

NOV
E



Four Detached Properties, Newspan Development, South Otterington

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



UTH OTTERINGTON

PROPOSED SITE PLAN

COM REGULATIONS 2015 STATEMENT
CLIENT TO COMPLY WITH COM REGULATIONS
POLICY OUTLINED WITHIN COM
PROCEDURES FOR CLIENTS DOCUMENT
2015 ISSUED TO THE CLIENT BY
K BAKER DESIGN & DEVELOPMENT



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.





Plot 3 - £840,000

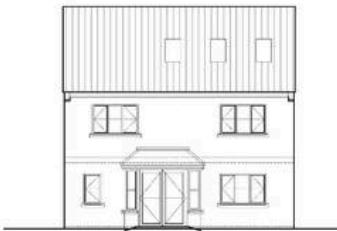
This three storey, detached house offers around 2900sq ft of internal space with flexibility over living space, ground floor bedrooms. This stunning Kitchen can be created to your specification and will be finished with an atrium style roof window to flood natural light into your living space. Plot 3 is offered with an option to secure additional land if required and comes complete with a garage for covered parking and storage.

Plot 4 - £645,000

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. The driveway and garage make parking easy. An option to secure additional land is offered by separate negotiation.



See [How to use this library](#).
This page is a reference service to help the user
make a reasonable approximation to the use of the
library. It is not a substitute for the user's own
knowledge of the library. The user is responsible for
determining the best place to begin his/her research
and for using the library's resources in a responsible
and ethical manner.



REAR ELEVATION NORTH



FRONT ELEVATION SOUTH



SIDE ELEVATION EAST



SIDE ELEVATION WEST



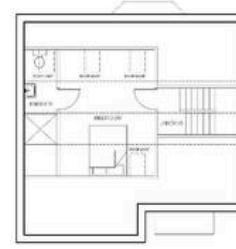
GROUND FLOOR PLAN
PLOT 2
HOUSE

3 BED DETACHED DWELLING
3 FLOORS TOTAL = 169sqm/1820sqft

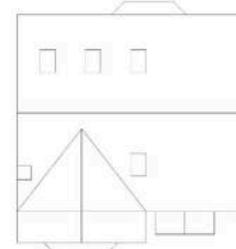


FIRST FLOOR PLAN

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



ROOF AREA PLAN



ROOF PLAN



LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 2 PROPOSED DWELLING

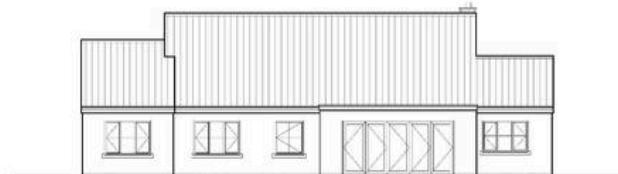
CCM REGULATIONS 2015 STATEMENT
CLIENT TO COMPLY WITH CCM REGULATION
POLICY OUTLINED WITHIN CCM
PROCEDURES FOR CLIENTS DOCUMENT
2015 ISSUED TO THE CLIENT BY
K BAKER DESIGN&DEVELOPMENT

- PLANNING
- BUILDING CONTROL
- CONSTRUCTION
- AS BUILT

K Baker Design&Devel
INTEGRATED DESIGNBUILD-DEVELOPMENT
PLOT 2 PROPOSED CINNELLING



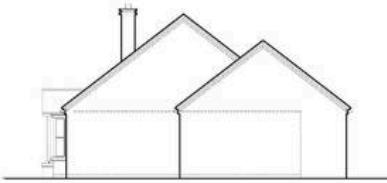
CDR XXX - Architects
Architects for the Environment
100% of the design is compliant with
the Code for Sustainable
Housing Version 2



REAR ELEVATION NORTH



INTERNAL SIDE ELEVATION WEST



SIDE ELEVATION WEST

MATERIALS NTS



SANDTOFT CALDERDALE DARK GREY
ROOF TILE



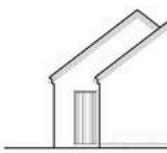
CHATSWORTH BLEND
BRICK



DRIVES/PARKING AND PATIO AREAS
MARSHALLS OR SIMILAR BLOCK PAVING
COLOUR CHARCOAL



FRONT ELEVATION SOUTH



INTERNAL SIDE ELEVATION EAST

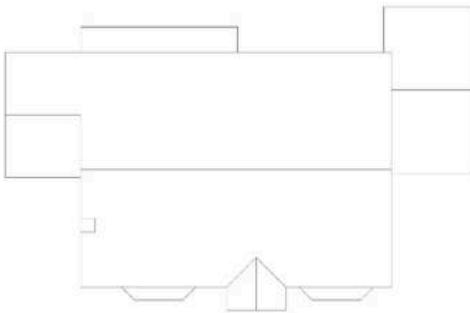


SIDE ELEVATION EAST



GROUND FLOOR PLAN

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



LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 4 PROPOSED DWELLING

CDR REGULATIONS 2013 STATEMENT
CLIENT TO COMPLY WITH CDR REGULATIONS
POLICY OUTLINED WITHIN CDR
REGULATIONS IS THE DESIGNER'S
2013 ISSUED TO THE CLIENT BY
K BAKER DESIGN&DEVELOPMENT

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

K Baker Design&Develop
INTEGRATED DESIGN&BUILD DEVELOPMENT
Email: kba@kba-arch.com
PLOT 4 PROPOSED DWELLING
DRAWING NO: RMPL04903
SCALE 1:100 @ A1

WELLING





Plot 3
4 Bedroom Detached House
Three Storey

Nove

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

info@noveproperty.co.uk

noveproperty.co.uk

