



# CONSENTED DEVELOPMENT OPPORTUNITY

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







An opportunity to acquire a consented brownfield redevelopment site which benefits from a prominent position within the heart of Keynsham.



Full planning consent for 21no. later living apartments (55+) over three storeys above ground floor commercial space (Class E use) along with associated parking, landscaping and public realm improvements.



The gross site area extends to approximately 0.18 acres with access directly off Temple Street which leads on to Keynsham High Street.



Situated in the desirable and vibrant town centre of Keynsham, which is located between Bristol and Bath, making it a popular commuter town, benefiting from its strategic location between the two cities.



Offers are invited for the Freehold interest with the benefit of the recently approved planning application. Whilst the vendor's preference is for an unconditional sale, subject to planning offers may also be considered.



Within easy reach of ample local amenities and good access to transport links including Keynsham Train Station which is situated a short walk from the site.

## OPPORTUNITY HIGHLIGHTS



# 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.

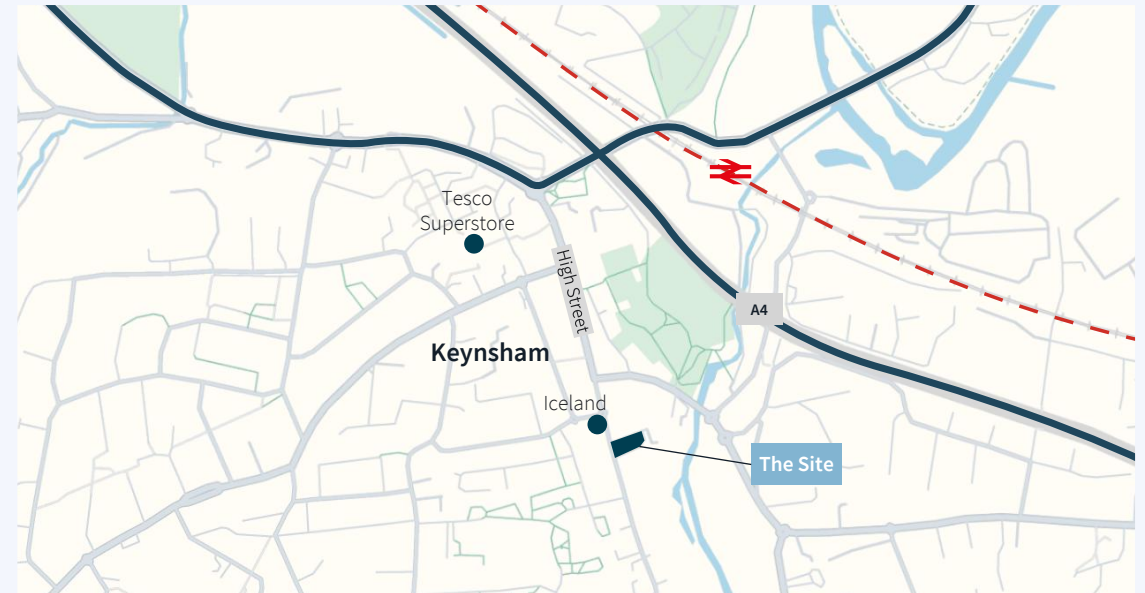
The surrounding area features a diverse mix of amenities including a Tesco Superstore, various cafés, restaurants and other public services. The bustling High Street, Memorial Park and Keynsham Leisure Centre are all within easy walking distance, creating an attractive blend of urban convenience and green spaces.

# DESCRIPTION

The gross site area extends to approximately 0.18 acres and consists of a 1960s building. The building contains former office space and two fire engine bays, with an enclosed parking area located to the east. The site is accessed from Temple Street and via the northern access road that also serves the Civic Centre car park.

The site has become available following Avon Fire & Rescue Service's strategic relocation to their purpose-built Durley Hill facility. This parcel represents one of the final brownfield development opportunities within Keynsham's prestigious Riverside regeneration area. The wider masterplan has already delivered significant success, with the 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 is highly sustainable, occupying a prime position within Keynsham's town centre, with immediate access to the comprehensive amenities of the newly built Civic Centre and excellent connectivity to surrounding retail and leisure facilities.





# PLANNING

The site falls within the administrative area of Bath & North East Somerset Council. The property benefits from full planning permission under Planning Application Reference: 24/00768/FUL for the following:

*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.*

The consented scheme benefits from 2no. on site parking spaces, 1no. motorcycle space and policy compliant cycle storage, which equates to 2no. per apartment. In addition, the ground floor commercial area, which will extend to approximately 204 sqm, will benefit from 8no. cycle spaces.

Following a financial viability assessment, the consented scheme has no affordable housing. The planning obligations in connection with the consented scheme are set out in the S106 Agreement. A copy of the S106 Agreement is available for review in the data room.

A summary of the accommodation schedule for the consented scheme is below. A detailed accommodation schedule, further planning and architectural information, along with the decision notice, is available in the data room.

# ACCOMMODATION SCHEDULE

Type	Number	Unit		Total		Parking	Commercial
		Sq.M	Sq Ft	Sq.M	Sq Ft		Sq Ft
1B 2P (Studio)	2	41	441	82	883		
1B 2P	10	45-49	484-527	472	5,081		
2B 3P	4	60-64	646-689	249	2,680		
2B 4P	5	64-76	689-818	342	3,681		
Total	21			1,145	12,325	6	2,196





### Legal & Title

The site is held Freehold. Further details and title information is available within the data room.



### VAT

To be confirmed. Please state offers, exclusive of VAT.



### Anti Money Laundering (AML)

The successful purchaser will be required to provide certain identification documents before the transaction is completed.



### Viewings

The site is visible from the public highway; however, viewings are strictly by appointment only with the sole agents, JLL.



### Services

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries.



### Data Room

A data room has been prepared containing supporting technical and planning information. Please contact JLL for login details.



### Legal Costs

Each party will be responsible for their own legal costs in connection with the purchase.



### Proposals

Offers are invited for the Freehold interest, held under title number ST278727, with the benefit of the recently approved planning application.

Whilst the vendor's preference is for an unconditional sale, subject to planning offers may also be considered.

For sale by Informal Tender. Full details relating to the submission of offers and bidding guidance will be provided to interested parties on request.

Offers are to be submitted by email to Daniel Jay ([daniel.jay@jll.com](mailto:daniel.jay@jll.com)) and Martha Freer ([martha.freer@jll.com](mailto:martha.freer@jll.com)) of JLL.

The vendors are not obliged to accept the highest offer or indeed any offer. They reserve the right to interview prospective purchasers and seek best and final bids, if necessary.

A copy of the EPC is available in the data room or can be provided on request.

## ADDITIONAL INFORMATION





## FOR FURTHER DETAILS PLEASE CONTACT

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- c) no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property;
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