



TREVEPPER157





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Luxon's Trevemper development in Newquay has been recognised at the International Property Awards, winning two awards:

-  **Sustainable Residential Development – Cornwall**
-  **Best Residential Development 20+ units - Cornwall**

These awards reflect our long-term approach to building: prioritising low-carbon construction, high thermal performance and homes designed to reduce energy use throughout their lifetime - not just at the point of completion.

Sustainability, for Luxon, is about measurable performance, durability and responsibility. It's built into the structure, the materials and the way our homes are designed to live in for decades to come.

Recognition like this reinforces our belief that building well, and building responsibly, should always go hand in hand.

WHY CHOOSE LUXON?



Award-winning
methods



Trusted reputation



Local Cornish
builder



Proven build quality



Energy-efficient
homes

Choosing Luxon means choosing a local, family builder whose name has been tied to Newquay since 1910. We build with care, responsibility and pride, creating homes we're genuinely happy to stand behind.

We employ local tradespeople and work with Cornish suppliers and partners wherever we can, keeping the value of every build in the local economy.

We manage every build from concept to completion, and our relationship with homeowners does not end at the front door.

If you have a question about your property, our team is on hand to help, long after you've moved in.

Our approach combines proven craftsmanship with modern construction methods to create homes that perform exceptionally well over time.

We use robust construction methods and carefully specified materials to ensure every Luxon home delivers long-term comfort, reliability and low maintenance. Our focus is not on trends, but on creating homes that continue to perform well long after you've moved in.



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Trevemper 157 is Luxon's double award-winning, flagship development for a new era of sustainable living.

Set in Newquay, this pioneering scheme delivers 157 high-quality, low carbon homes using Insulated Concrete Formwork (ICF), a modern construction method made from recycled materials that significantly reduces both operational and embodied energy. The result is a stronger, quieter, and more efficient home built to last. There are no fossil fuels on site. Every home is heated using Air Source Heat Pumps and Mechanical Ventilation, offering year-round comfort and lower energy bills. Car charging points are standard, supporting a low-carbon lifestyle from day one.

Construction at Trevemper 157 is as considered as the finished homes. All stone and aggregates taken from site are reused, while any imported materials are sourced through local aggregate recyclers, minimising waste and transport emissions.

Our goal is simple: to deliver homes that outperform typical new builds, offering higher efficiency, better materials, and lower lifetime costs, at a comparable price to the timber-frame products of major developers.

Trevemper 157 shows what's possible when you build for the future, without losing sight of the people who live there.

ABOUT TREVEMPER157



BUILT TO LAST



R-WALL
Insulating Concrete Formwork



Every home at Trevemper 157 is built using R-Wall's award-winning Insulated Concrete Formwork (ICF), an advanced construction method that combines a reinforced concrete core with high-performance insulation, built directly into the wall.

The system is manufactured locally in Bude from 93% recycled plastics, carries a 50-year BBA certification, and independent testing points to an expected lifespan well beyond 150 years, several times that of a typical timber-frame system.

Built this way, homes are stronger, quieter and more airtight than traditional construction.

They hold onto heat instead of losing it, which is what keeps running costs down.

Sourcing locally and reducing waste is built into how we build. At Trevemper 157, around 95% of ground material has been repurposed on site through our partnership with Cornish recycler RIG, and locally recycled stone from RIG has been reused across the development, cutting transport impact and landfill.

In phase one alone, this has offset 326 tonnes of CO2 from imported stone, enough to offset the entire building element of that phase.

326+

Tonnes of CO2 offset in Phase 1

93%

Recycled Plastics in ICF Build

41%

Lower Electricity Usage to run*

0.1<

U-Values incredibly low



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SUSTAINABLE BY DESIGN

BUILDING DIFFERENTLY TODAY

Around 80% of a home's carbon footprint comes from the energy it uses once someone is living in it, not from building it. That's why every Trevemper 157 home is designed fabric-first, prioritising insulation and airtightness before anything else, so there's simply less heat to lose in the first place.

Every home is heated by an air source heat pump, drawing warmth from the outside air rather than burning fossil fuels, paired with continuous mechanical ventilation that keeps fresh air moving without losing that heat. Every home includes electric vehicle charging.

We avoid token gestures. If a feature doesn't genuinely improve how a home performs, we don't add it. Every home at Trevemper 157 is designed to a minimum EPC B rating.

PLOT 19
TREVEMPER 157



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£415,000

TENURE: Freehold FLOOR AREA: 1292ft² TYPE: House End Terrace

KEY FEATURES

- New build, three bedroom, end-terrace home
- 2.5 bathroom including master ensuite
- EPC B rating (upgrades to A rating available)
- Eco-friendly air source heat pump
- Mechanical ventilation throughout
- Underfloor heating on ground & first floors
- Radiators on second and third floors
- Karndean & carpet throughout
- Award winning ICF construction
- Contemporary kitchen inc. high-spec integrated appliances
- Built in oven, dishwasher, washing machine, electric hob, fridge freezer
- Chrome heated towel rail
- Smoke alarms throughout
- Modern oak internal doors
- Mix of LED spotlights & feature pendants
- Landscaped, enclosed rear garden
- Integral garage & off-road parking
- Choice of contemporary kitchen cabinets and worktops*
- Choice of bathroom tiles*
- Estate fee: £248.63 pa

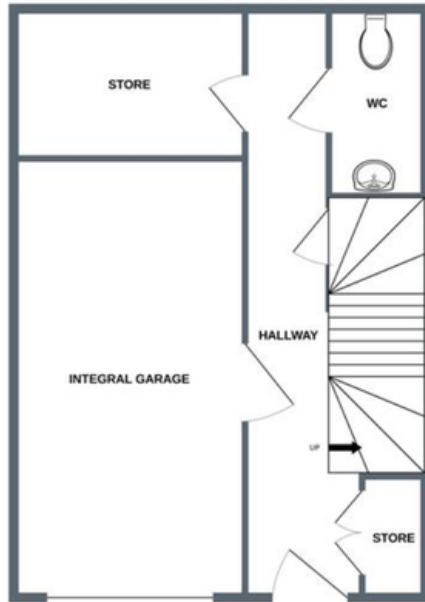
*subject to build phase at time of purchase

CGIs/Specs/Measurements/Plans are approximate and subject to change without notice.

