



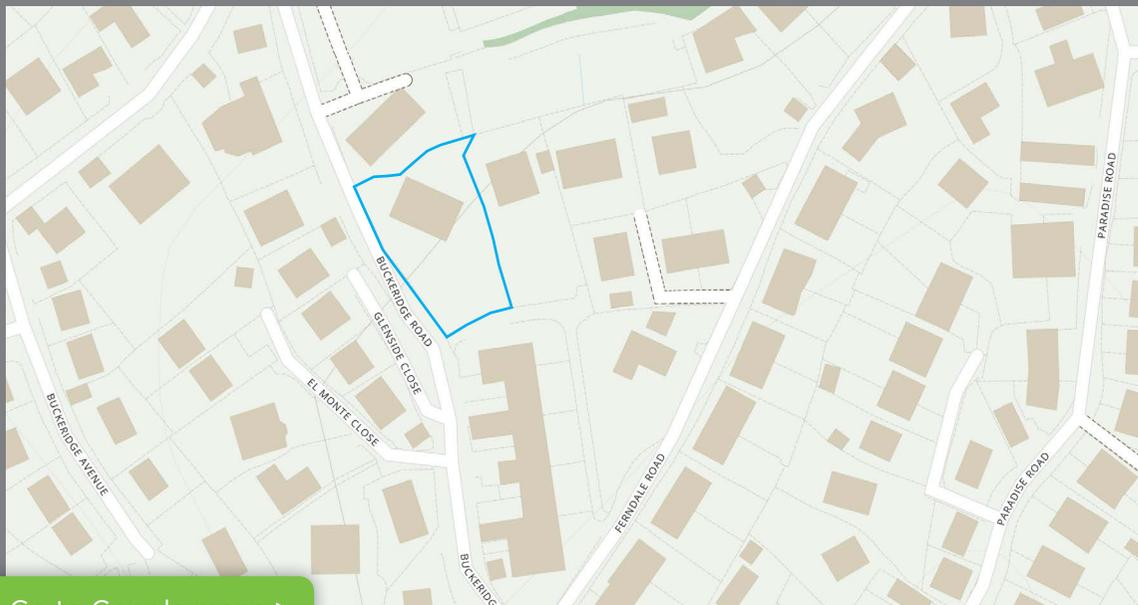
Trinity Lodge, Buckeridge Road, Teignmouth, TQ14 8LZ

Refurbishment or redevelopment opportunity with planning passed and commenced for six individual homes.

For sale by informal tender.



Land at
**Trinity Lodge, Buckeridge Road,
Teignmouth, TQ14 8LZ**



[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 298130 | 07977 446274
land@completeproperty.co.uk

Contents

- 3** - [Site Location Plan >
- 4** - [Plot Details >
- 5** - [Current Floor Plans >
- 6** - [Proposed Street Scenes >
- 7** - [Proposed Block Plan >
- 8** - [Proposed Floor Plans >
- 9** - [Proposed Roof Plans >
- 10** - [Method of Sale >
Viewing >

Site Location

The site can be found to the east of Buckeridge Road, Teignmouth.



Not to scale



The Plot

Trinity Lodge is a substantial dwelling in need of full refurbishment 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**. The fundamental start has been made on the planning consent with some conditions discharged by Teignbridge Council making the planning permission extant.

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. and is being sold with full vacant possession.

CIL

Payable area - 364.7 sq.m

Section 106

Off-site affordable housing contribution £87,977.00

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

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

[Click here to view the data room](#) →

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

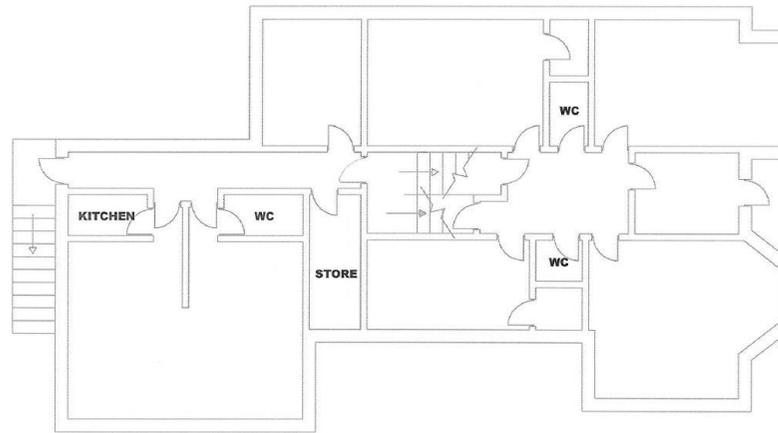
92

This is how energy efficient the building is.

