

# 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.

## 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.

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





## Plot 1 - £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.



## Plot 2 - £900,000

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 2 is offered with an option to secure additional land if required and comes complete with a garage for covered parking and storage.





### Plot 3 - £595,000

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 4 - £695,000

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 1

SUBMITTED BY  
Nove Property  
info@novroperty.co.uk  
01845470047

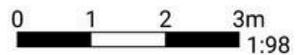
CREATED ON  
2025-12-08

LOCATION  
Newspan  
South Otterington

DETAILS  
Total area: 143.87 m<sup>2</sup>  
Living area: 123.40 m<sup>2</sup>  
Floors: 1  
Rooms: 10

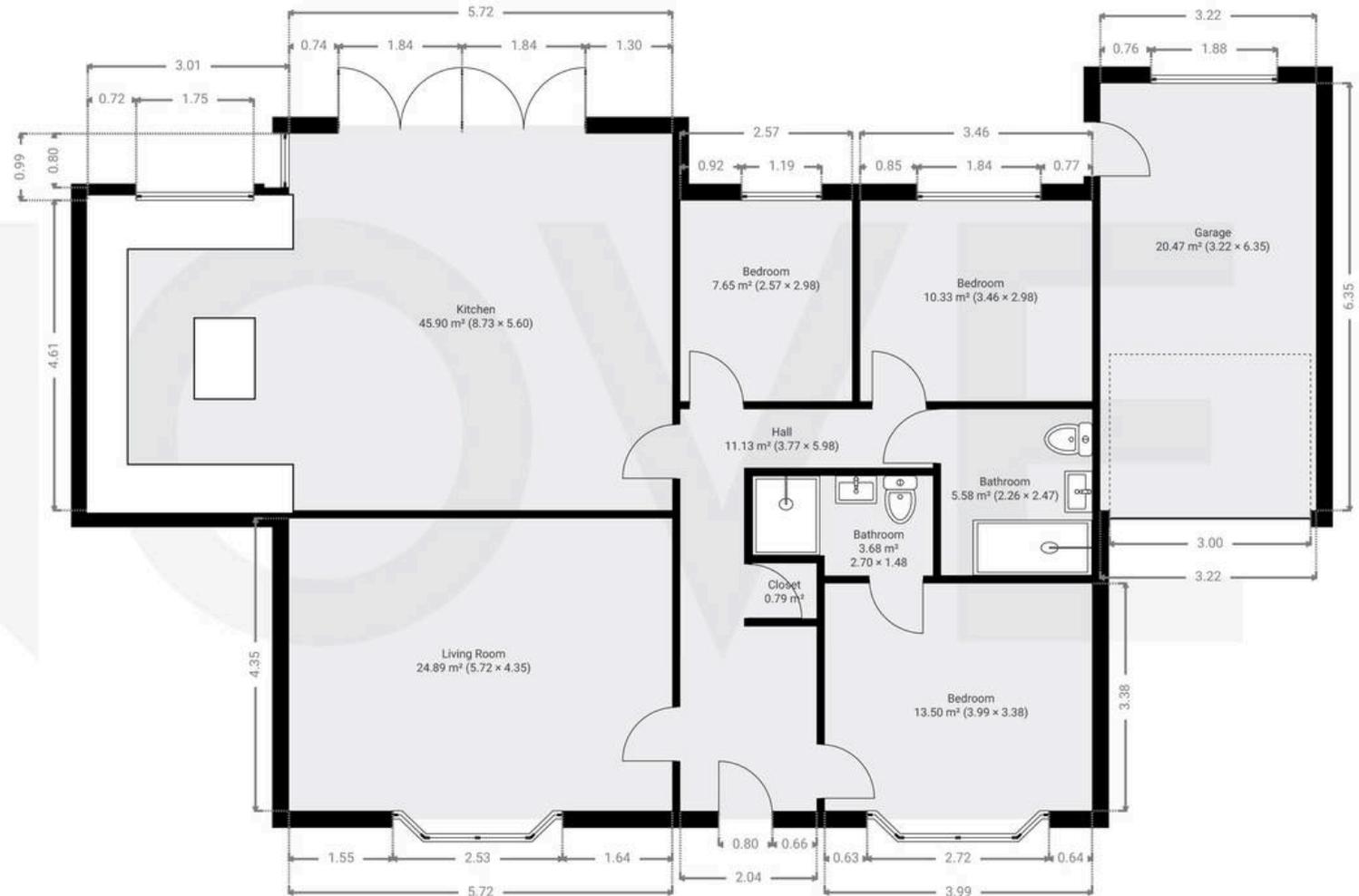
**Nove**  
info@novroperty.co.uk  
www.novroperty.co.uk  
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



