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58 ROSE GARDEN LANE  
WYNYARD | TS22 5WB

## 58 ROSE GARDEN LANE WYNYARD | TS22 5WB

Available to purchase via the part-buy, part-rent scheme, this home is available to purchase and is listed at 43% of the market value. (£295,000). Certain criteria is required to purchase, please contact us for further information.

Nestled in the charming Rose Garden Lane, Wynyard, Billingham, this exquisite detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,119 square feet, the property has been thoughtfully designed and constructed in 2024, ensuring that it meets the highest standards of contemporary architecture and energy efficiency.

As you approach the house, you will be greeted by a welcoming façade that reflects the elegance of its surroundings. The interior boasts spacious living areas, ideal for both relaxation and entertaining. Large windows allow natural light to flood the rooms, creating a warm and inviting atmosphere throughout the home.

The layout is practical and well-considered, providing ample space for families or individuals seeking a tranquil retreat. Each room has been designed with attention to detail, ensuring that comfort and style are at the forefront. The modern kitchen is equipped with high-quality appliances, making it a delightful space for culinary enthusiasts.

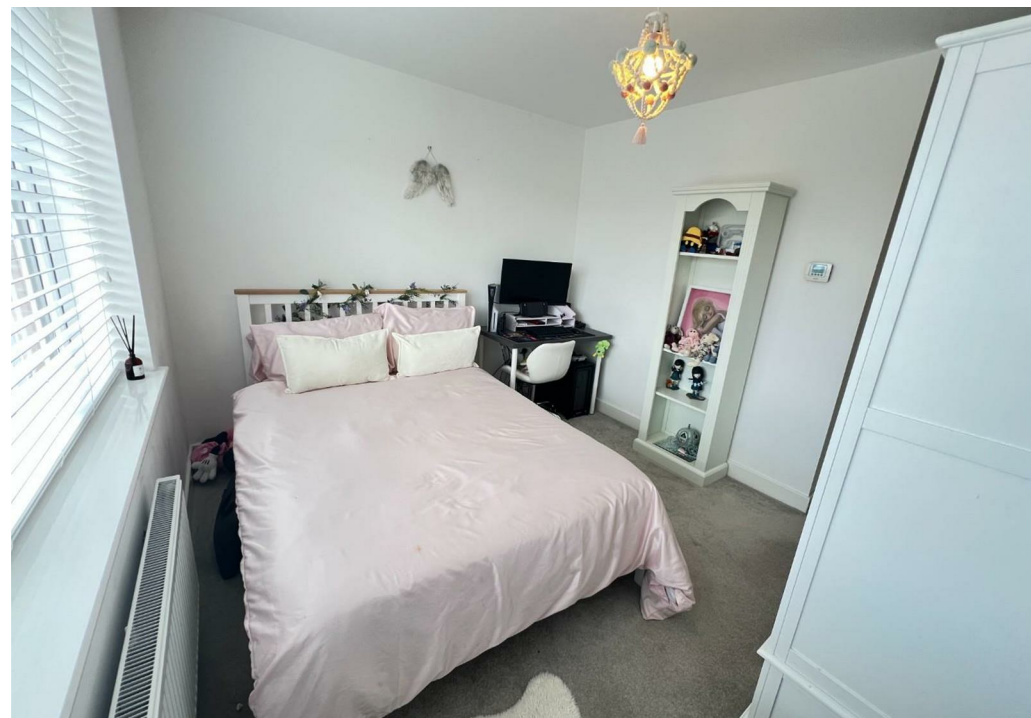
The property is situated in a desirable location, offering easy access to local amenities, parks, and transport links, making it an ideal choice for those who appreciate both convenience and a peaceful environment.

This stunning detached house on Rose Garden Lane is not just a home; it is a lifestyle choice that promises comfort, elegance, and a sense of community. Do not miss the opportunity to make this remarkable property your own.











#### DISCLAIMER

DISCLAIMER: This property is part of the 'Sage Shared Ownership Scheme' & terms & conditions apply. Shared ownership buyer eligibility criteria can be found at <https://www.gov.uk/shared-ownership-scheme/who-can-apply>

This property is not available for purchase by Private Landlords or those looking for Buy to Let Properties.

Tenure: Leasehold (999 years from 26/07/2024)

Share Available: 43% - £126,850 (Full 100% share and freehold is available to purchase @ £295,000)

Shared Ownership Rent: £410.62 per month from 1st April 2026 (subject to annual review)

Service Charge : £71.01 per month from 1st April 2026 (subject to annual review) The service charge , but are not limited to estate charges, managing agents' Estate charges, Buildings insurance, Management fee, Costs of communal lighting, cleaning on the estate or block, grounds maintenance, Managing Agents' Estate Costs.

