to approximately 0.18 acres with access directly off Temple Street



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The former Keynsham Fire Station occupies a prominent position on Temple Street in the centre of Keynsham, approximately 7 miles east of Bristol and 6 miles west of Bath. Keynsham is currently experiencing positive transformation as a desirable commuter town, benefiting from its strategic location between the two cities.

The site is located within a highly accessible location, with excellent connectivity to major road networks including the B3116 providing direct access to the A4 Bath Road, which offers convenient connections to the M32, M4 and M5 motorway networks. Keynsham Railway Station is just 0.4 miles away (an 8-minute walk), providing regular direct services to Bristol Temple Meads and Bath Spa with journey times under 10 minutes.

The surrounding area features a mix of residential and commercial accommodation, with nearby occupiers including a Tesco Superstore, a Loungers and various independent cafés, restaurants and other public services. The Memorial Park and Keynsham Leisure Centre are all within easy walking distance of the site, as is the railway station.

DESCRIPTION

The gross site area is approximately 0.18 acres and consists of a former Fires Station, providing office space and two fire engine bays and a secure parking area at the rear. The site is accessed from Temple Street and via the northern access road that also serves the Civic Centre car park.

This plot is one of the final brownfield development opportunities within Keynsham's prestigious Riverside regeneration area. The wider masterplan has already delivered a comprehensive transformation of the Riverside offices into residential accommodation with retained commercial units at ground level, alongside the complete redevelopment of Keynsham Leisure Centre.

The location sits in a prime position within Keynsham's town centre, with immediate access to the newly built Civic Centre and surrounding retail and leisure facilities.

TENURE

The Freehold interest in the site is available, held under title number ST278727.

PRICE

The quoting price is available upon application.

ACCOMMODATION

The existing building provides approximately 2,800 sq ft (260.14 sq m) of accommodation on a secure site of approximately 0.18 acres

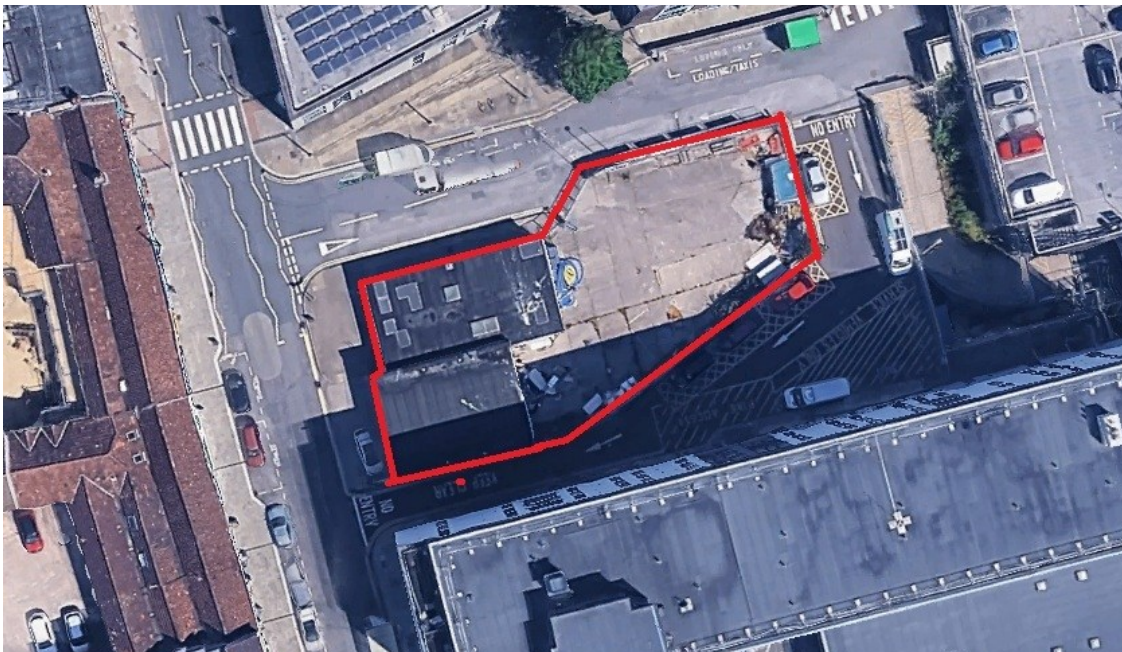
PLANNING

The site has a Sui Generis existing use as a Fire Station and is suitable for multiple other uses, subject to the necessary planning consents.

The site benefits from full consent Full planning consent for 21 later living apartments (55+) over three storeys above a 2,196 sq ft ground floor commercial space and 2 parking spaces, under planning reference PP-12795185

The full consent can be found on the Bath and North East Somerset Planning Portal





EPC

The property has an EPC rating of C-51. A copy of the EPC is available on request.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2026

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