



# THE GASWORKS

NEW YORK LIVING

HEWORTH GREEN - YORK

ENGLAND'S 2<sup>ND</sup> CITY



# NEW YORK LIVING

THE GASWORKS IS YORK'S MOST ICONIC CITY CENTRE RESIDENTIAL DEVELOPMENT. FEATURING 215 APARTMENTS, EACH DESIGNED AND FINISHED TO THE HIGHEST SPECIFICATION.

Comprising studios, one, two and three bedroom apartments and duplex apartments, The Gasworks offers York a new standard of luxury living, situated within nine acres of carefully landscaped grounds. Not only will residents get to enjoy a modern way of living, the on-site amenities will be second-to-none, offering a lifestyle that York has not yet enjoyed.



# MORE THAN YOU'LL BE EXPECTING

EACH ASPECT HAS BEEN CAREFULLY CONSIDERED TO CREATE A SPACE FOR RESIDENTS TO LIVE AND GROW IN, DEVELOPING ITS OWN COMMUNITY CENTRED AROUND STUNNING AMENITIES.



## HEALTH AND FITNESS

The on-site gymnasium and studio classes coupled with the open spaces and cycle tracks help Gasworks residents remain healthy in body and mind.



## GREEN SPACE

Despite its city centre location the Gasworks boasts a large proportion of open green spaces to be enjoyed by residents and visitors including a residents' edible garden where residents can grow and enjoy organic fruit and vegetables.



## LOCATION

The gasworks is located on the attractive sought after Heworth Green a few minutes walk from York Minster and the Train Station



## TRAVEL

The Gasworks is connected to the rest of York by the city's wealth of cycle tracks, footpaths and regular public transport. The on-site car and cycles clubs increase further residents ability to travel around the stunning city.



## PRIVATE OUTSIDE SPACES

As well as the communal outside space over 70% of the properties at The Gasworks have outside space ranging from large balconies, expansive terraces and lawned gardens.



## COFFEE AND CAKE

The gasworks boasts its own coffee shop and deli allowing residents to grab a coffee on the walk to work or to enjoy a spot of lunch with friends and visitors.



## WORK LIFE

The Gasworks provides its residents with easy access to their places of work be they in York, Leeds, Manchester or the countries capital. Equally if you work from home the open spaces and flexible work space offered by the Gasworks make this new and increasing way of working highly attractive.



## SECURITY

The Gasworks offer gated parking and 24 hour security. This added to York being one of the safest places in the UK to live makes security a paramount in the development.



## SPECIFICATIONS

Alongside the beautiful design work are the equally impressive and curated specifications. This high grade specification has been implemented across all rooms and all apartments across the development.



## RANGE OF PROPERTIES

The Gasworks has a home for everyone from spacious studios and 1 bedroomed apartments for first time buyer or those looking for a York pied à terre to large lateral penthouses with huge terraces and 3 bedroomed duplexes with their own private gardens.







# TIME TO RELAX AND BREATHE

WELLNESS WILL BE AT THE CENTRE OF THE GASWORKS, WITH AREAS FOR RELAXING BOTH INSIDE AND OUT, PLUS GYM AND MEDITATION SPACES.

There will also be on site hot desk space should you wish to work from the vibrant Gasworks - and an on-site coffee shop to keep you fuelled throughout the day.

Built with the future in mind, the development will be sustainably designed, using energy efficient methods and materials - The Gasworks will also be attractive to families with children's play areas and a new neighbourhood park created.



**YORK**

A MODERN CITY...

