

Cliff Lodge, 13 Old Teignmouth Road, Dawlish, Devon, EX7 0NJ

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE + WOODLAND
- DEVELOPMENT | REDUCED - WAS £450K
- UPDATE | EXTEND | NEW BUILD (stp)
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Freehold RESI DEVELOPMENT OPPORTUNITY comprising DETACHED HOUSE on a COASTAL PLOT with HUGE POTENTIAL stp + Bonus Woodland | REDUCED was £450k

Cliff Lodge, 13 Old Teignmouth Road, Dawlish, Devon, EX7 0NJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Cliff Lodge, 13 Old Teignmouth Road, Dawlish EX7 0NJ

Lot Number TBC

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 ***

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00

Noon

Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold detached property occupying a prime coastal plot on this most sought after of roads with detached pool house and various small outbuildings (Total 1621 Sq Ft)

The flexible two bedroom accommodation how requires basic updating. The property has both pedestrian and vehicular access with off street parking.

Plus bonus Woodland marked in Yellow.

Sold with vacant possession.

Tenure - Freehold

Council Tax - D

EPC - G

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

The quality and location of the plot offers a wide range of development potential from updating and extending the existing dwelling to demolition and erecting a larger new build property.

All above subject to gaining the necessary consents.

We understand no planning of this nature has been previously sought interested parties to make their own investigations.

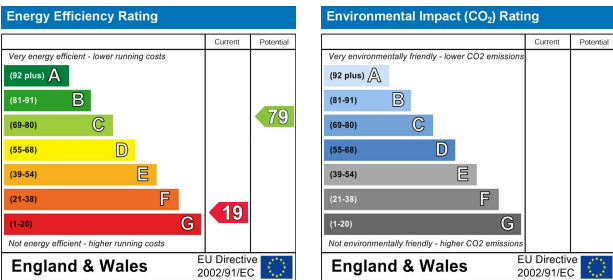
REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents originally for £450,000 (more recently £350,000) and is now offered with a reduced guide price for a sale by live online auction.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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