

NOVE



Four Detached Properties, Newspan Development, South Otterington

Prices From £565,000



South Otterington

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.

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 with fitting included as part of the purchase price.

Kitchen £12,000

Bathrooms £3,000 each

Tiling £1500 each

Tenure: Freehold

- Build Contract Available
- Bespoke Build
- Three Bedroom Bungalow





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.

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.

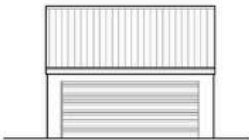


m Detached Bungalow
Garage



m Detached House
Grey

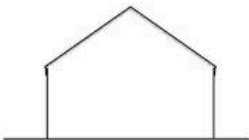
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1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
2. THE PROPOSED DWELLING IS TO BE BUILT TO THE STANDARDS SET OUT IN THE BUILDING REGULATIONS 2010.
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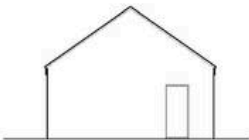
GARAGE FRONT ELEVATION



GARAGE REAR ELEVATION



GARAGE SIDE ELEVATION



GARAGE SIDE ELEVATION



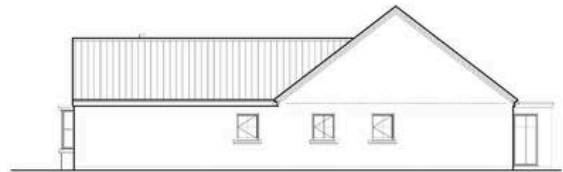
GARAGE PLAN



REAR ELEVATION NORTH



FRONT ELEVATION SOUTH



SIDE ELEVATION EAST



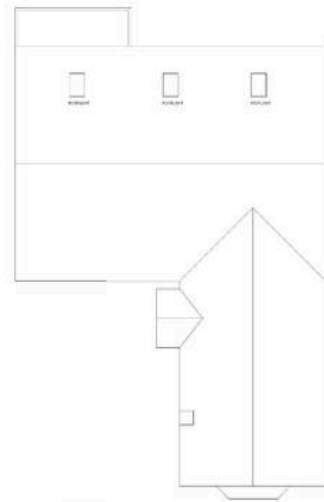
SIDE ELEVATION WEST



GROUND FLOOR PLAN

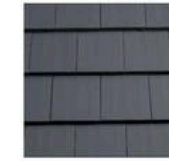
PLOT 1
BUNGALOW

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



ROOF PLAN

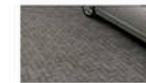
MATERIALS NTS



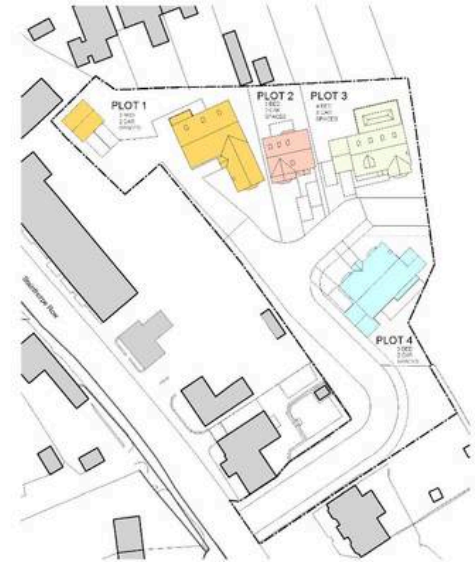
SANDTOFT CALDERDALE DARK GREY ROOF TILE



CHATSWORTH BLEND BRICK



DRIVES PATHWAYS AND PATIO AREAS
SQUARES OR RECTANGULAR PAVES
COLOUR CHANGING



CON REGULATIONS 2010 STATEMENT
CLIENT TO COMPLY WITH CON REGULATIONS
POLICY OUTLINED WITHIN CON
PROCEDURES FOR CLIENTS DOCUMENT
2015 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

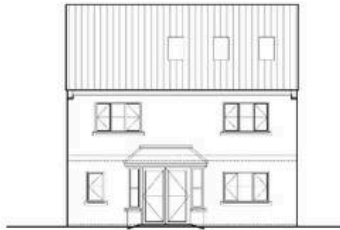
SCALE 1:100 @ A1

LAND REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 1 PROPOSED DWELLING



NOTES:
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REAR ELEVATION NORTH



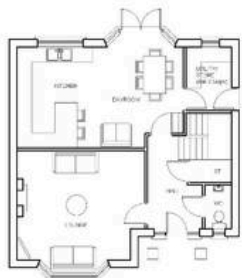
FRONT ELEVATION SOUTH



SIDE ELEVATION EAST



SIDE ELEVATION WEST



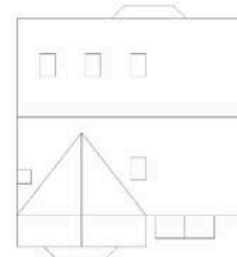
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF AREA PLAN

