



## listing



### Agent Info

Naam:	Tony Dobbins
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Experience since:	
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	GBP 400,000

#### Locatie

Aanbevolen Auto Onderdelen:	United Kingdom
Geplaatst:	15-05-2026

#### Omschrijving:

An exceptional opportunity to acquire a substantial consented building plot within Wynyard Park, one of the North East's most prestigious residential settings.

Plot 22, The Cavendish extends to approximately 0.36 acres / 1,471 sq m and benefits from planning consent for The Cavendish, a striking contemporary residence designed to deliver an impressive balance of architectural presence, privacy and modern family living.

The proposed home has been carefully designed around scale, natural light and everyday comfort. The architecture combines coursed natural stone, natural slate roofing and expansive glazing, creating a refined contemporary home with a strong sense of permanence and quality. The principal elevations feature bold gables, generous window openings and a carefully considered relationship between the house and its landscaped setting.

The site plan provides for a substantial private driveway, generous frontage, landscaped boundaries, lawned gardens and a rear patio area, creating a setting that feels both substantial and manageable. Mature boundary planting and proposed hedging provide privacy, while the orientation and layout allow the house to sit comfortably within the plot.

This is a rare opportunity for a buyer to create a bespoke family home in an established, high-value



residential environment, with the benefit of consent already in place and the ability to shape the final specification to personal requirements.

## Location Highlights

Wynyard Park is regarded as one of the region's most desirable addresses, known for its substantial individual homes, mature landscaping and strong long-term appeal.

The location offers excellent access to Wynyard's local amenities, nearby schooling, commuting routes and the wider Tees Valley, Durham and Newcastle road networks.

## Plot Information

Plot area: approximately 0.36 acres / 1,471 sq m

Proposed dwelling: The Cavendish

Planning consent granted

Prestigious Wynyard Park setting

Private driveway and landscaped gardens

Rear patio and generous lawned areas

Natural stone and slate architectural finish

## Services

Prospective purchasers should make their own enquiries regarding services, connections and any technical requirements relating to the approved scheme

## Lease terms

Date Available:

## Contact information

IMLIX ID:

CS0004

