



WOODLANDS HOUSE

Wynyard





WOODLANDS HOUSE

WYNYARD

LOCATED IN SECLUDED AND PRIVATE GROUNDS OF 8.9 ACRES, THIS RESIDENTIAL SELF-BUILD PLOT BENEFITS FROM FULL PLANNING PERMISSION FOR A 15,188 SQUARE FOOT, EIGHT-BEDROOM COUNTRY HOME WHICH HAS BEEN THOUGHTFULLY DESIGNED WITH EXCEPTIONAL ECOLOGICAL CREDENTIALS

Proposed Accommodation

Reception Hall • Living Room • Sitting Room • Study

Open-Plan Family Kitchen, Breakfast and Sitting Area • Family Room

Dining Room • Utility Room • Boot Room • Laundry Room • Games Room

Hobby Room • Bar • Leisure Suite with Gym, Hot Tub, Sauna/Steam Room and Changing Facilities • Substantial Principal Bedroom Suite with Dressing Rooms and Two En Suite Bathrooms and Balcony • Guest Suite with Dressing Room and En Suite • Three Further First Floor Double Bedrooms with Walk-In Wardrobes and En Suites • Three Further Second Floor Double Bedrooms, all with En Suites

Externally

Formal Outdoor Dining and Relaxing Patio Terraces • Sunken Fire Pit

Landscaped Lawns with Ha-Ha • Raised Decking with Streamside Views Along Close Beck and a Boardwalk to Enjoy the Wildlife • Ancient Woodland and Native Trees with Walkways • Car Port with Parking and Substantial Sweeping Driveway



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

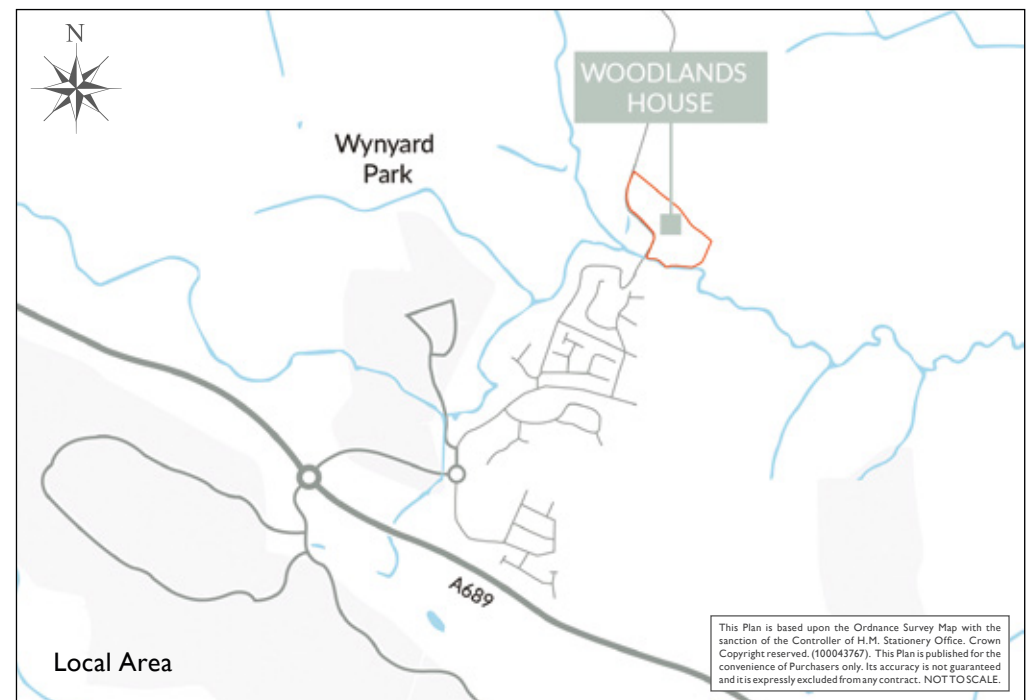
Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk