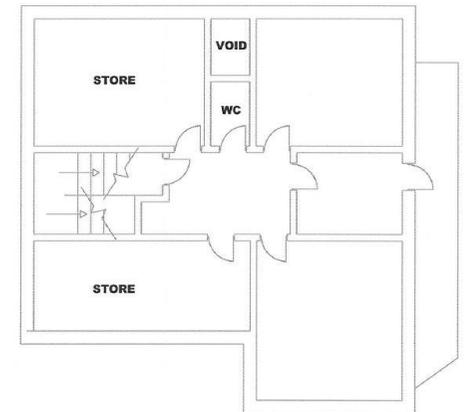
Technical Information

Benchmarks

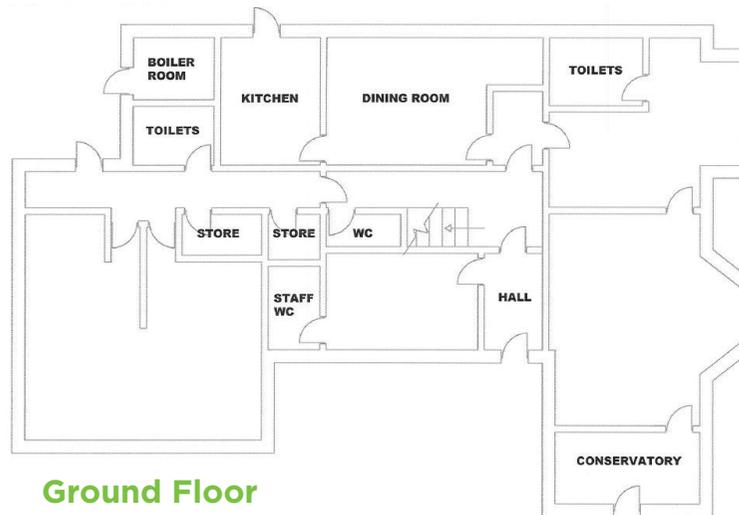
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows: <div style="background-color: #2e8b57; color: white; padding: 2px; margin-bottom: 2px; display: inline-block;">27</div> If newly built <div style="background-color: #ffc107; color: white; padding: 2px; margin-bottom: 2px; display: inline-block;">79</div> If typical of the existing stock
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m ²):	460	
Building complexity (NOS level):	3	
Building emission rate (kgCO ₂ /m ² per year):	48.6	
Primary energy use (kWh/m ² per year):	Not available	