## ▼ Ground Floor

TOTAL AREA: 143.87 m<sup>2</sup> • LIVING AREA: 123.40 m<sup>2</sup> • ROOMS: 10





## Plot 2 - Acorn Mews

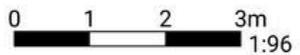
SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
01845470047

CREATED ON  
2026-02-19

DETAILS  
Total area: 308.85 m<sup>2</sup>  
Living area: 283.11 m<sup>2</sup>  
Floors: 3  
Rooms: 22

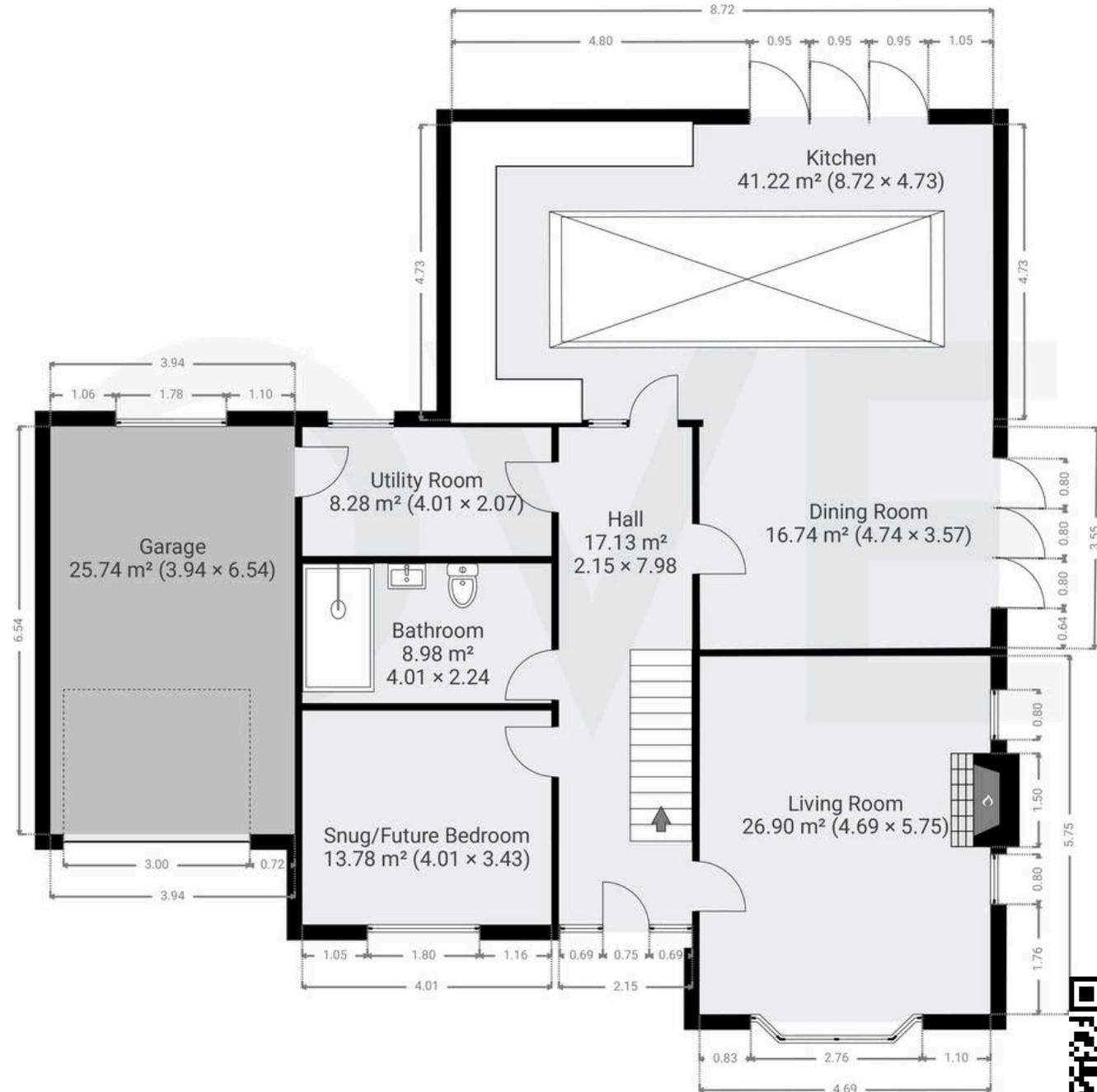
Nove  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



