

# TAUNTON

HERITAGE HOSPITALITY & LEISURE  
DEVELOPMENT OPPORTUNITY

# FOR SALE



## THE PUMP HOUSE, KEEPER CLOSE TRENCHARD WAY TAUNTON TA1 1AX

Victoria House • Victoria Street • Taunton TA1 3FA

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# 01823 353033

## LOCATION

Taunton is the administrative centre of Somerset with a 2021 estimated population of 66,000 and is located some 35 miles to the north east of Exeter, and 45 miles to the south west of Bristol. The town has a retail catchment within a 20 minute drive time of 155,000 and a captive catchment population of approximately 330,000, providing a wide retail, hospitality and leisure offer. The property has a 45m frontage to the A3087 Trenchard Way, one of the arterial routes into and around the town centre and is close to the town centre, the County Cricket ground and Taunton station.

The property is adjacent to and overlooks the Firepool development area as shown on the attached plan.

## DESCRIPTION

Originally constructed around 1840 to benefit the canal network, The Pump House was remodelled in 1866 and again in 1889 as a pumping station to serve the Bristol and Exeter Railway. The use continued until the 1960s and the building was Listed Grade II in 1993 (List Entry Number 1372427).

The property is constructed on 4 levels of brick and stone with hipped slate covered roofs and segmental corrugated iron roof to the wrought iron water tank over the main block. Vehicular access is from Trenchard Way to a parking area for 11 car spaces, 4 motorcycle spaces plus a servicing area. The lower level to the south of the building provides an opportunity for outdoor seating and pedestrian access is also available from Canal Road footpath, connecting with Firepool Lock and the River Tone walkways.

The property is currently in a condition awaiting development/refurbishment.

## FLOOR AREAS

	Existing		Proposed	
Lower Ground	103 m <sup>2</sup>	1,110 ft <sup>2</sup>	103 m <sup>2</sup>	1,110 ft <sup>2</sup>
Mezzanine	-	-	47 m <sup>2</sup>	505 ft <sup>2</sup>
Ground	126 m <sup>2</sup>	1,355 ft <sup>2</sup>	259 m <sup>2</sup>	2,790 ft <sup>2</sup>
First	86 m <sup>2</sup>	925 ft <sup>2</sup>	128 m <sup>2</sup>	1,375 ft <sup>2</sup>
Second (currently water tank)	<u>107 m<sup>2</sup></u>	<u>1,150 ft<sup>2</sup></u>	<del>----- m<sup>2</sup></del>	<del>----- ft<sup>2</sup></del>
Total Approximate Gross Internal Floor Area	422 m <sup>2</sup>	4,540 ft <sup>2</sup>	537 m <sup>2</sup>	5,780 ft <sup>2</sup>

Imperial figures are rounded. Areas measured off plan.

## PLANNING CONTEXT

The site obtained outline planning as part of a wider scheme in 2004 under planning application 38/1999/394. A reserved matters application was approved in 2012 for the conversion of the former pumping house into a public house and restaurant under application 38/12/0204 and 38/12/0205LB (implemented). A further S73 application was approved in 2018 to amend the plans under application 38/18/0262.

For information on the ongoing development of the surrounding area, interested parties should refer to the Firepool Masterplan [Firepool regeneration in Taunton](#) and Taunton Waterways Strategy [Taunton Waterways Strategy and Guidance Consultation - Somerset Council - Citizen Space](#). Development proposals should also take account of Taunton's Garden Town status [Vision for our garden town](#).

A data room is available to applicants containing comprehensive plans, planning and title information.

## SALE PROPOSAL

The freehold interest in the property is available with sale terms on application. Offers will be considered that are conditional upon obtaining planning permission for the buyer's proposed use as well as offers subject to contract only. VAT will be charged on the sale price. Leasehold proposals will also be considered.

## LEGAL COSTS

Each party will be responsible for their own legal and surveyor's costs in the transaction.

