

ROBINSONS

SALES • LETTINGS • REGENCY & RURAL

PLOT 4 CAMERON COURT
WYNYARD | TS22 5WH

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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





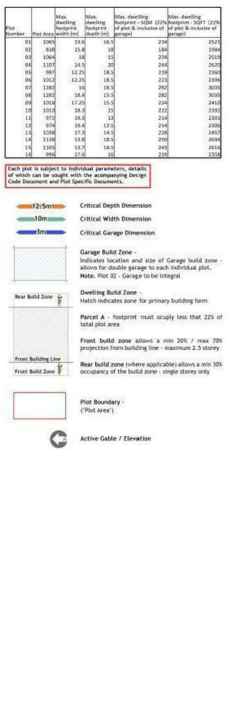






Plot Number	Plot Area	Max. dwelling footprint width (m)	Max. dwelling footprint depth (m)	Max. dwelling footprint - SQM (22% of plot & inclusive of garage)	Max. dwelling footprint - SQFT (22% of plot & inclusive of garage)
01	1065	13.6	16.5	234	2521
02	838	15.8	18	184	1984
03	1064	18	15	234	2519
04	1107	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









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 NEWCASTLE LTD before commencing work. If this drawing scales this could be due to print scaling. POD NEWCASTLE LTD is to be informed before this work is undertaken. Ordnance Survey information is used on POD NEWCASTLE LTD drawings. POD NEWCASTLE LTD is not responsible for OS scaling or dimensions relating to any third party survey data, or beyond the boundary of the inserted topographic survey data. Work within The Construction (Design and Management) Regulations 2015 is not a duty holder under the Health and Safety Executive guidance. COPYRIGHT © POD NEWCASTLE LTD. This drawing is Copyright and must not be reproduced in any format or media without written consent of POD NEWCASTLE LTD.

REV	BY	DATE	NOTES
A	MH	12.05.16	Minimum 30mm building to boundary distances added for perfect match information
B	MH	26.05.16	Road re-layout as clients request
C	MH	17.06.16	Highway amendments and associated plot boundary changes

pod

Self Build land at Wynyard

Self-Build Plot Parameters - Indicative Footprints

Author	Drawing Status
Legato	Planning

SCALE	PAPER SIZE	DATE	Drawn by	Checked by
1:500	A1	06:17	HD	CVB

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

VIEWINGS:-

Via Robinsons Regency & Rural
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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 £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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