## ▼ Ground Floor

TOTAL AREA: 158.69 m<sup>2</sup> · LIVING AREA: 132.95 m<sup>2</sup> · ROOMS: 8





### ▼ 1st Floor

TOTAL AREA: 86.70 m<sup>2</sup> · LIVING AREA: 86.70 m<sup>2</sup> · ROOMS: 8

## Plot 2 - Acorn Mews

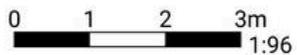
SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
☎ 01845470047

CREATED ON  
2026-02-19

DETAILS  
Total area: 308.85 m<sup>2</sup>  
Living area: 283.11 m<sup>2</sup>  
Floors: 3  
Rooms: 22

**Nove**  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
☎ 01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.





## ▼ 2nd Floor

TOTAL AREA: 63.47 m<sup>2</sup> · LIVING AREA: 63.47 m<sup>2</sup> · ROOMS: 6

### Plot 2 - Acorn Mews

SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
📞 01845470047

CREATED ON  
2026-02-19

DETAILS  
Total area: 308.85 m<sup>2</sup>  
Living area: 283.11 m<sup>2</sup>  
Floors: 3  
Rooms: 22

**Nove**  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
📞 01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0 1 2 3m  
1:96





### Plot 3 - Acorn Mews

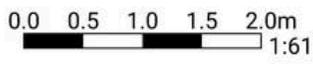
SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
01845470047

CREATED ON  
2026-02-19

DETAILS  
Total area: 205.03 m<sup>2</sup>  
Living area: 205.03 m<sup>2</sup>  
Floors: 3  
Rooms: 19