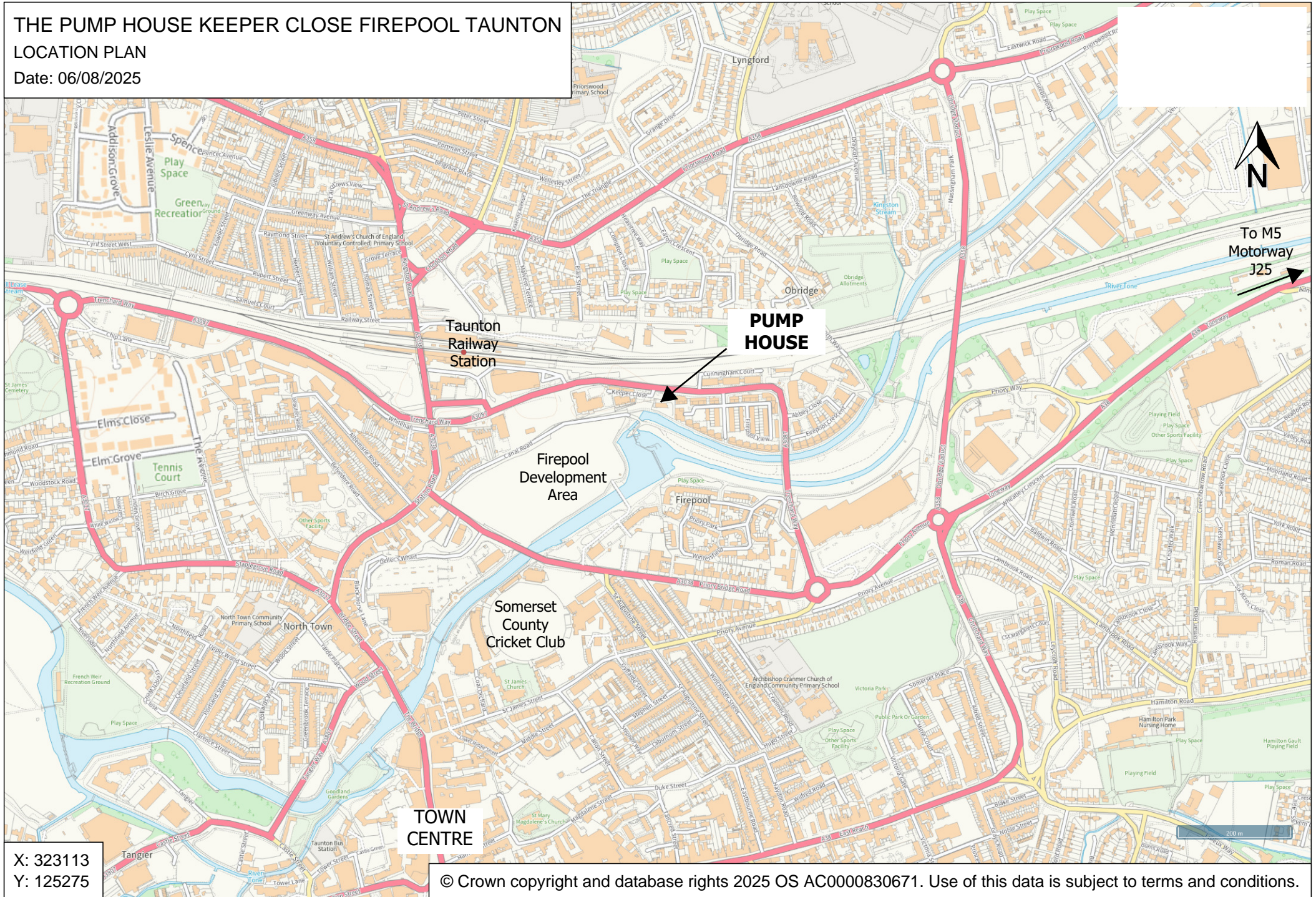
## FURTHER INFORMATION AND VIEWING

Please contact **Nigel Hatfield** 01823 353033 / 0796 838 0056 [nhatfield@hatfieldwhite.co.uk](mailto:nhatfield@hatfieldwhite.co.uk)

# THE PUMP HOUSE KEEPER CLOSE FIREPOOL TAUNTON

## LOCATION PLAN

Date: 06/08/2025



X: 323113  
Y: 125275



Rev	Date	By	Desc	Chk	Project	Date	Dwg	Rev
					The Pumhouse Trenchard Way, Taunton	July 2025		
					Marketing Plan	See Scale Bar		

**Abbey Manor Group Ltd**  
 The Abbey, Preston Road  
 Yeovil BA20 2EN

**THE PUMP HOUSE KEEPER CLOSE TRENCHARD WAY TAUNTON TA1 1AX**



# THE PUMP HOUSE KEEPER CLOSE TRENCHARD WAY TAUNTON TA1 1AX



PUMP HOUSE CGI



FIREPOOL LOCK MASTERPLAN AS AT 2012

4.01 DEVELOPED MASTERPLAN

PUMP HOUSE