Total monthly payment to the landlord : Total monthly payment for the rent and other charges described above will be : £481.63 a month from 1st April 2026. Payments are due on 1st each month in line with the lease agreement. ( other charges not included in the monthly payment to the landlord which are the responsibility of the home owner include, but are not limited to mortgage repayments, contents insurance, Council Tax, gas and electricity supply, and water charges.

Rent Review Period : The Rent & Service Charges will be reviewed every year on 1st April ( the review date). Sage Homes will notify the homeowner each year of the revised amount, and the date from which the new rent will become payable.

#### LOCATION

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS

VIA:- Robinsons Wynyard

TEL:- 01740 645444

EMAIL:- [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

#### AGENTS NOTES

Council Tax: Hartlepool Borough Council, Band E - Approx. £3129 p.a

Tenure: Leasehold - 999 years from 01/04/2026

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains Electricity supply – Mains Water Supply – Mains Sewerage – Mains Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

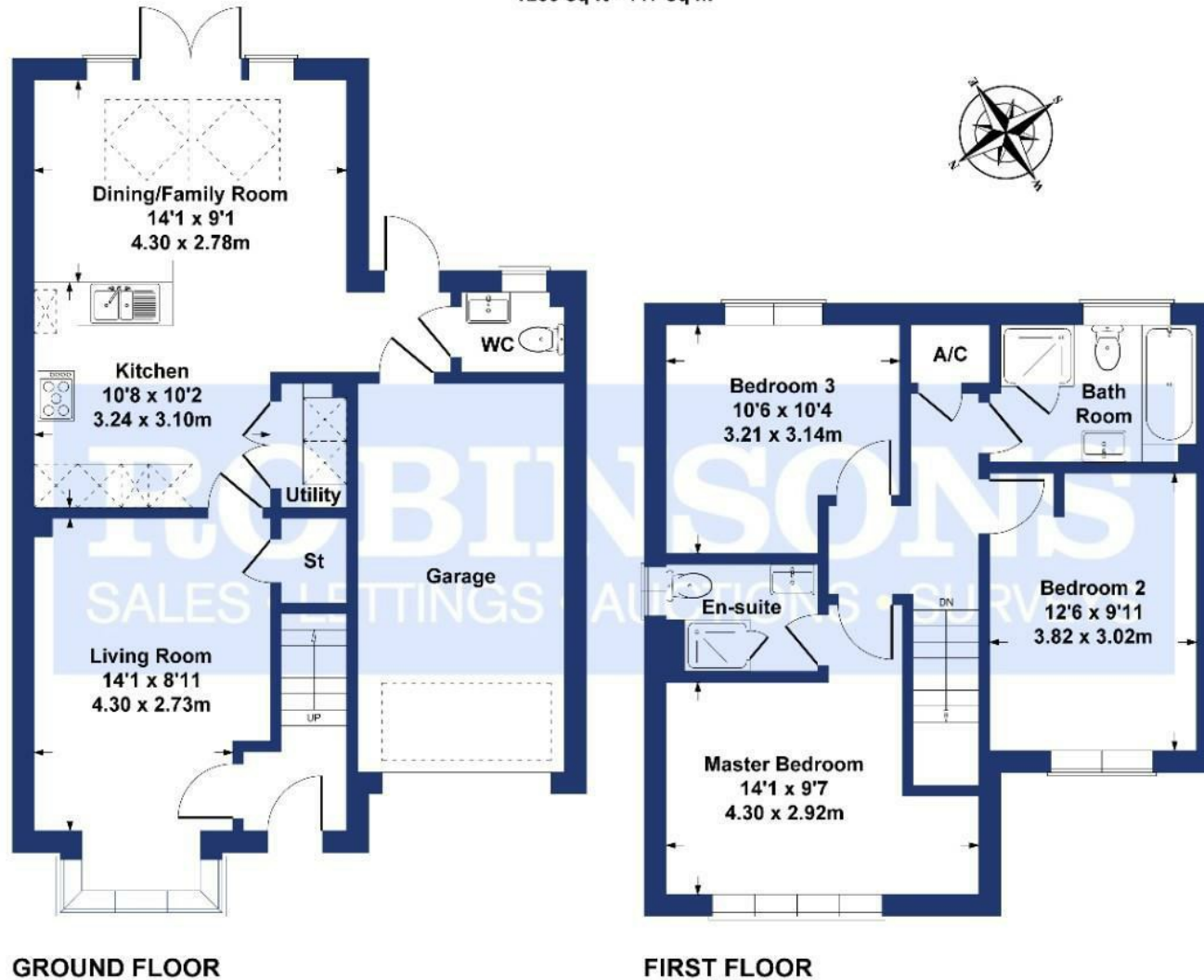
Probate – being applied for - NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

# Rose Garden Lane

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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.



**Tel: 01740 645444**

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