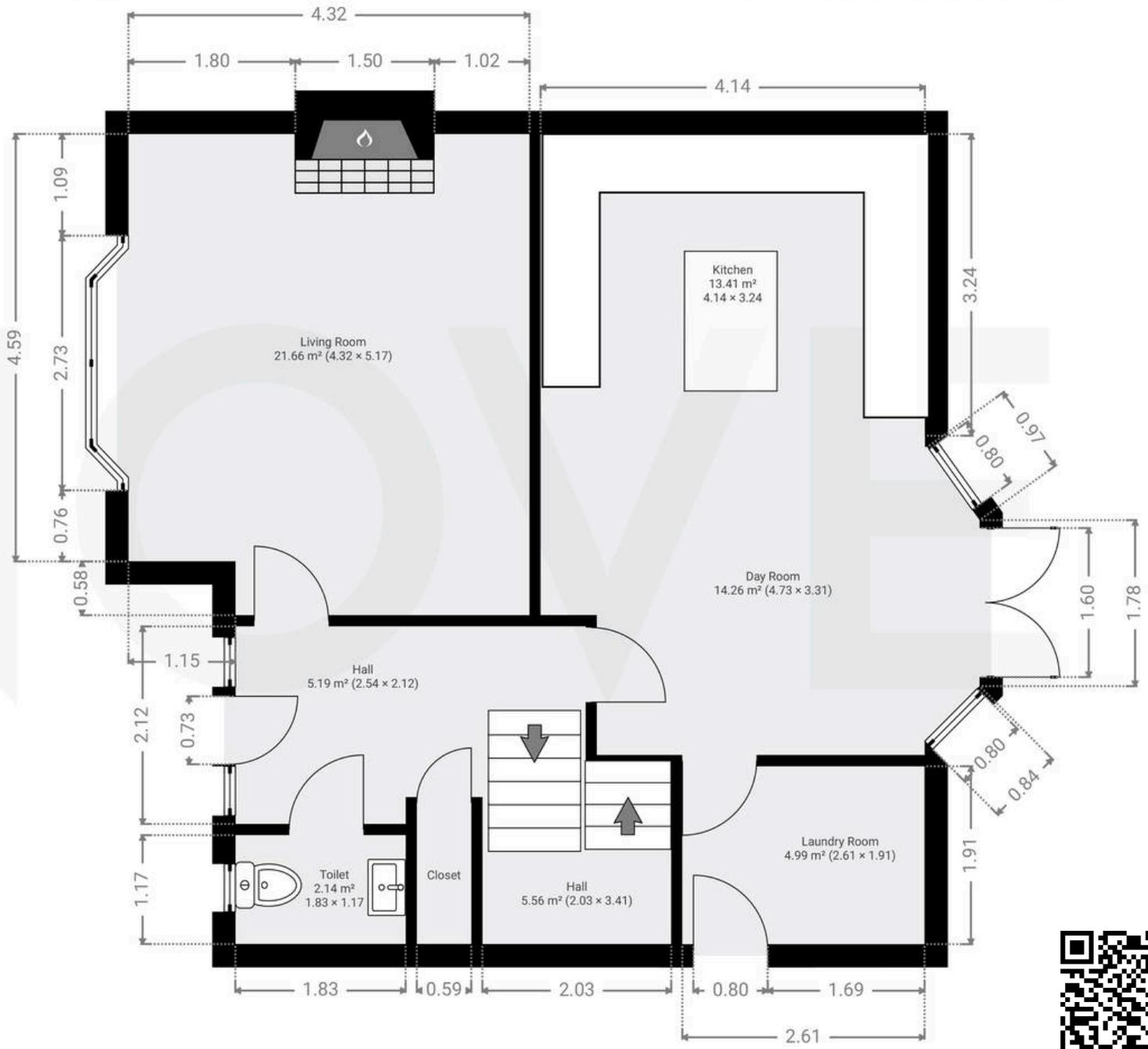
Nove  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



### ▼ Ground Floor

TOTAL AREA: 68.03 m<sup>2</sup> · LIVING AREA: 68.03 m<sup>2</sup> · ROOMS: 8





### Plot 3 - Acorn Mews

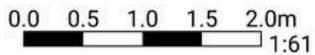
SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
01845470047

CREATED ON  
2026-02-19

DETAILS  
Total area: 205.03 m<sup>2</sup>  
Living area: 205.03 m<sup>2</sup>  
Floors: 3  
Rooms: 19