THE REST IS HISTORY

THE TIMES



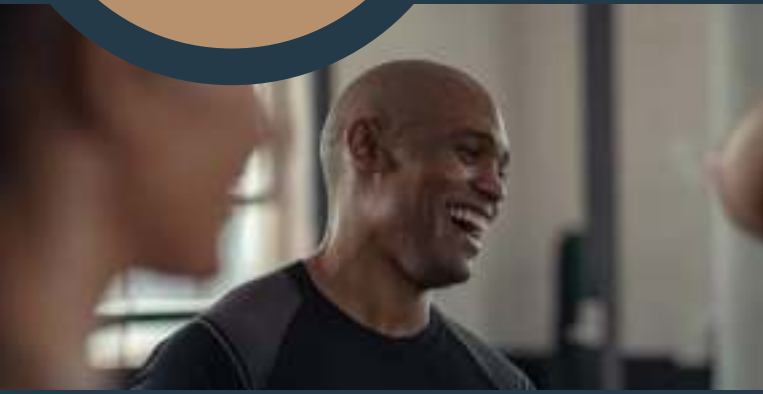


- GYM
- PERSONAL TRAINER
- STUDIO WITH CLASSES

# IT'S ALL HERE



## OUTSTANDING AMENITIES





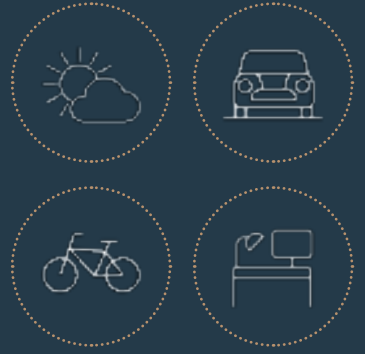


# WHEN YOU NEED IT

OUTSTANDING AMENITIES



- COFFEE SHOP & DELI
- CONCIERGE
- PRIVATE DINING
- A GLASS OF WINE AFTER WORK



# KEEP ON MOVING

OUTSTANDING AMENITIES

- CYCLE CLUB AND MAINTENANCE
- SKY LOUNGE
- FLEXIBLE WORKSPACE
- CAR CLUB



"Boris Johnson has confirmed that Downing Street is thinking of setting up a *Government Hub* in York"

THE GUARDIAN 2020





# GREEN PARK, WOODLAND & EDIBLE GARDEN

## OUTSTANDING AMENITIES

OUR UNIQUE, DEDICATED GREEN SPACE AND EDIBLE GARDEN AREA CAN BE A GREAT PLACE TO FEEL PART OF OUR COMMUNITY.

As a resident at the Gasworks, you'll get the opportunity to meet and work with your neighbours in our unique 'Woodland' area and edible garden - the latter in which you can cultivate your own fresh produce. Not only is this a positive step towards sustainability, it'll give you the chance to become part of a community that will be nurtured and grown alongside the greenery you plant together.



BE PART OF A REAL COMMUNITY AND BE THERE TO SEE IT GROW





# DISCOVER YOUR CITY

A PLACE OF EXTRAORDINARY CULTURE, YORK IS A WONDERFUL CITY WHERE ROMAN WALLS SURROUND CONTEMPORARY INDEPENDENT SHOPS AND LOVELY FOOD OUTLETS LINING INTERTWINING COBBLED STREETS.

Perfectly placed in-between Edinburgh and London, with each city just two hours away by train, there's lots to do in York for all ages and plenty of exploring to be had.

Don't just take our word for it though - the city itself was recently voted 'The Best Place to Live in Britain' by The Sunday Times in 2018.



THE BEST PLACE  
TO LIVE IN BRITAIN

THE SUNDAY TIMES IN 2018



# A TRULY CENTRAL LOCATION



## THE WORLD ON YOUR DOORSTEP

In the heart of the UK and one of its best-connected small cities, The Gasworks is 20 minutes from Leeds, and under 2 hours from London, Manchester and 4 International Airports.

York is ultra connected technologically as the UK's first 'gigabit city', and The Gasworks sets the standard in connected living with future-proofed digital technology built in.

## UNRIVALLED DIGITAL ACCESS

York is pioneering CityFibre's first city-wide full-fibre infrastructure project and is their UK flagship Gigabit City.

Council offices, schools, businesses and homes all benefit from a unified full-fibre network as part of a joint venture connecting people across the city to access speeds up to 100 times faster than the UK average.

## GLOBAL CONNECTIONS

York is the cultural gateway to the North of England. Superbly sited within the famous city walls, a stone's throw from the station with beautiful streets, vibrant communities and world-class culture on your doorstep. The Gasworks will be an inspired choice for those seeking unrivalled city living... and working.