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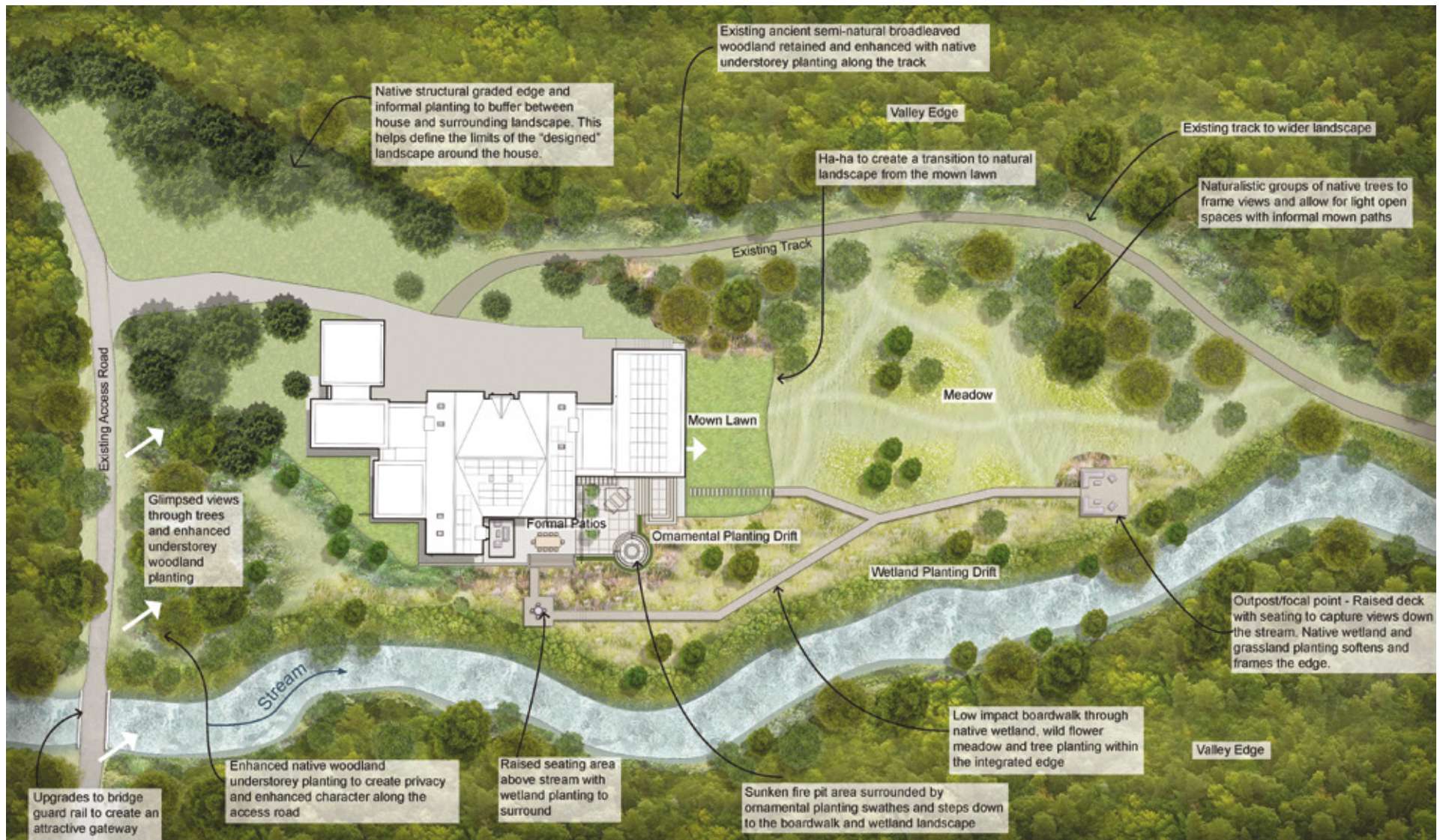
Situation and Amenities

