



ROBINSONS
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PLOT 2 PLOT 2, 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.

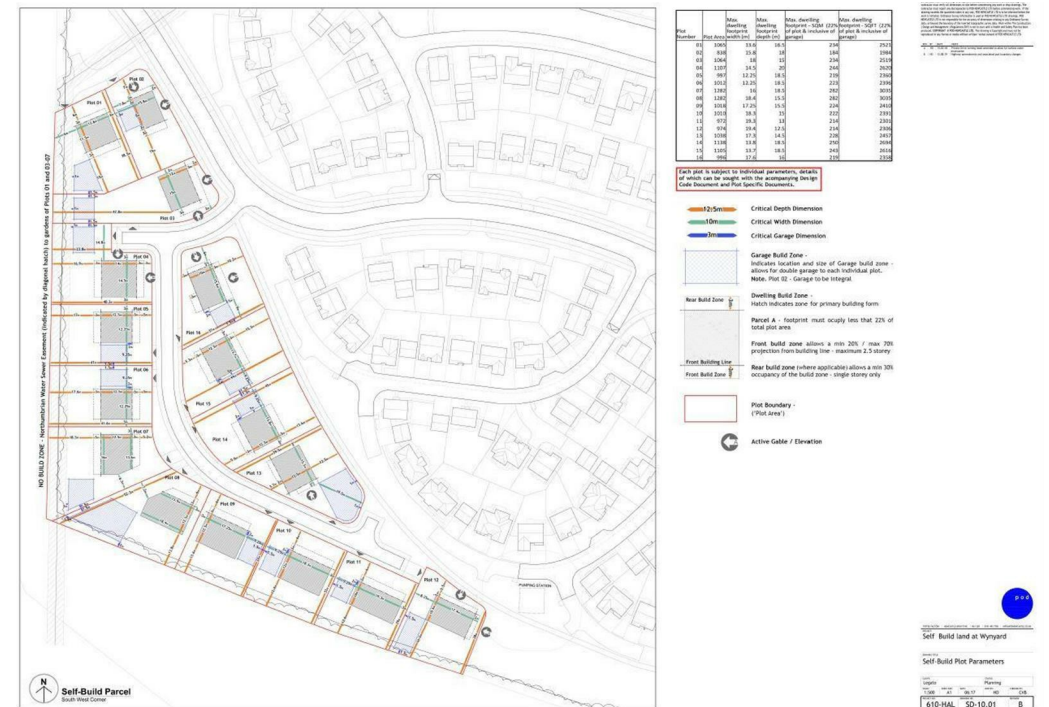
Each plot is offered 'ready for development', with services already in place—allowing you to move forward with confidence and bring your dream home to life without delay.

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





VIEWINGS:-

Via Robinsons Regency & Rural

Tel: 01740 645444

Email: info@robinsonswynyard.co.uk

AGENTS NOTES:-

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (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.

Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@robinsonswynyard.co.uk