IN THE HEART OF THE UK AND ONE OF ITS BEST-CONNECTED CITIES



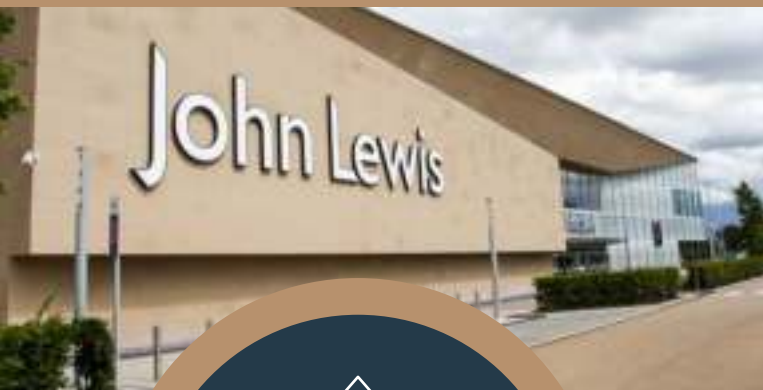
# RETAIL THERAPY

YORK OFFERS A UNIQUE AND DIVERSE SHOPPING EXPERIENCE, WITH GREAT SHOPPING OPTIONS FROM BIG BRAND PRESENCE IN THE CITY CENTRE AND THREE OUT-OF-TOWN SHOPPING CENTRES TO BESPOKE INDEPENDENTS.

With a web of winding streets flaunting designer stores, independent shops and boutiques, each distinct shopping area has its own speciality.

Parliament and Coney Street are home to the high street favourites, as is Coppergate – where archaeologists unearthed remains from the Viking city of Jorvik. Stonegate and Swinegate are home to a mix of stores hidden amongst medieval and Georgian architecture. For independent shops that are off the beaten track, wander along Gillygate and Petergate. Or explore the daily Shambles Market with more than 85 stalls offering a diverse selection of goods.

The recently completed Vangarde shopping centre located less than 2 miles from Heworth Green provides John Lewis, Next and Marks and Spencer superstores as well as a range of coffee shops and restaurants. The development also boasts a new Cineworld Cinema and the Brand new LNER stadium home to York City FC and York City Knights Rugby League.



FROM DESIGNER  
OUTLETS TO BESPOKE  
INDEPENDENTS,  
YORK HAS IT ALL



# EATING OUT

IF YOU FANCY IT, YOU'LL BE ABLE TO FIND IT IN YORK'S VIBRANT FINE FOOD SCENE. THERE'S A PLETHORA OF MODERN AND FRESH PLACES TO SIT AND EAT AND A WHOLE HOST OF CAFÉS AND STREET FOOD SPACES TO GRAB SNACKS AS YOU GO EXPLORING. THE CITY OFFERS PLENTY OF TOP-CLASS RESTAURANTS SUCH AS AWARD-WINNING SKOSH, THE STAR INN THE CITY AND LE COCHON AVEUGLE

Experience classic English hospitality and choose from hundreds of delicious treats and tea varieties in the iconic Betty's Tearoom - for a real slice of Great Britain you have to check out this beautiful Art Deco cafe!

York is the ideal foodie destination; with restaurants boasting food from all over the world packed within the city walls, you'll never be hungry.

Wander down one of the higgledy-piggledy back-streets and you'll find a new crop of young chefs putting the city's food in the spotlight. Whatever you need York has it all to offer and more!



“AS FAR AS I AM CONCERNED, YORK IS THE CAPITAL OF THE FOOD UNIVERSE.”  
GILES COREN, THE TIMES



Three of York's restaurants in their top 100

- Skosh
- Le Cochon Aveugle
- Tommy Banks' Roots



# LIVING THE YORK LIFE

YORK HAS REINVENTED ITSELF AS A THRIVING CITY WITH A WEALTH OF LIVELY ACTIVITIES TO KEEP YOU BUSY ALL DAY AND INTO THE NIGHT.

As well as the 365 pubs across the city, and the famed night life that attracts visitors from across the country the city also offers an array of sporting events and facilities including football, rugby, rowing and tennis. As well as more unusual opportunities to experience life across the ages from Roman Times, through the Viking era and to the Middle Ages.

One of the City's biggest attractions is its race course, York Race course is the third largest race course in Britain in terms of total prize money and second only to Ascot in prize money per meeting. It attracts in excess of 350,000 visitors per year. It stages two of the countries most popular meets in The Dante and Ebor Festivals including 3 Group 1 races - The Juddmonte International Stakes, The Nunthorpe Stakes and Yorkshire Oaks.