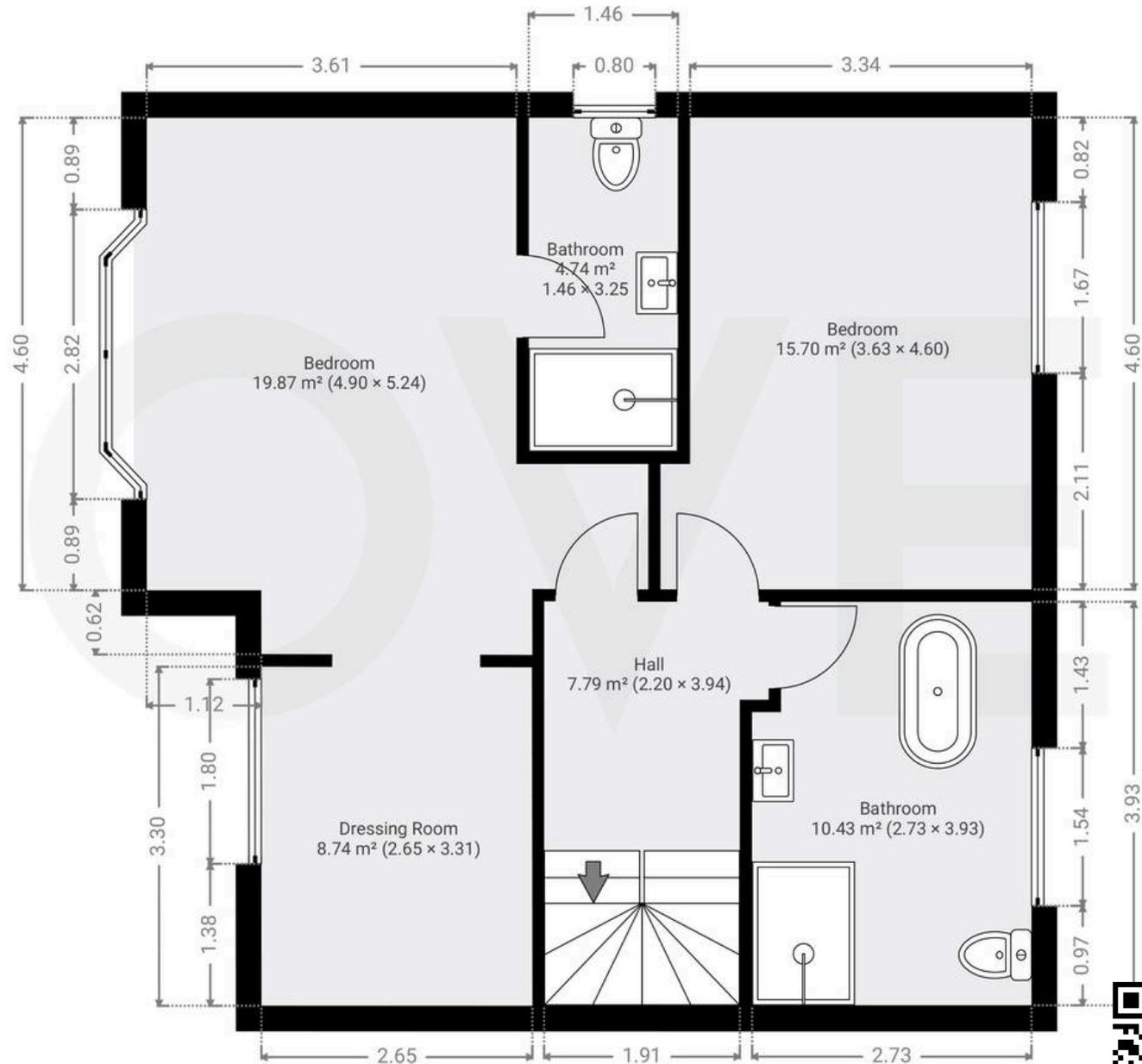
Nove  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