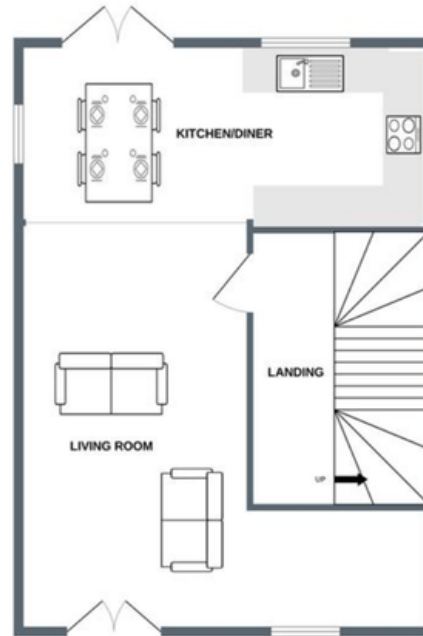
PLOT 19 TREVEMPER 157



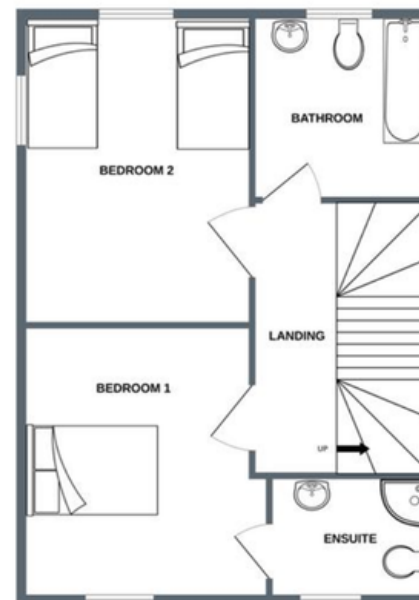
GROUND FLOOR



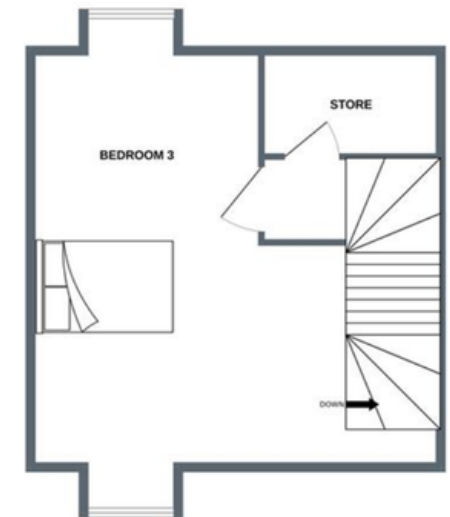
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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FLOOR PLANS

PLOT 19 - OVERVIEW

A rare opportunity to purchase a three-bedroom, end Terrace home with a generous enclosed rear garden; fuelled by an ecofriendly air source heat pump and complete integral garage and off-road parking.

Located within a short walk to the boating lake and the famous Gannel Estuary, where a range of leisurely water sport activities can be enjoyed, and great access links in and out of Newquay. Local hotspots of Holywell Bay, Perranporth, Padstow, Rock and Truro are all also a short drive away, with good public transport links.

With the environment in mind, this property uses a new, award-winning ICF construction method to increase its energy efficiency and lower your energy bills ongoing.

This is the ideal property as a starter family home, or first time buyer looking for their first step on the property ladder.

THE LUXON PROMISE

Every Luxon home comes with a two-year developer warranty covering workmanship, materials and construction, followed by a ten-year structural warranty covering the foundations, load-bearing walls and roof structure.

SITE MAP

- | | |
|-----------------|---|
| 1 Bed Apartment | ○ |
| 2 Bed Apartment | ● |
| 2 Bed FOG | ○ |
| 2 Bed House | ● |
| 3 Bed House | ● |
| 4 Bed house | ● |
- Affordable homes



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New Homes

NEWQUAY LIVING

Trevemper sits on the edge of Newquay, close enough to walk to schools, shops and the town centre, with open countryside and the Gannel Estuary right on your doorstep.

Newquay is the UK's surfing capital, with Fistral Beach a few minutes away and a run of golden beaches and coastal paths beyond it. The Gannel Estuary and its boating lake are a short walk from the development, ideal for paddleboarding, kayaking, or a slow walk along the water.

Beyond the beach there's a proper town: a working high street, a mix of restaurants and cafes, a lively calendar of local events and festivals, and a strong sense of community. It's a place people choose to put down roots in, not just visit.





TREVEMPER157

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DISCLAIMER

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Floor plans and site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property.

All dimensions shown are approximate and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboarding or skirting boards. Dimensions may vary during the course of construction and should not be relied upon to determine space for furniture, appliances, or fitting carpets.

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