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PLOT 3 PLOT 3, STONEY WOOD DRIVE
WYNYARD | TS22 5TS

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An outstanding and rarely available opportunity to acquire a premium self-build plot within an exclusive development of just 16 luxury homes, set in one of the most prestigious and highly sought-after locations.

This exceptional parcel occupies a prime position within the south-west corner of the development, offering a superb balance of privacy, natural beauty, and connectivity. Nestled against the mature woodland of Seaham New Plantation to the south and complemented by expansive green open spaces and scenic footpaths to the north, the setting provides an enviable backdrop for a truly bespoke home.

The surrounding area further enhances the appeal, with the neighbouring Bellway development delivering an attractive, low-density scheme of high-quality four and five-bedroom detached properties—reinforcing the premium character and long-term value of this location.

Carefully master planned, the wider development is designed to create an aspirational residential community. Tree-lined streets, beautifully landscaped public spaces, and well-planned pedestrian links combine to offer a lifestyle that is both tranquil and well-connected, ideal for modern family living.

Conveniently positioned, the plot benefits from excellent access to Wynyard Village, while the highly regarded Wynyard Primary School is within easy reach, making this an ideal choice for families seeking both quality and convenience.

The self-build opportunity has been thoughtfully integrated into the wider vision for the land south-west of Wynyard Woods, ensuring that any future home will sit harmoniously within this prestigious setting while allowing you the freedom to create a truly individual property tailored to your exact requirements.

Each plot is offered ‘ready for development’, with services already in place—allowing you to move forward with confidence and bring your dream home to life without delay.

Opportunities of this calibre, in such a prime location, are extremely limited—early interest is stro

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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Each plot is subject to individual parameters, details of which can be sought with the accompanying Design Code Document and Plot Specific Documents.

12.5m Critical Depth Dimension

10m Critical Width Dimension

7m Critical Garage Dimension

Garage Build Zone - Indicates location and size of Garage build zone - allows for double garage to each individual plot. **Note**. Plot 02 - Garage to be integral

Rear Build Zone

Dwelling Build Zone - Hatch indicates zone for primary building form

Parcel A - footprint must ocuply less that 22% of total plot area

Front build zone allows a min 20% / max 70% projection from building line - maximum 2.5 storey

Front Building Line

Front Build Zone

Rear build zone (where applicable) allows a min 30% occupancy of the build zone - single storey only

Plot Boundary - ('Plot Area')

Active Gable / Elevation

Self Build land at Wynyard

Self-Build Plot Parameters

Scale	Date	Drawn	Checked
1:500 A1	06.17	MD	CVB

610-HAL SD-10.01 B

Schedule of Plot Parameters

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* Footprint dimensions and areas include plot specific front and rear projections - see drawing 610-HAL-SD-10.01 for further details

Plot Boundary - ('Plot Area')

Active Gable / Elevation

Contractor must report any discrepancies to POD ARCHITECTS LTD before commencing work. If this drawing accompanies the planning application, POD ARCHITECTS LTD is to be informed immediately work is undertaken. Ordnance Survey information is used on POD ARCHITECTS LTD drawings. POD ARCHITECTS LTD is not responsible for the accuracy of dimensions resulting from Ordnance Survey data, or beyond the boundary of the inserted topographic survey data. Work which The Contractor is Design and Management (CDM) Regulations 2015 is not as such, and is Health and Safety File has been produced. COPYRIGHT © POD ARCHITECTS LTD. This drawing is Copyright and must not be reproduced in any format or media without written initial consent of POD ARCHITECTS LTD.

REV	BY	DATE	NOTES
A	MD	12.05.17	Minor amendments to plot boundaries
B	MD	26.05.17	Road re-layout as clients request
C	MD	27.06.17	Highway amendments and associated plot boundary changes

pod

Self Build land at Wynyard

Self-Build Plot Parameters - Indicative Footprints

Client	Drawn
Legato	Planning

Scale	Paper Size	Date	Drawn	Checked
1:500	A1	06:17	HD	CVB

Project No	Drawing No	Revision
610-HAL	SD-10.02	C

VIEWINGS:-

Via Robinsons Regency & Rural
Tel: 01740 645444
Email: info@robinsonswynyard.co.uk

AGENTS NOTES:-

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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