First Floor



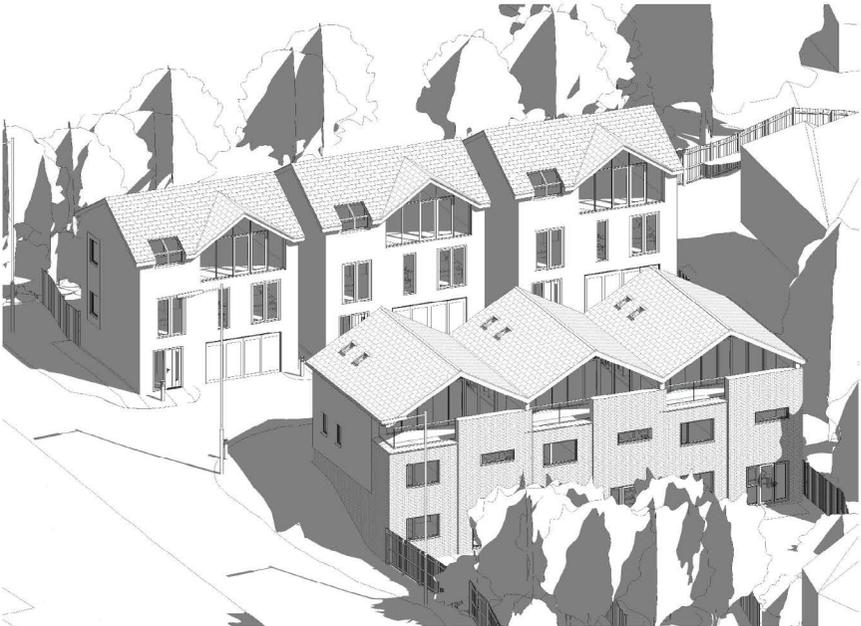
Second Floor



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

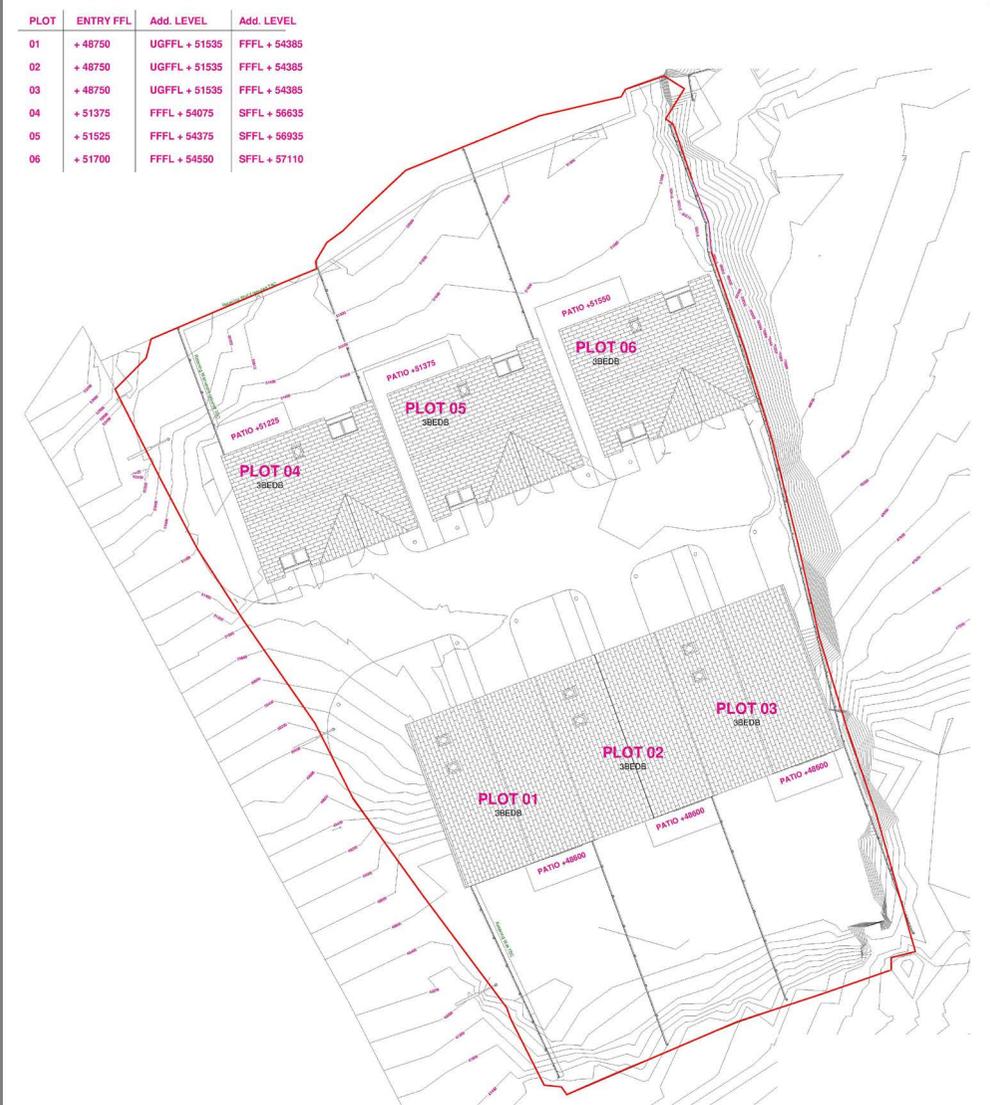


Proposed Block Plan

Not to Scale



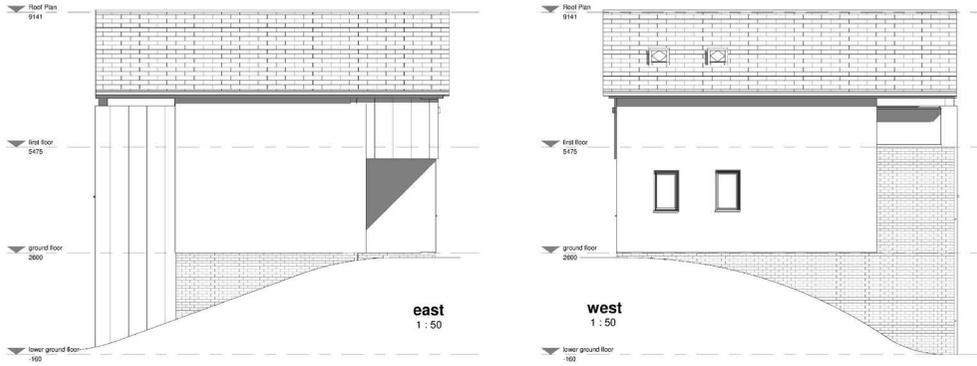
Site Topography



Proposed Floor Plans and Elevations

