

NOVE



Plot 1, Acorn Mews, South Otterington

South Otterington

Guide Price £645,000

Plot I, Acorn Mews

South Otterington

We are thrilled to offer this fantastic opportunity to reserve your plot on a bespoke site being developed by Newsan 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
- Option for Additional Land





Entrance Hall

Welcoming central hallway providing access to all principal rooms and incorporating useful storage.

Lounge

18' 2" x 14' 1" (5.53m x 4.29m)

A generously sized principal reception room featuring a bay window to the front elevation, creating excellent natural light. Well-proportioned to accommodate both seating and media areas comfortably.

Day Room

10' 10" x 9' 1" (3.30m x 2.76m)

Located centrally within the home and open-plan in feel, the day room provides a flexible additional reception space ideal as a snug, dining area or family sitting area.

Kitchen

11' 9" x 10' 0" (3.59m x 3.04m)

Positioned to the rear with direct access to the garden via folding doors. The kitchen offers ample space for fitted units and appliances, with provision for an island and dining space. The buyer will design their own kitchen and have it tiled to their own specification.



Bedroom One

12' 11" x 10' 6" (3.94m x 3.20m)

A spacious principal bedroom positioned to the rear of the property, benefiting from built-in wardrobe/storage provision

Ensuite Shower Room

6' 5" x 0' 7" (1.95m x 0.18m)

The ensuite shower room can be fitted with a suite and tiles of your choosing.

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.76m)

A well-proportioned double bedroom with space for wardrobes and additional furnishings.

Bedroom Three

7' 5" x 5' 11" (2.25m x 1.81m)

An ideal guest bedroom or home office

Bathroom/Wet Room

7' 5" x 5' 11" (2.25m x 1.81m)

Designed as a contemporary wet room style bathroom with provision for bath or shower, WC and wash basin.



REAR PORCH HOUSE SOUTH OTTERINGTON

PLOT 4 PROPOSED DWELLING

K Baker Design&Develo



GARDEN

Garage

Single Garage

A single garage with electric up-and-over door, offering parking or additional storage space.

Driveway

2 Parking Spaces

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





Plot 4

SUBMITTED BY
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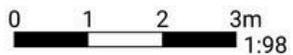
CREATED ON
2025-12-08

LOCATION
Newspan
South Otterington

DETAILS
Total area: 143.87 m²
Living area: 123.40 m²
Floors: 1
Rooms: 10

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▼ Ground Floor

TOTAL AREA: 143.87 m² • LIVING AREA: 123.40 m² • ROOMS: 10



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