On top of the racing it also hosts stunning music performances from artists across the spectrum.



YORK BOASTS 365 PUBS  
- ONE FOR EVERY DAY  
OF THE YEAR!



YORK IS FAMED FOR ITS COBBLED STREETS AND UNIQUE LOCATION, THERE'S PLENTY TO EXPLORE CULTURALLY AS WELL, FROM THE STRIKING YORK MINSTER TO THE LARGEST RAILWAY MUSEUM IN THE COUNTRY.

The National Railway Museum is a brilliant experience. It houses a staggering million different objects, spanning 300 years. There are plenty of locomotives and other carriages to wander around. The museum is open from 10am until 6pm, so there's plenty of time to explore throughout the day and unwind in the evening!

On the other hand you can visit the atmospheric York Dungeons and learn more about the darker side of the city's history. Flamingo Land and Lightwater Valley offer renowned rides such as The Ultimate and The Mumbo Jumbo, which when built was the steepest steel roller coaster in the world. If you prefer less adrenaline pumping activities, the beautiful museum gardens in York offer a great balance of stimulation and relaxation.

# JOIN THE CULTURE CLUB



IF YOU'RE AN ADRENALINE JUNKIE OR A CULTURE VULTURE, YORK HAS IT ALL





# EDUCATIONAL EXCELLENCE

WITH MORE THAN 24,000 STUDENTS ACROSS YORK'S TWO UNIVERSITIES, THE CITY OFFERS UNPARALLELED ACCESS TO HIGHER EDUCATION. THE UNIVERSITY OF YORK OPENED IN 1963 WITH JUST 230 STUDENTS, SINCE THEN IT HAS BECOME ONE OF THE WORLD'S LEADING UNIVERSITIES, CARVING OUT A REPUTATION AS AN ACADEMIC POWERHOUSE.

York St John has built a reputation as a high quality, sociable university, known for its academic excellence and brilliant community spirit.

Studying in York is excellent for those looking for a student friendly area and a place to focus on your academic studies.



YORK HAS MORE THAN 24,000 STUDENTS ACROSS YORK'S TWO UNIVERSITIES



# GETTING AROUND

YORK HAS PLENTY OF DIFFERENT OPTIONS FOR GETTING AROUND THE WONDERFUL CITY!

York's local public transport system links the city centre with the surrounding suburbs. With miles and miles of scenic cycle tracks, York is a fabulous city to explore and enjoy on your bike, the bikes can be hired from Cycle Heaven located at the York Railway station with prices starting from £15.00 per day.

Despite all the fantastic transport, York is best explored on foot - you can get from one side of the city to the other in just 20 minutes and climb the City Walls for a view like no other.