### ▼ 1st Floor

TOTAL AREA: 67.24 m<sup>2</sup> · LIVING AREA: 67.24 m<sup>2</sup> · ROOMS: 6





### ▼ 2nd Floor

TOTAL AREA: 69.76 m<sup>2</sup> · LIVING AREA: 69.76 m<sup>2</sup> · ROOMS: 5

### Plot 3 - Acorn Mews

SUBMITTED BY  
Nove Property  
info@noveproperty.co.uk  
☎ 01845470047

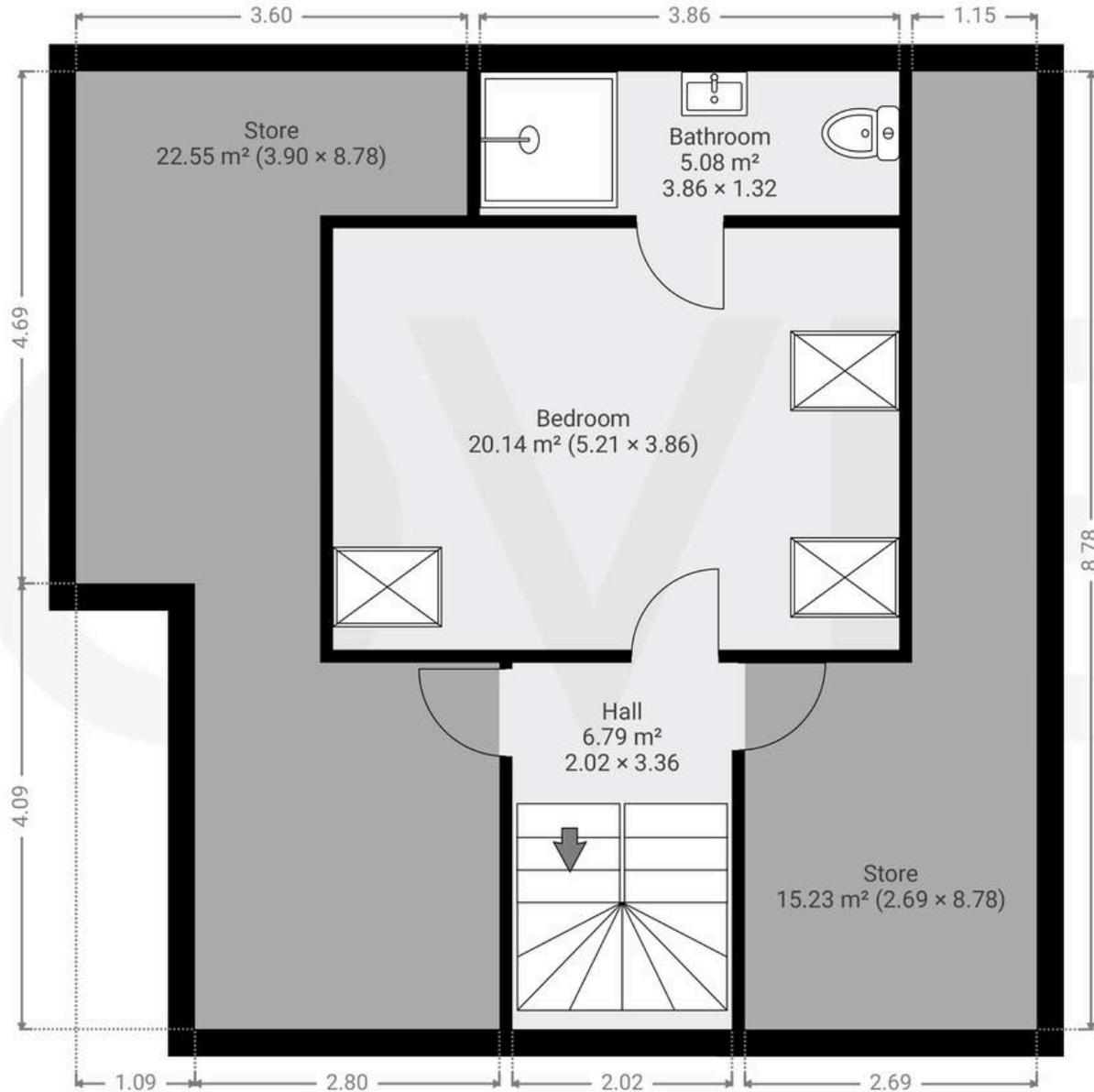
CREATED ON  
2026-02-19

DETAILS  
Total area: 205.03 m<sup>2</sup>  
Living area: 205.03 m<sup>2</sup>  
Floors: 3  
Rooms: 19

**Nove**  
info@noveproperty.co.uk  
www.noveproperty.co.uk  
☎ 01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m  
1:61





