



ROBINSONS
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WYNYARD WOODS PLOTS WYNYARD WOODS
WYNYARD VILLAGE | TS22 5UB

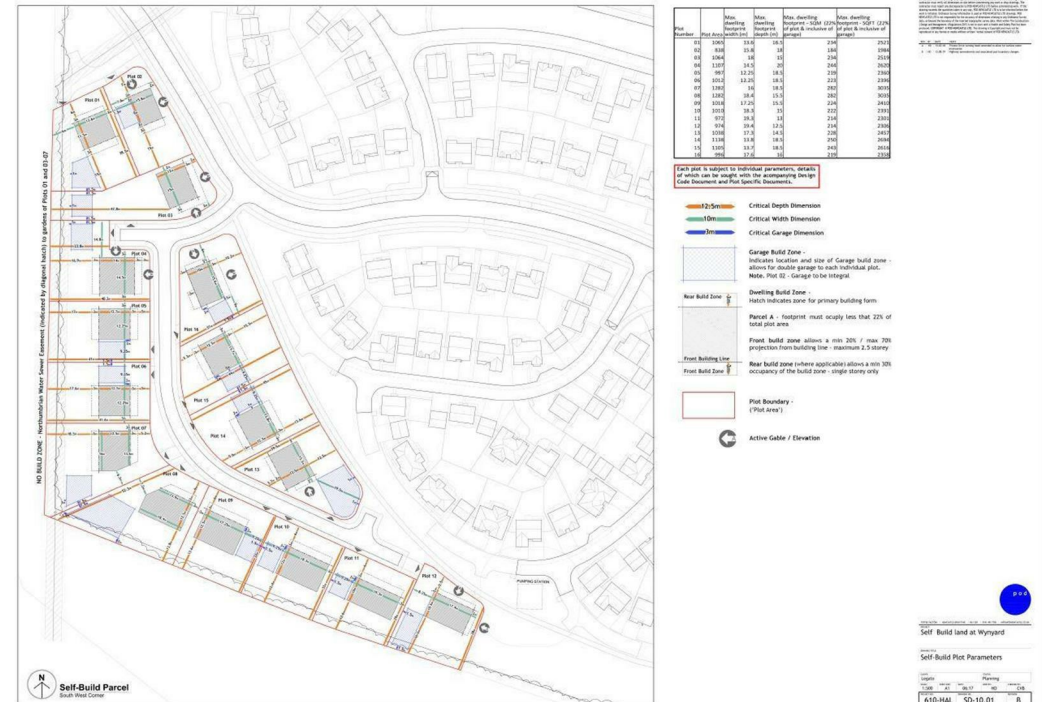
WYNYARD WOODS PLOTS WYNYARD WOODS WYNYARD VILLAGE | TS22 5UB

*** 13 PLOTS NOW RESERVED*** ONLY 3 REMAINING SEE DRONE FOOTAGE An exciting and exclusive opportunity to purchase a self build plot within a prestigious and desirable location for 16 luxury homes. The self build parcel is located in the south west corner of the wider site nestled amongst Seaham New Plantation to the south, and an array of green public space and footpaths to the north. Further north is the Bellway low density and landscape dominant development, featuring a range of high quality 4 and 5 bedroom detached homes. Within the site are a range of landscaped features, public open space, with tree lines streets and pedestrian links linking into the wider locality. The parcel has fantastic links to the village to the north east and the Wynyard Primary School. The proposed self-build layouts have been designed with the intention of creating a new residential community as part of and in-keeping with the wider Masterplan Proposals for the land south West of Wynyard Woods Plots offered 'ready for development' with services.





Plot Number	Plot Area	Max. dwelling footprint width (m)	Max. dwelling footprint depth (m)	Max. dwelling footprint - SQM (22% of plot & inclusive of garage)	Max. dwelling footprint - SQFT (22% of plot & inclusive of garage)
01	1065	13.6	16.5	234	2521
02	838	15.8	18	184	1984
03	1064	18	15	234	2519
04	1107	14.5	20	244	2620
05	997	12.25	18.5	219	2360
06	1012	12.25	18.5	223	2396
07	1282	16	18.5	282	3035
08	1282	18.4	15.5	282	3035
09	1018	17.25	15.5	224	2410
10	1010	18.3	15	222	2391
11	972	19.3	13	214	2301
12	974	19.4	12.5	214	2306
13	1038	17.3	14.5	228	2457
14	1138	13.8	18.5	250	2694
15	1105	13.7	18.5	243	2616
16	996	17.6	16	219	2358





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VIEWINGS:-

Via Robinsons Regency & Rural

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.

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