

MAGGS & ALLEN

CHEWTON KEYNSHAM MISSION CHURCH
CHEWTON ROAD

CHEWTON KEYNSHAM, BS31 2SR

Guide Price: £140,000+

- 17 September LIVE ONLINE AUCTION
- Detached former Church with huge potential
- Delightful rural location in rural hamlet of Chewton Keynsham
- Scope for residential conversion, subject to consents
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

FORMER CHURCH WITH HUGE POTENTIAL

DESCRIPTION

An attractive detached former church extending to approximately 907 ft², occupying a secluded plot surrounded by gardens and open countryside in the picturesque hamlet of Chewton Keynsham.

The property enjoys a delightful rural setting and offers exceptional potential for a variety of alternative uses, including conversion to a unique residential dwelling, subject to obtaining the necessary planning consents.

A rare opportunity for builders, developers and private buyers seeking an individual conversion project in an idyllic village location with excellent scope to create a truly distinctive property.

LOCATION

Chewton Keynsham is a picturesque rural hamlet nestled within the beautiful Chew Valley, offering a peaceful countryside setting while remaining conveniently located between Bristol and Bath. Surrounded by rolling farmland and scenic walking routes, the area is highly regarded for its idyllic surroundings and strong sense of community.

Despite its tranquil location, the property enjoys excellent accessibility, with the nearby Pensford, Keynsham and Saltford providing a range of everyday amenities, including shops, pubs, cafés and primary schools. The cities of Bristol and Bath are both within easy commuting distance, offering an extensive selection of shopping, leisure and cultural attractions, together with mainline rail services and excellent transport links via the A4, A37 and M4 motorway network.

Combining rural charm with outstanding convenience, Chewton Keynsham is a highly desirable location for those seeking a countryside lifestyle without sacrificing access to the region's major centres.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION

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

TENURE

Please refer to the online legal pack for confirmation.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

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

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 (£1,800 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.

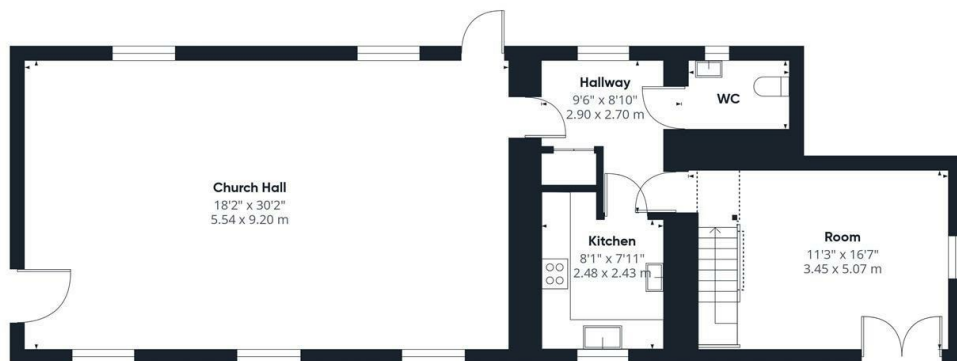
RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





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[®]

907 ft²

84.3 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

OIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**