

NOVE



Four Detached Properties, Newspan Development, South Otterington

Prices From £565,000



Four Detached Properties, 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.

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.

- Build Contract Available
- Bespoke Build
- Three Bedroom Bungalow
- Newspan Construction





Plot 4
3 Bedroom Detached Bungalow
Garage
1324 sq ft

Plot 1 - £660,000

This three bedroom, detached bungalow offers 1625 sqft of internal space as well as a detached garage of 387 sq ft. The stunning kitchen/dayroom looks out to the garden via two sets of folding doors allowing plenty of natural light. The current plans provide a separate living room and study though final details can be amended to suit buyers needs.

Plot 2 - £565,000

This fantastic, detached, three bedroom property is set over three floors, with a bathroom/toilet on all floors. Built with all the features of a Newspan creation, including Oak Porch, spacious living Kitchen and separate Living Room, this property will be constructed of Chatsworth Brick and Calderdale Dark grey roof tile for a premium feel.

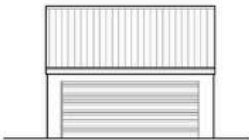


m Detached Bungalow
Garage



m Detached House
Grey

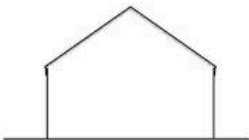
NOTES:
1. ALL DIMENSIONS ARE IN METERS
2. THE PROPOSED DWELLING IS TO BE BUILT ON THE EXISTING PLOT 1
3. THE PROPOSED DWELLING IS TO BE BUILT ON THE EXISTING PLOT 1
4. THE PROPOSED DWELLING IS TO BE BUILT ON THE EXISTING PLOT 1



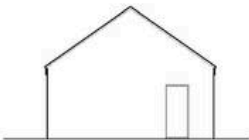
GARAGE FRONT ELEVATION



GARAGE REAR ELEVATION



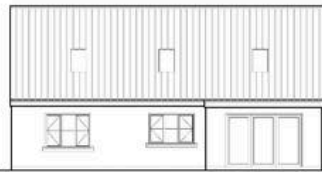
GARAGE SIDE ELEVATION



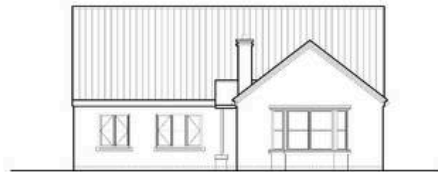
GARAGE SIDE ELEVATION



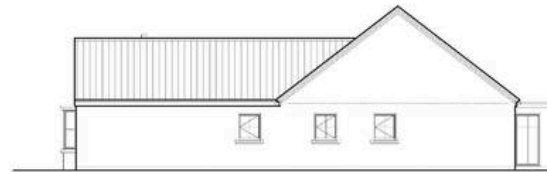
GARAGE PLAN



REAR ELEVATION NORTH



FRONT ELEVATION SOUTH



SIDE ELEVATION EAST



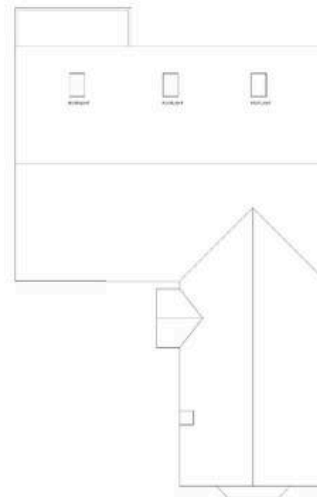
SIDE ELEVATION WEST



GROUND FLOOR PLAN

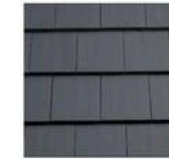
PLOT 1
BUNGALOW

3 BED DETACHED BUNGALOW
1 FLOOR TOTAL = 151sqm /1625sqft
PLUS GARAGE = 36sqm /387sqft



ROOF PLAN

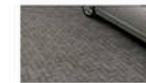
MATERIALS NTS



SANDTOFT CALDERDALE DARK GREY
ROOF TILE



CHATSWORTH BLEND
BRICK



DRIVES PATHWAYS AND PATIO AREAS
MARSHALLS OR SIMILAR BLOCK PAVES
COLOUR CHANGING



LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 1 PROPOSED DWELLING

CON REGULATIONS 2019 STATEMENT
CLIENT TO COMPLY WITH CON REGULATIONS
POLICY OUTLINED WITHIN CON
PROCEDURES FOR CLIENTS DOCUMENT
2019 ISSUED TO THE CLIENT BY
K BAKER DESIGN&DEVELOPMENT

- ☐ PRELIMINARY
- ☒ PLANNING
- ☐ BUILDING CONTROL
- ☐ CONSTRUCTION
- ☐ AS BUILT

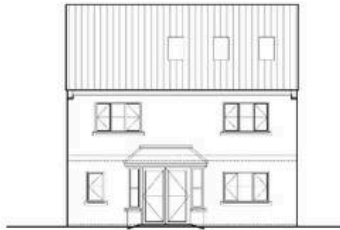
K Baker Design&Devel

INTEGRATED DESIGN&DEVELOPMENT

PLOT 1 PROPOSED DWELLING
DRAWING NO. 18/01/2019/008 SCALE 1:100 @ A1



NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS.
3. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS DRAWING.
4. THE CLIENT IS ADVISED THAT THIS DRAWING IS NOT A CONTRACT AND SHOULD NOT BE USED AS SUCH.



