

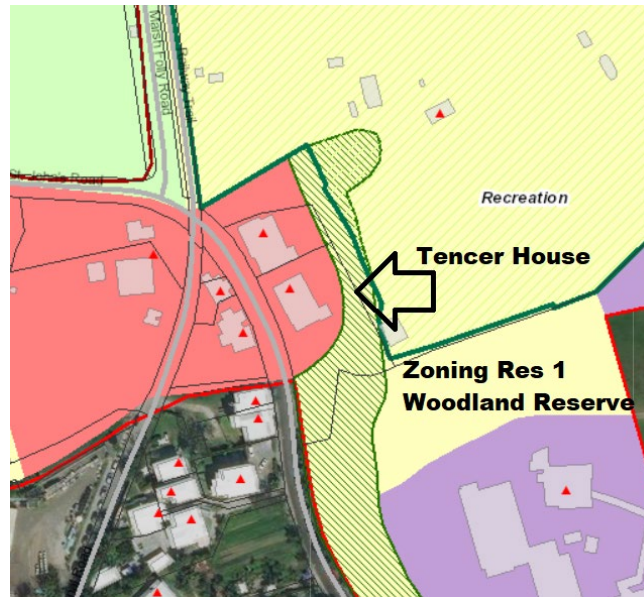


GOVERNMENT OF BERMUDA

**MINISTRY OF PUBLIC WORKS
DEPARTMENT OF PUBLIC LANDS & BUILDINGS**

EXPRESSION OF INTEREST FOR REDEVELOPMENT OR RENOVATION

TEUCER HOUSE – 3 CEDAR AVENUE, PEMBROKE



Development Plan Zoning

ADDITIONAL PROPERTY DETAILS

There is a Residential 1 Development Zoning around the building with Wood Reserve Conservation Area on the eastern side of the lot and over the southerly portion of the lot adjoining Dellwood School. The Draft Bermuda Plan 2018 states that the Residential Zoning may allow commercial office and tourism use at the discretion of the Development Applications Board, subject to certain regulations. The building is two storeys and previously had a third floor in the roof with dormer windows. Due to the proximity of the Residential zoning any redevelopment would likely be restricted to a property of similar footprint and gross external floor area of approximately 7,727 sq.ft.

A culvert for the Pembroke Canal and a tunnel pass from East to West under the carparking apron in front of the building and a structural assessment of these is required before any redevelopment. It is assumed that any development over the canal culvert maybe prohibited. If development is restricted to the same footprint as the existing building then the tunnel and the canal are not likely to be an issue.