



ROBINSONS
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PLOT 4 WYNYARD WOODS
WYNYARD VILLAGE | TS22 5UB

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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 Seham 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 lined 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.



VIEWINGS:-

Via Robinsons Regency & Rural

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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 £30 (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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