



The outline on this map is for illustrative purposes only

## Lot 1 & 2 Trinity Lodge, Buckeridge Road, Teignmouth, TQ14 8LZ

Lot 1 Development/refurbishment opportunity with planning permission for 6 dwellings.

Lot 2 Adjoining land to the north of Lot 1 with potential future planning potential.

**For sale by tender.**

**complete.**

thoroughly good property agents

Land at

## Trinity Lodge, Buckeridge Road, Teignmouth, TQ14 8LZ and Land North of Trinity Lodge.



[Go to Google maps >](#)



### Want to know more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Complete Land & New Homes.

**01626 832 063 | 07977 446 274**  
**land@completeproperty.co.uk**

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# Site Location

Both sites can be found to the east of Buckeridge Road, Teignmouth.

- 1. Lot 1
- 2. Lot 2



Not to scale

## Property Details

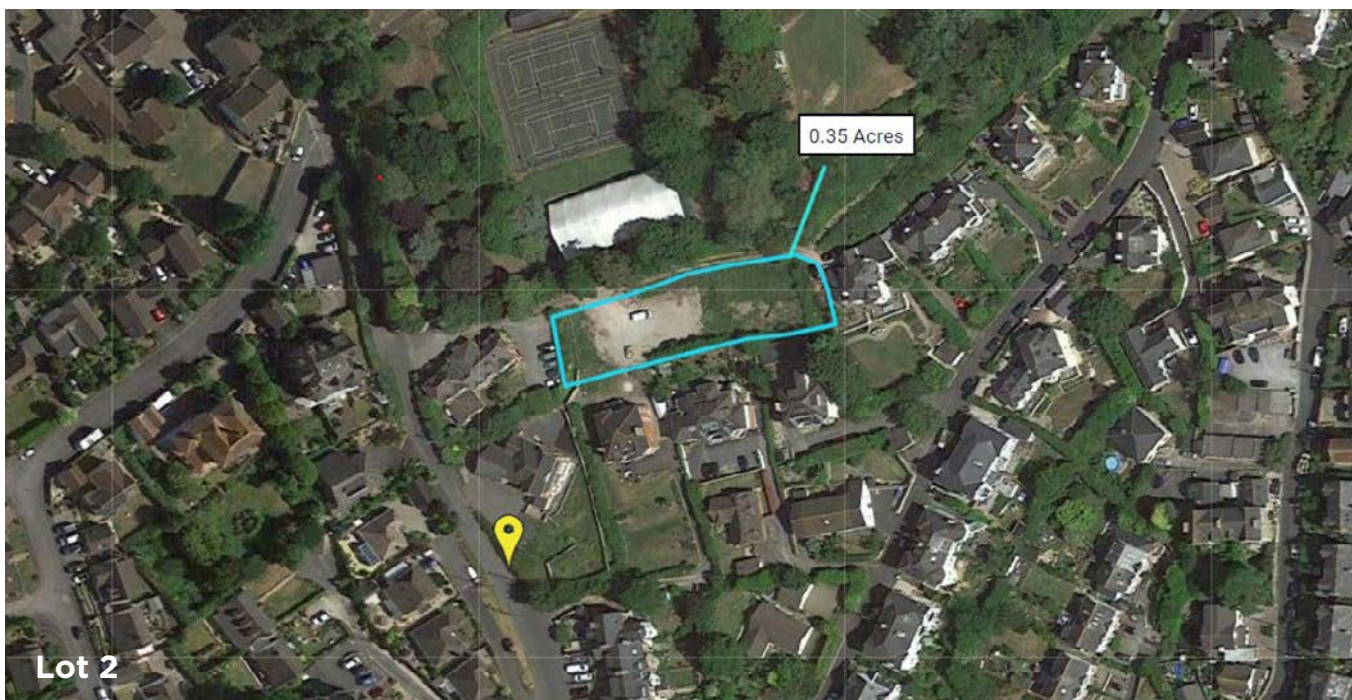
**Combined, these sites offer an excellent development opportunity and are available for purchase together or as separate Lots 1 & 2.**

**Lot 1** - Trinity Lodge is a substantial dwelling set in an elevated location on the edge of the town, and enjoying fantastic views across the Town and the sea from the upper levels. The site has been granted planning consent on appeal for six dwellings with the reference number 18/01383/FUL. Alternatively, the property could be refurbished to create a single residential dwelling or the site has the potential to be refurbished to create a number of apartments within the existing property, subject to the necessary planning consent and obligations. The site extends to 0.16 ha.

**Lot 2** - The adjoining land to the north was used as a staff car park for the adjoining Private School but has the potential for future development. The site extends to 0.14 ha.

[Click here to view planning application](#) →

[Click here to view the drone video](#) →



# Images of Lot 1.



Agent's note: This imagery was taken from a previous sale, when the building was used as a play group.

# Lot 1, Current floor plans

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Trinity Lodge  
 Buckeridge Road  
 TEIGNMOUTH  
 TQ14 8LZ

**Certificate Reference Number:**  
 0892 9226 4230 2300 4303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

92

This is how energy efficient the building is.

