

# NOVE



Plot 4, Newspan Development, South Otterington

South Otterington

Guide Price £645,000

# Plot 4, Newspan Development

## South Otterington

We are thrilled to offer this fantastic opportunity to reserve your plot on a bespoke site being developed by Newspan Construction.

If you have ever dreamed of building your own home, this is your chance to work with one of the areas most respected developers to create your perfect property.

Plots are being offered for reservation. Full consultation over specification and design can be made with the developer.

### Plot 4

This three bedroom bungalow offers great internal space with large kitchen/dayroom as well as a spacious Living Room. The kitchen, finished to your specifications will have large folding doors to the garden.

### South Otterington

The Village is named in the Domesday Book. The name is Old English after a person named Otter with "ton" meaning settlement. It is on the A167 and is part of the former Great North road from Boroughbridge to Northallerton.

The village with a population of 350 is 5 miles south of Northallerton on the east bank of the River Wiske.

The village is also home to a fine pub The Otterington Shorthorn, serving a great selection of home cooked food and real ale. It is a friendly yet charming pub with a warm and inviting atmosphere.

A fantastic primary School has its home in the Village which feeds into local secondary Schools including Thirsk, Northallerton, Ripon, Bedale, Queen Marys and Cundall Manor.

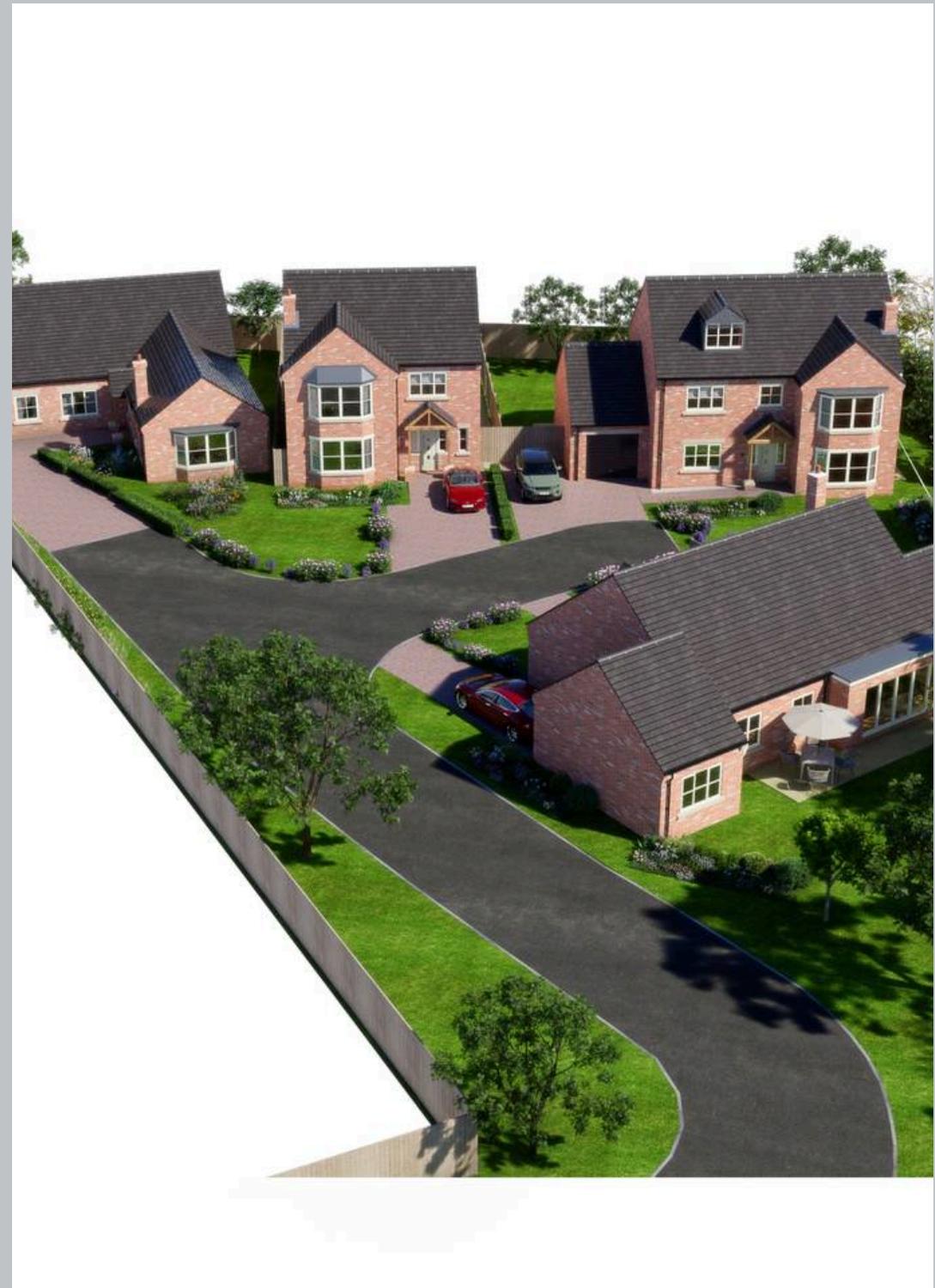
### Transport Links

Sitting between Thirsk and Northallerton, access is easy for both Towns, each having a train station on the East Coast Mainline.

The Villages close proximity to the A1 and A19 allow commuters great access to all routes.

### Materials Budget

The following budgets are offered within the purchase price and allow for you to choose your own kitchen and bathroom materials. Please note, this is materials only, at cost price





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