Not to Scale

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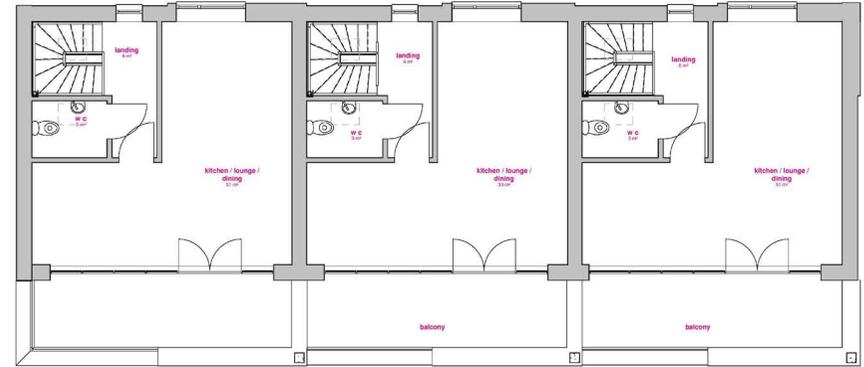


south
1 : 50

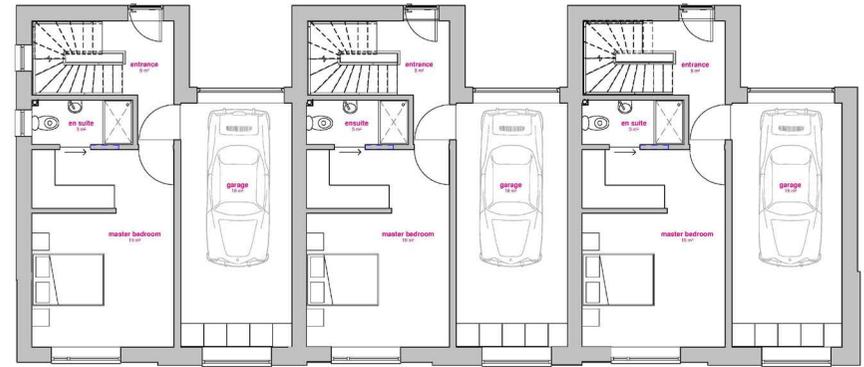


north
1 : 50

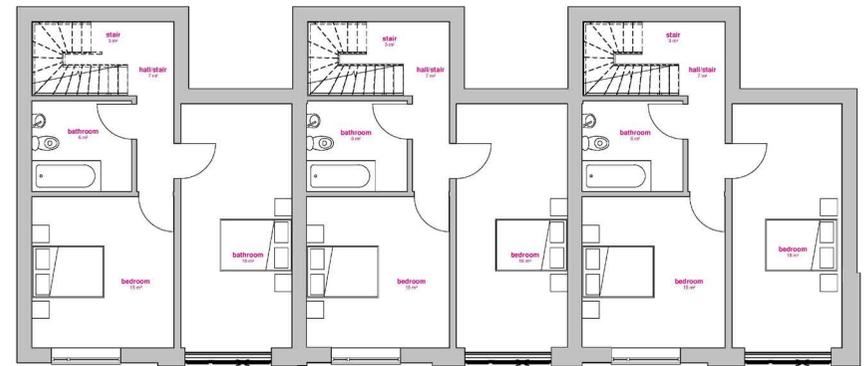
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first floor
1 : 50