**Technical Information**

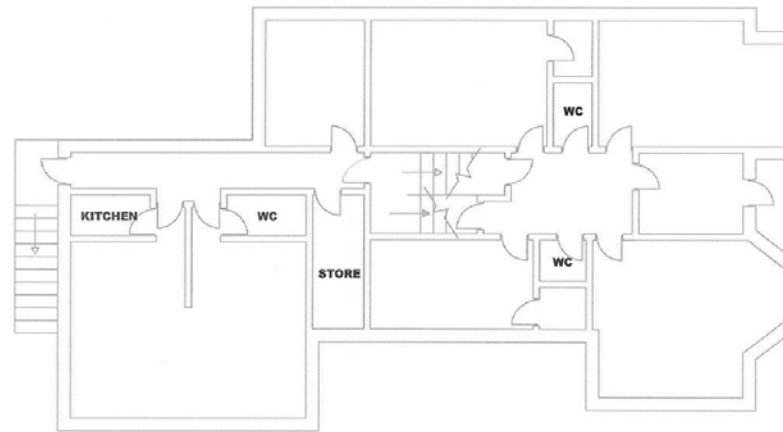
Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	460
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	48.0
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

**Benchmarks**

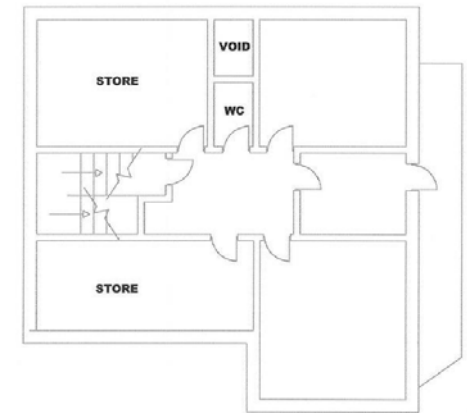
Buildings similar to this one could have ratings as follows:

27
If newly built

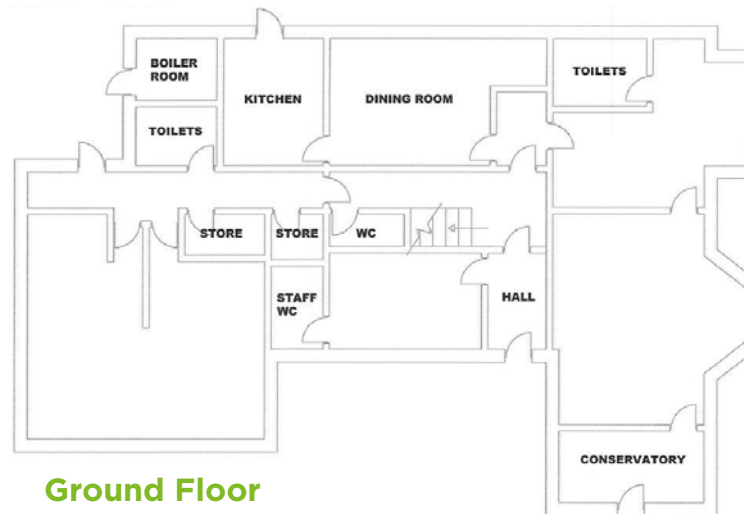
79
If typical of the existing stock



First Floor



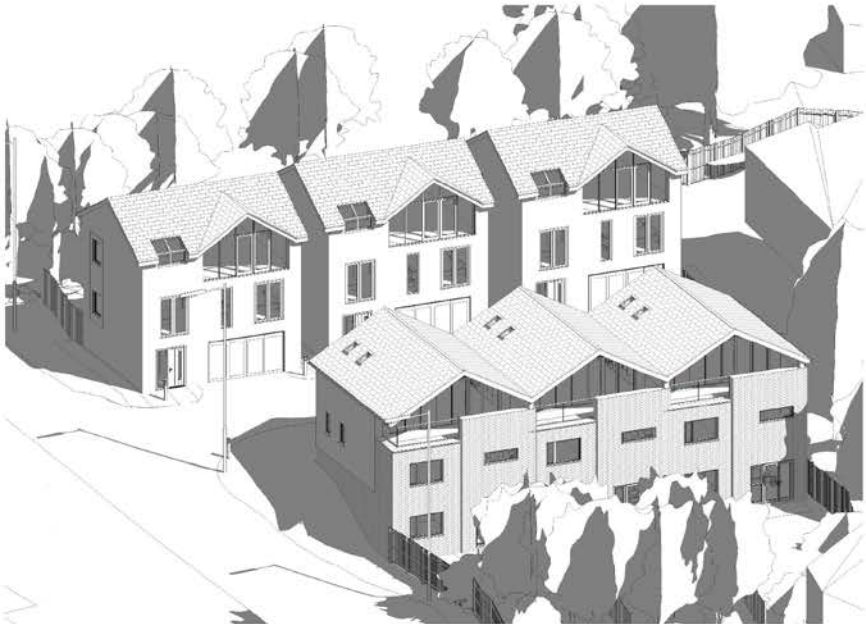
Second Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Illustrative street scene for planning at Trinity Lodge, Lot 1



# Land to the North of Trinity Lodge. (Lot 2)





## Method of Sale

This site is for sale by informal tender, bids should be received by 14th October 2022. Any offers should be sent to Will Smith using the details below by completing an informal tender form, available on request.

**01626 832 063 | 07977 446 274**  
**land@completeproperty.co.uk**



## Viewing

The plot is viewable by appointment only. Please get in touch with Will Smith at Complete Land and New Homes to book an appointment or if you have any questions about the site.

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[land@completeproperty.co.uk](mailto:land@completeproperty.co.uk)



Our note. For clarification we have prepared these sales particulars as a general guide. If there are any important matters which are likely to affect your purchase decision, please contact us. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the plot. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the plot. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your transaction.