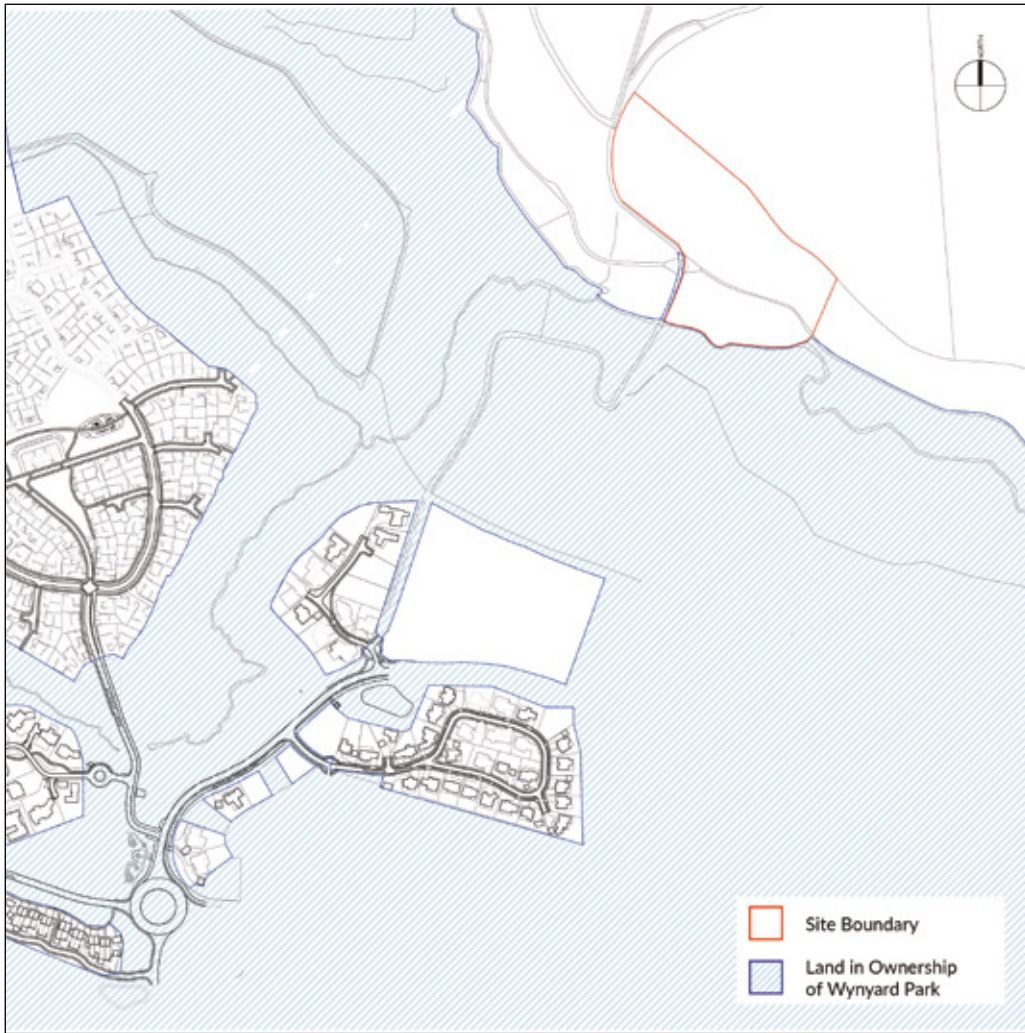
The exclusive community of Wynyard Park is surrounded by woodland yet is ideally situated close to local road links including the A19 and the A1(M). It has its own golf club, primary school and convenience store, along with the nearby Woodland Park for all the family to enjoy.

Woodlands House Location

Set to a backdrop of rolling countryside and secluded woodland, the community boasts the very best lifestyle, from a Residents' Garden to recreational facilities for the whole family. Choosing to call Wynyard Park home is about more than the bricks and mortar that make up your property. Living in a completely secure and highly designed environment is a unique way of living that provides unrivalled peace of mind. Wynyard Park is truly a magnificent place to live with a commitment to remaining a self-sustained and exclusive community.



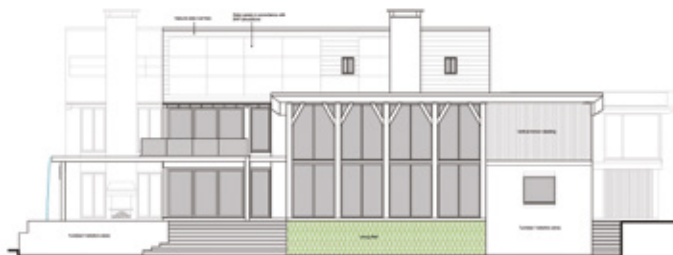




West elevation



East elevation



Agent's Note

Whilst planning permission has been granted, this plot offers the opportunity to innovate and tailor-make a home that is perfectly suited to you.