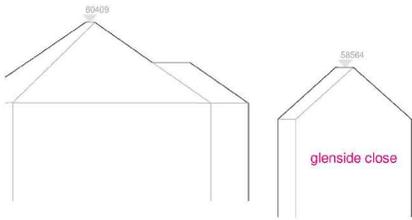
ground floor
1 : 50



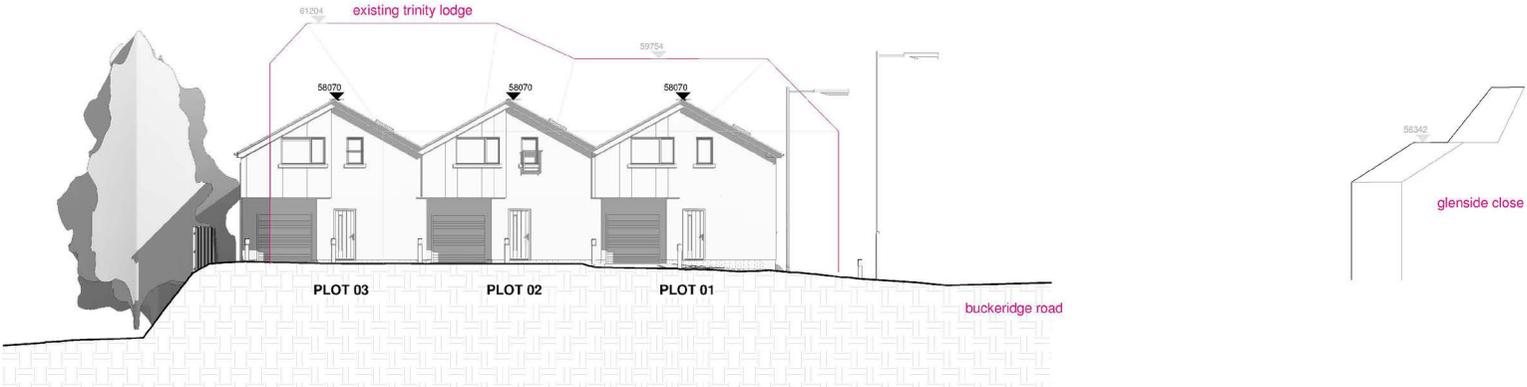
lower ground floor
1 : 50

Proposed Roof Plan

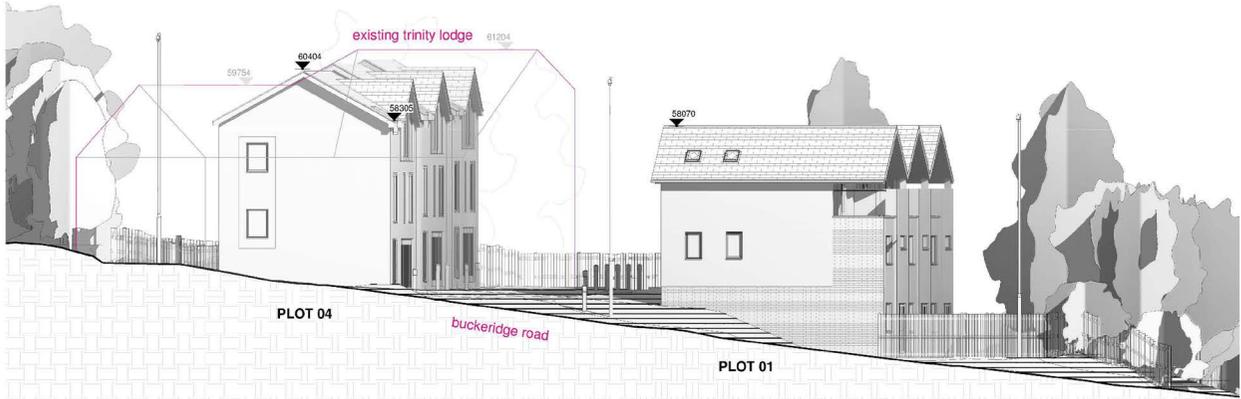
Not to Scale



Section CC



Section BB



Section AA



Method of Sale

The site featured in these particulars is for sale by Informal tender. All proposals for the purchase of the land shall be submitted to Will Smith at Complete Land and New Homes by Friday 26th April 2024.

01626 298130 | 07977 446274
land@completeproperty.co.uk



Viewing

The site 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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complete.

thoroughly good property agents

Want to know more?

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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.