



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

Auction Guide Price +++ £235,000

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, Old Teignmouth Road, Dawlish, Devon, EX7 0NJ

FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number 41

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 now 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.

LOCATION

Cliff Lodge occupies a sought-after position on the edge of the popular coastal town of Dawlish, close to the rolling Devon countryside and just moments from beautiful beaches. Dawlish has a variety of everyday amenities, including a diverse range of shops, cafés, pubs and restaurants, a community hospital and several well-regarded schools. Further amenities are available in the larger town of Teignmouth, two miles away, including a further choice of shops and large supermarkets. Teignmouth is also home to the independent Trinity School. Leisure activities in the area including sailing at Starcross, walking and cycling along the South West Coast Path and golf at Teignmouth Golf Course. The cathedral city of Exeter, approximately 13 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping. Many

primary and secondary schools can be found in Exeter including Exeter School and The Maynard School, whilst Exeter University is one of the best universities in the country. The A380 and A38 are easily accessible, providing routes towards Plymouth and Exeter, while Dawlish station provides services to Exeter St. David's with onward connections to London Paddington.

SOLICITORS & COMPLETION

Emma Eckley

T A Matthews Solicitors

e.eckley@tamattthews.co.uk

01432 352121

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT

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(£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction. Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listing.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2025 CHARITY OF THE YEAR

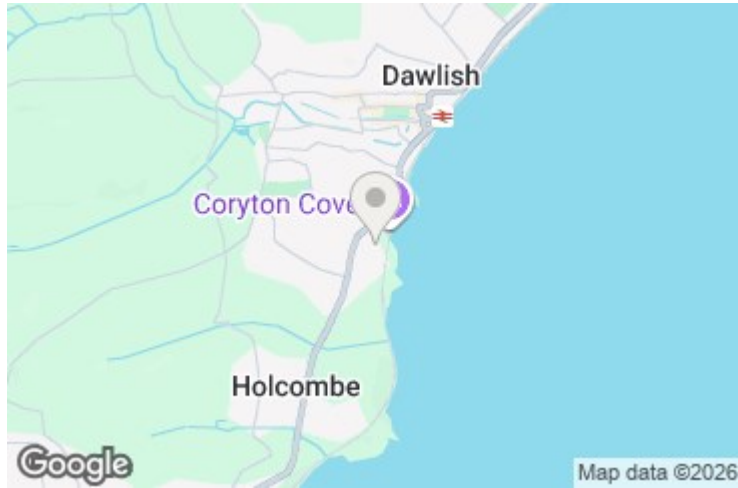
Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit www.chillicharity.org.uk/ for more details or the Hollis Morgan Charity Page of our website.

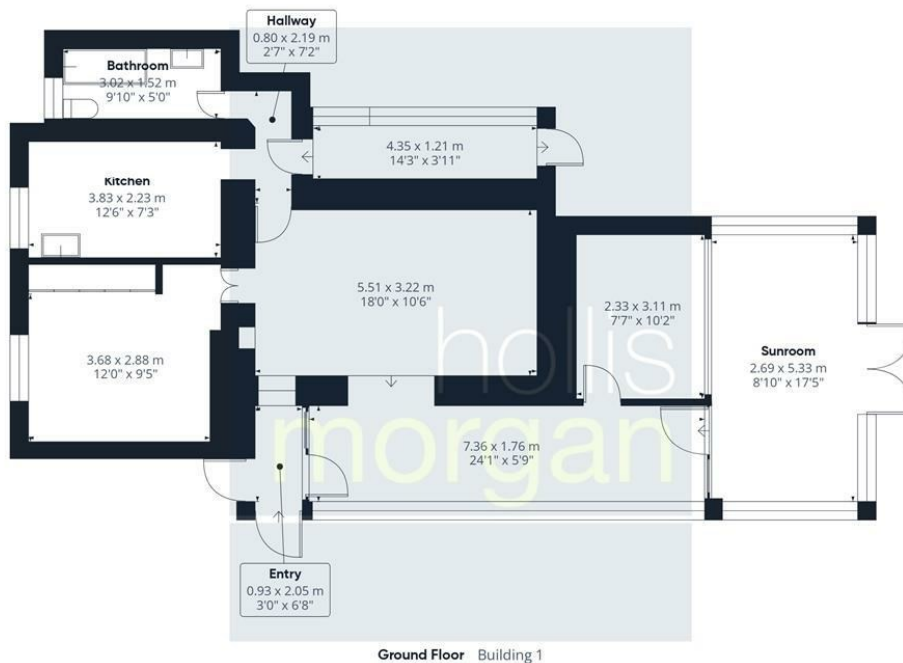
AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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

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using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area⁽¹⁾
 150.3 m²
 1621 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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