Tenure

The residential building plot is freehold and will be offered with vacant possession on completion.

Viewings

By appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

Stockton-on-Tees Borough Council

Boundaries

The vendors will only sell such interest as they have in the boundary fences and hedges, etc. All boundaries and areas are subject to verification with the title deeds.

Method of Sale

The residential building plot is offered for sale by private treaty.

what3words

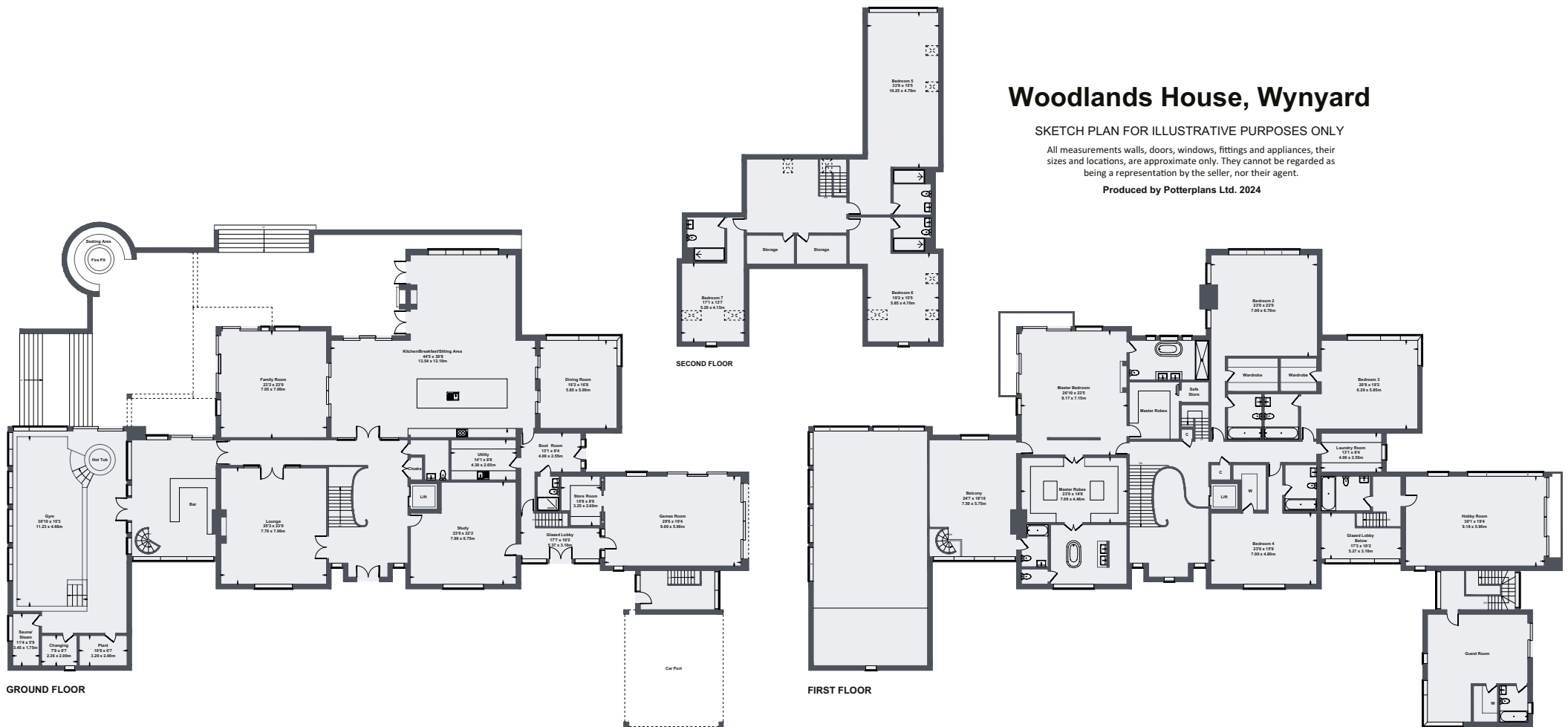
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Woodlands House, Wynyard

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. 2024



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: November 2024