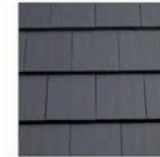


ROOF PLAN

PLOT 2
HOUSE
3 BED DETACHED DWELLING
3 FLOORS TOTAL = 169sqm/1820sqft

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

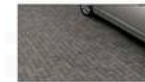
MATERIALS NTS



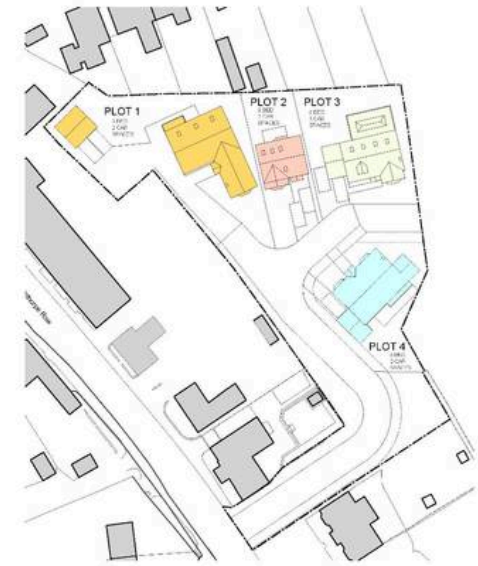
SANDTOFT CALDERDALE DARK GREY
ROOF TILE



CHATSWORTH BLEND
BRICK



DRIVES PATHWAYS AND PATIO AREAS
BARSHALLS OR BRULAR BLOCK PAVING
COLOUR CHARCOAL



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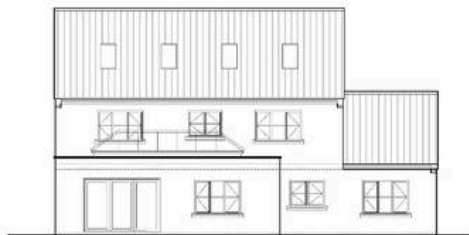
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INTEGRATED DESIGN&BUILD-DEVELOPMENT

PLOT 2 PROPOSED DWELLING
DRAWING NO: 88PLOT2PH05
SCALE 1:100 @ A1



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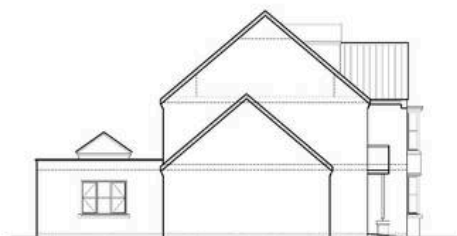
REAR ELEVATION NORTH



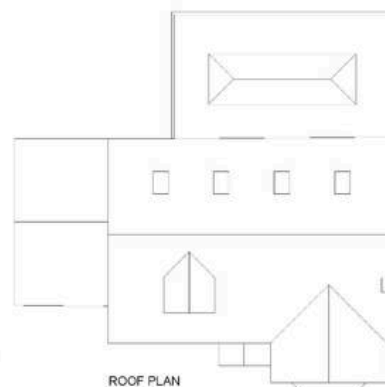
SIDE ELEVATION EAST



FRONT ELEVATION SOUTH



SIDE ELEVATION WEST



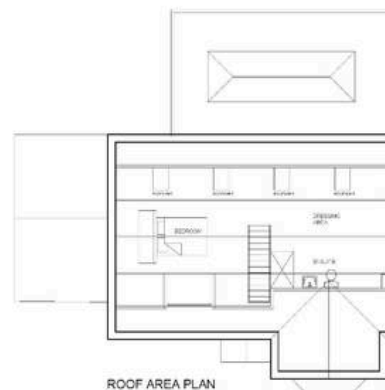
ROOF PLAN



GROUND FLOOR PLAN

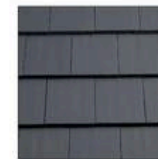


FIRST FLOOR PLAN



ROOF AREA PLAN

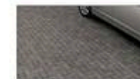
MATERIALS NTS



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

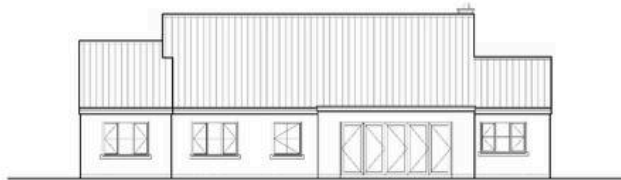
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PLOT 3 PROPOSED DWELLING
DRAWING NO. R&B/LOT3P004
SCALE 1:100 @ A1



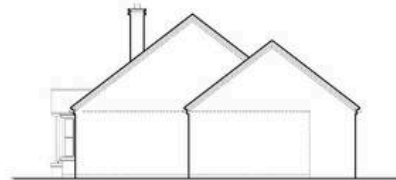
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REAR ELEVATION NORTH



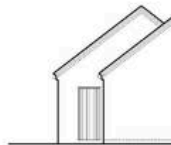
INTERNAL SIDE ELEVATION WEST



SIDE ELEVATION WEST



FRONT ELEVATION SOUTH



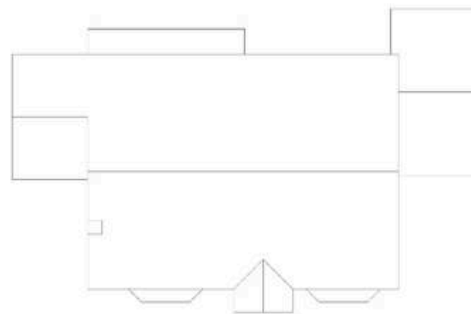
INTERNAL SIDE ELEVATION EAST



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 PAVED AREAS
MARSHALLS OR DARKER BLOCK PAVING
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

info@noveproperty.co.uk

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