### ▼ Ground Floor

TOTAL AREA: 151.60 m<sup>2</sup> · LIVING AREA: 151.60 m<sup>2</sup> · ROOMS: 9

## Plot 4

SUBMITTED BY  
Nove Property  
info@novroperty.co.uk  
📞 01845470047

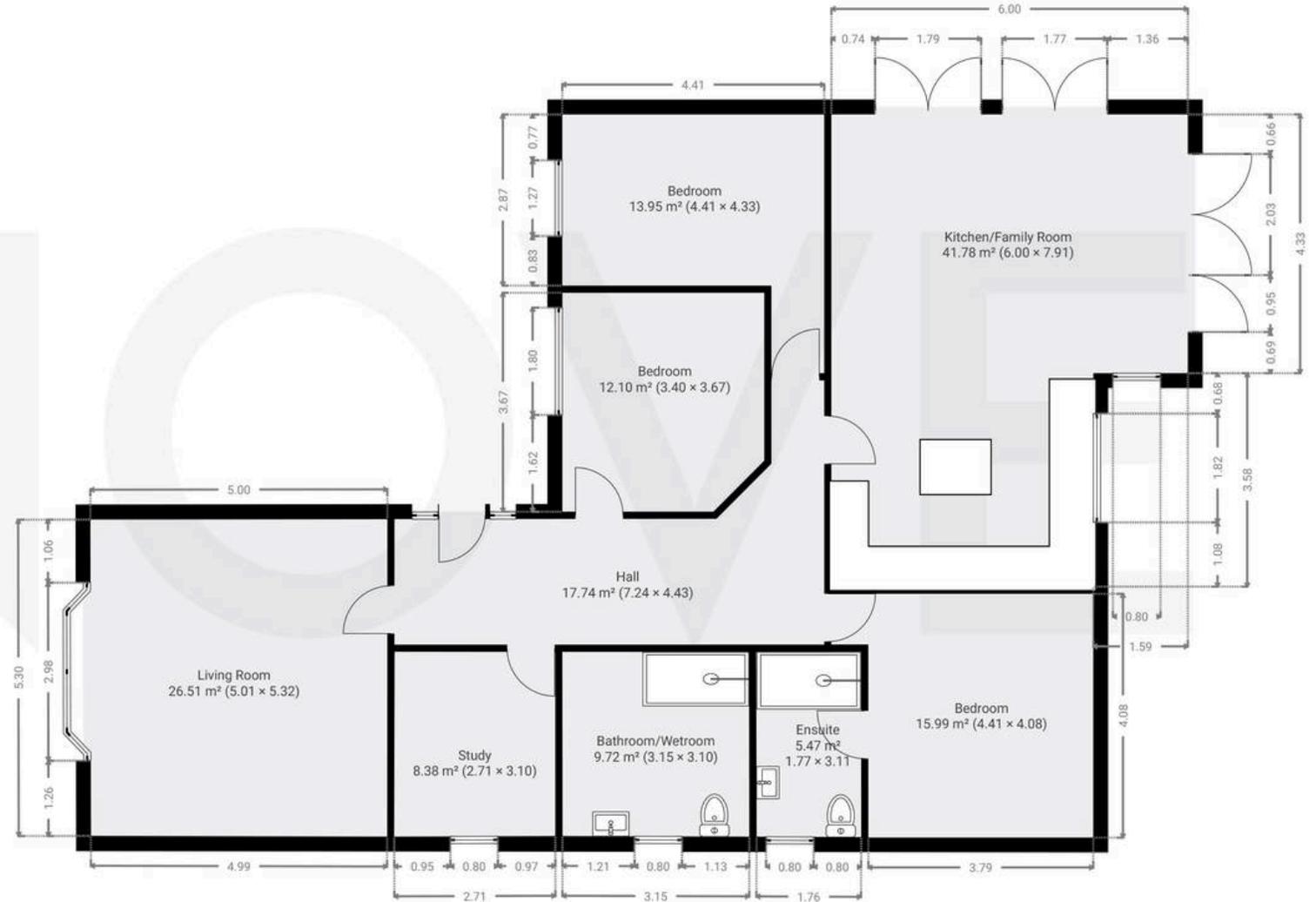
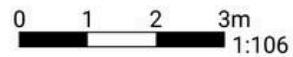
CREATED ON  
2025-12-08

LOCATION  
Newpsan  
Souh Otterington

DETAILS  
Total area: 151.60 m<sup>2</sup>  
Living area: 151.60 m<sup>2</sup>  
Floors: 1  
Rooms: 9

**Nove**  
info@novroperty.co.uk  
www.novroperty.co.uk  
📞 01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.





### 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

Council Tax band: TBD

Tenure: Freehold





**Nove**

9 Bridge Street, Thirsk - YO7 IAD

01845 407047

info@novproperty.co.uk

novproperty.co.uk



**NOVE**

