



## listing



### Informazioni sull'Agente

Nome:	Tony Dobbins
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,673,471.29

#### Posizione

Nazione:	United Kingdom
Publicato:	31/05/2026

#### Descrizione:

Plot 6 represents a rare opportunity to secure one of Wynyard's most substantial new homes at a stage where early buyer involvement can still meaningfully influence the final specification, finishes and internal detailing.

Set within a private plot of approximately 0.49 acres, this consented building plot has approval for an exceptional detached residence extending to approximately 8,224 sq ft of living accommodation, or 8,837 sq ft including the garage. The approved design creates a landmark home of real scale, with striking contemporary architecture, a broad gated frontage, extensive glazing, landscaped gardens and a highly practical internal arrangement designed for modern family living and entertaining.

The asking price reflects both the cost of the plot and the proposed build, giving the buyer the opportunity to acquire a fully realised, high-specification home rather than simply a parcel of land. The approved external form is already in place, allowing the development to proceed on the current design, while the early stage of the project means there remains scope to tailor many of the internal finishes, fixtures and design details to suit individual requirements.

The proposed accommodation is arranged across three floors. The ground floor has been designed around generous living and entertaining space, with a substantial kitchen and dining area, formal lounge, separate



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dining room, gym, swimming pool, utility room and boot room, together with two WCs. The boot room links directly from the garage, creating the kind of everyday practicality expected in a house of this calibre.

On the first floor, the principal bedroom suite includes a walk-in wardrobe and en-suite bathroom. Bedroom two also benefits from a walk-in wardrobe and en-suite, while bedroom three has its own en-suite facilities. This level also includes a study and an impressive bar and games room, with a mezzanine overlooking the pool area, adding a distinctive lifestyle element to the design. A separate guest suite above the garage provides further flexibility, complete with walk-in wardrobe and en-suite bathroom.

The second floor provides two additional bedroom suites, each with its own walk-in wardrobe and en-suite bathroom. In total, the approved layout offers six substantial bedroom suites, making this a highly versatile home for large families, visiting guests or buyers who require generous space for working, relaxing and entertaining.

The proposed specification is equally considered. The house is expected to include air source heat pumps, solar panels with battery storage and underfloor heating throughout all floors, run through a smart Wi-Fi connected system. Cat 6 cabling is proposed throughout, with provision for TV connections, Wi-Fi boosting locations, speakers to the main lounge and bar area and a choice of alarm system. Further smart lighting, audio and home automation options could be incorporated by agreement, depending on the buyer's preferences.

Externally, the proposed finish includes anthracite aluminium windows and doors, Marley Hawkins Staffordshire Blue roof tiles, cast iron-effect rainwater goods and a refined brick palette using Harewood Blend as the principal brick with Wentworth as a darker secondary contrast. The driveway is intended to follow the established block-paved style seen across Wynyard, with estate fencing, laurel hedging, turfed areas, patio space and landscaped garden areas as shown on the current site plan.

Internally, the final kitchen, bathroom, flooring, staircase and decorative finishes are still to be confirmed, creating a significant advantage for a buyer who wants to shape the final result. The current direction is for a contemporary kitchen, modern bathroom suites, engineered wood flooring to the ground floor, tiled bathrooms, carpets to the upper floors and a modern floating oak staircase with glass balustrading.

Any buyer seeking more substantial design changes may be able to explore them, although major alterations to the approved form of the house, such as removing the pool, would likely require a further planning application. As it stands, the consented scheme is ready to move forward, offering a superb balance between planning certainty and the ability to personalise a major new home before construction is too far advanced.

This is not simply a plot purchase. It is an opportunity to secure a remarkable new residence of scale, presence and individuality, with the confidence of an approved design and the added benefit of early-stage involvement in the final specification.

## **Comune**



Camere da letto: 6  
Bagni: 3  
Finito piedi quadrati: 764 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: RS2922