REAR ELEVATION NORTH



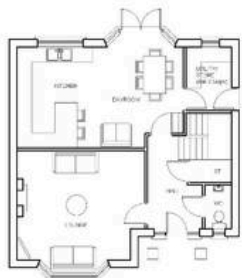
FRONT ELEVATION SOUTH



SIDE ELEVATION EAST



SIDE ELEVATION WEST



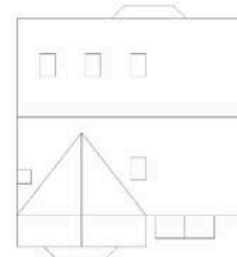
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF AREA PLAN

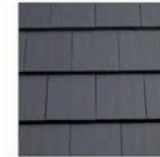


ROOF PLAN

GROUND FLOOR = 69sqm
FIRST FLOOR = 68sqm
ROOF AREA = 32sqm

GROUND FLOOR = 69sqm
FIRST FLOOR = 68sqm
ROOF AREA = 32sqm

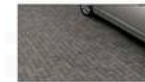
MATERIALS NTS



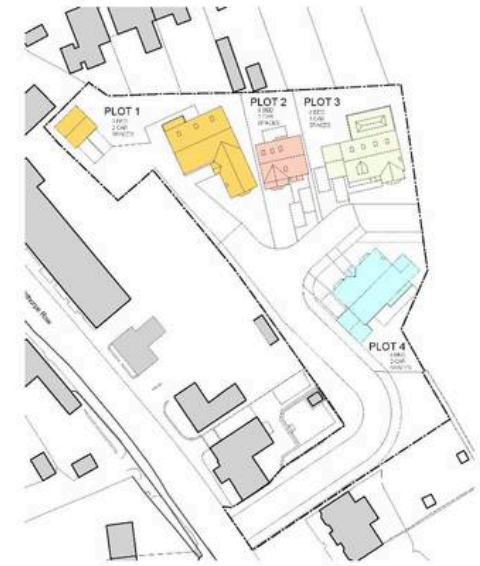
SANDTOFT CALDERDALE DARK GREY
ROOF TILE



CHATSWORTH BLEND
BRICK



DRIVES PATHWAYS AND PATIO AREAS
SANDSHALLS OR SERRA BLOCK PAVING
COLOUR CHAMICAL



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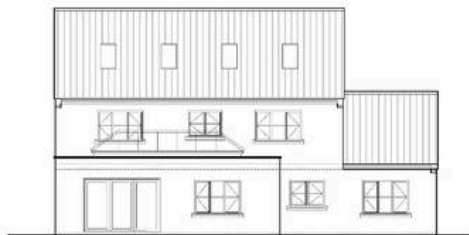
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DRAWING NO: 1805/02/21/05
SCALE 1:100 @ A1



LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 2 PROPOSED DWELLING

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF K BAKER DESIGN&DEVELOPMENT. IT IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF K BAKER DESIGN&DEVELOPMENT.



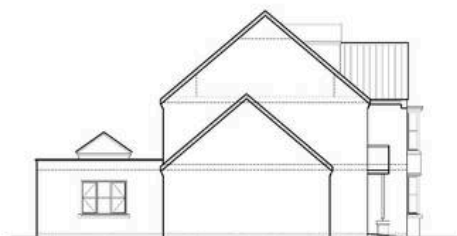
REAR ELEVATION NORTH



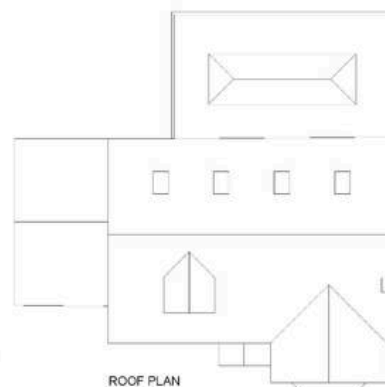
SIDE ELEVATION EAST



FRONT ELEVATION SOUTH



SIDE ELEVATION WEST



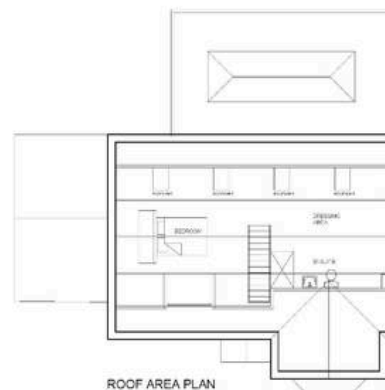
ROOF PLAN



GROUND FLOOR PLAN

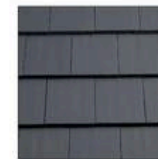


FIRST FLOOR PLAN



ROOF AREA PLAN

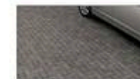
MATERIALS NTS



SANDTOFT CALDERDALE DARK GREY ROOF TILE



CHATSWORTH BLEND BRICK



DRIVES PATHWAYS AND PATIO AREAS MARSHALLS OR SIMILAR BLACK PAVING COLOUR CHARCOAL



PLOT 3
HOUSE
4 BED DETACHED DWELLING
3 FLOORS TOTAL = 269sqm = 2895sqft

GROUND FLOOR = 129sqm
FIRST FLOOR = 89sqm
ROOF AREA = 32sqm
AT 2m HEADROOM
GARAGE = 20sqm

LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 3 PROPOSED DWELLING

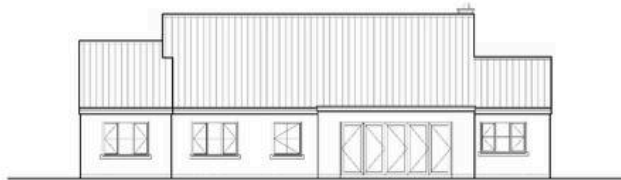
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INTEGRATED DESIGNBUILT-DEVELOPMENT
PLOT 3 PROPOSED DWELLING
DRAWING NO. R&B/LOT3P004
SCALE 1:100 @ A1



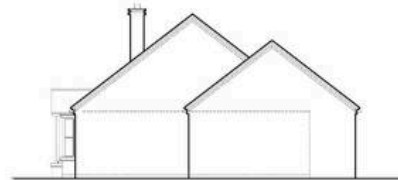
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REAR ELEVATION NORTH



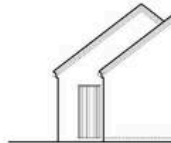
INTERNAL SIDE ELEVATION WEST



SIDE ELEVATION WEST



FRONT ELEVATION SOUTH



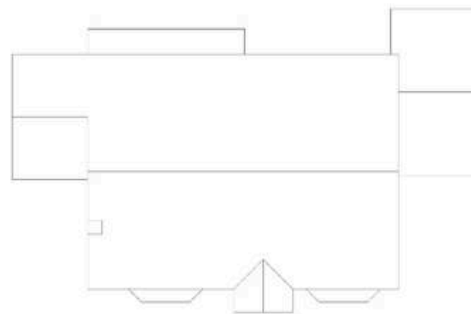
INTERNAL SIDE ELEVATION EAST



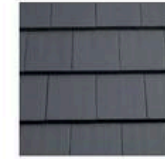
SIDE ELEVATION EAST



GROUND FLOOR PLAN
PLOT 4
BUNGALOW
3 BED DETACHED BUNGALOW
1 FLOOR TOTAL = 123sqm / 1324sqft
PLUS GARAGE = 18sqm / 194sqft



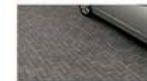
MATERIALS NTS



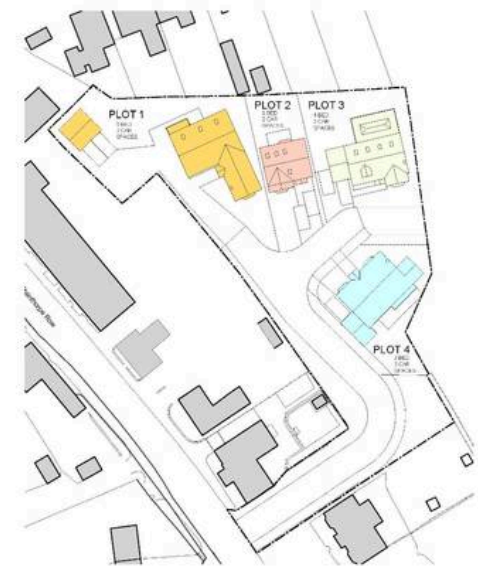
SANDTOFT CALDERDALE DARK GREY
ROOF TILE



CHATSWORTH BLEND
BRICK



DESIGN PATTERNS AND PAVING AREAS
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COLOUR CHARCOAL



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PLOT 4 PROPOSED DWELLING
DRAWING NO. SMPLOT4PR02
SCALE 1:100 @ A1



LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 4 PROPOSED DWELLING

NOVE

Plot 3
4 Bedroom Detached House
Three Storey

Nove

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

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noveproperty.co.uk