  
 YOU CAN GET FROM ONE SIDE OF THE CITY TO THE OTHER IN JUST 20 MINUTES







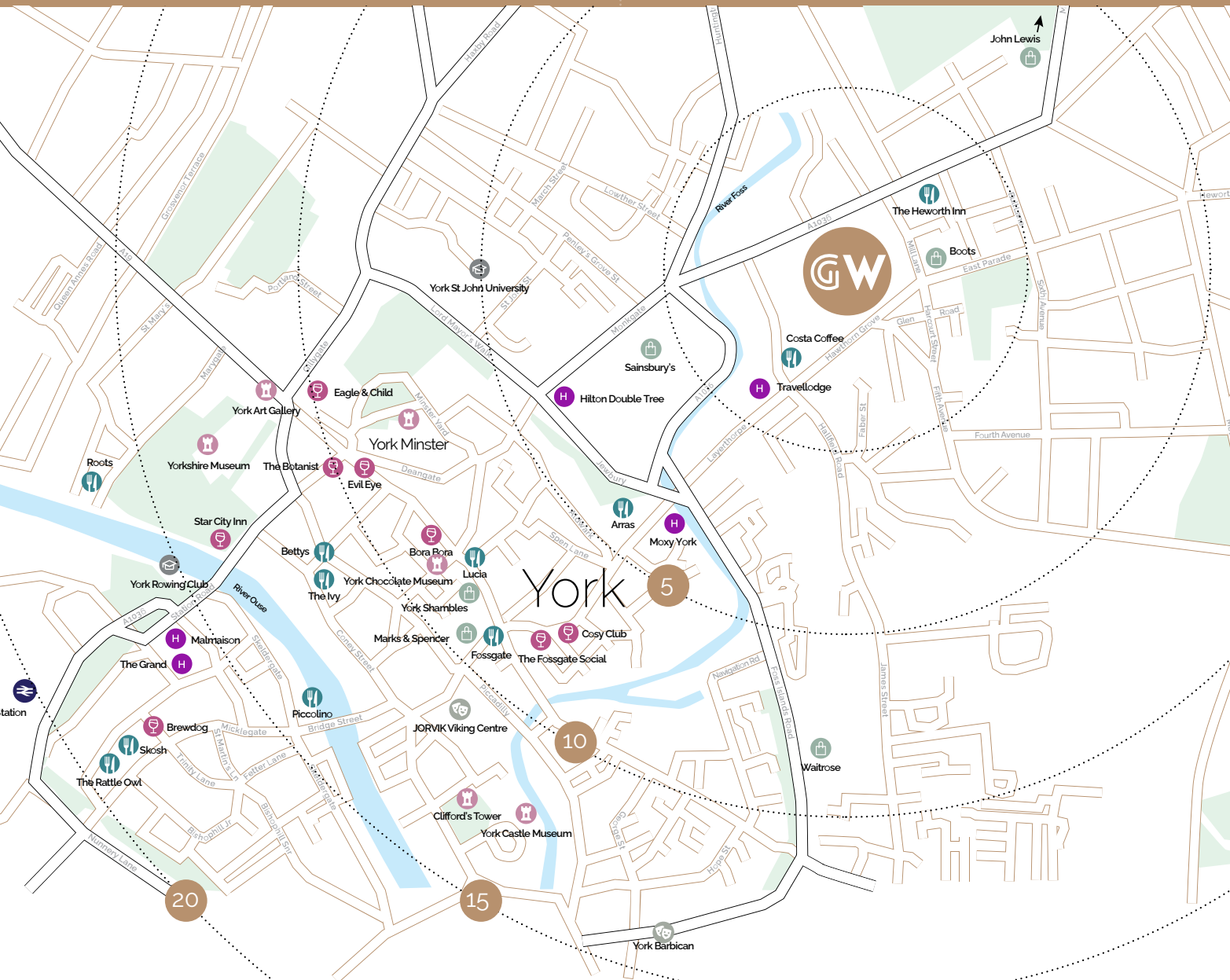
# IT'S ALL JUST AROUND THE CORNER

EVERYTHING THAT YORK HAS TO OFFER IS A SHORT WALK AWAY.

WE HAVE HIGHLIGHTED WHAT IS 5, 10, 15, AND 20 MINUTES' CASUAL WALK AWAY.

In five minutes and under the residents of the Gasworks can stroll to places like Monk Bar and the city walls with its array of bars and coffee shops.

Slightly further afield but still within a 10 minute walk residents will be able to find York Minster, The Shambles, Fossgate with its independent bistros and restaurants and the main city shopping centre. The rest of the country is also on your door step with York Railway station under 20 minutes walk away. The local can be accessed even quicker by utilising the citywide cycle path network.







# FEEL THE QUALITY



LOVE AND CARE  
HAS GONE INTO EVERY  
DETAIL



QUALITY IS OF THE UTMOST IMPORTANCE TO US, AND AT THE GASWORKS THIS CLEARLY SHOWS.

When walking in and around the Gasworks you'll quickly notice how much attention has been paid to even the smallest of details. The hard work and expertise of our designers has certainly made an impact on the creation of our stunning buildings, and moreover we're sure that as a resident you'll be able to appreciate this each and every day.

Love and care has gone into every aspect of our development to ensure that you'll truly feel like you're living in luxury.



# LIVE THE DREAM

## MAKE THE MOST OF THE IMPRESSIVE SPECIFICATIONS

Alongside the beautiful design work are the equally impressive specifications you can enjoy across all the rooms in your apartment at the Gasworks. Whether it's the LED spotlights, the wine cooler or the quality appliances from Siemens in the kitchen, or perhaps the fitted wardrobes, acoustic double glazing, oak flooring or heated towel rails - to name just a few examples - there's plenty of features to provide you with an enviable living environment.



EVERY SPACE HAS BEEN DESIGNED AROUND YOU

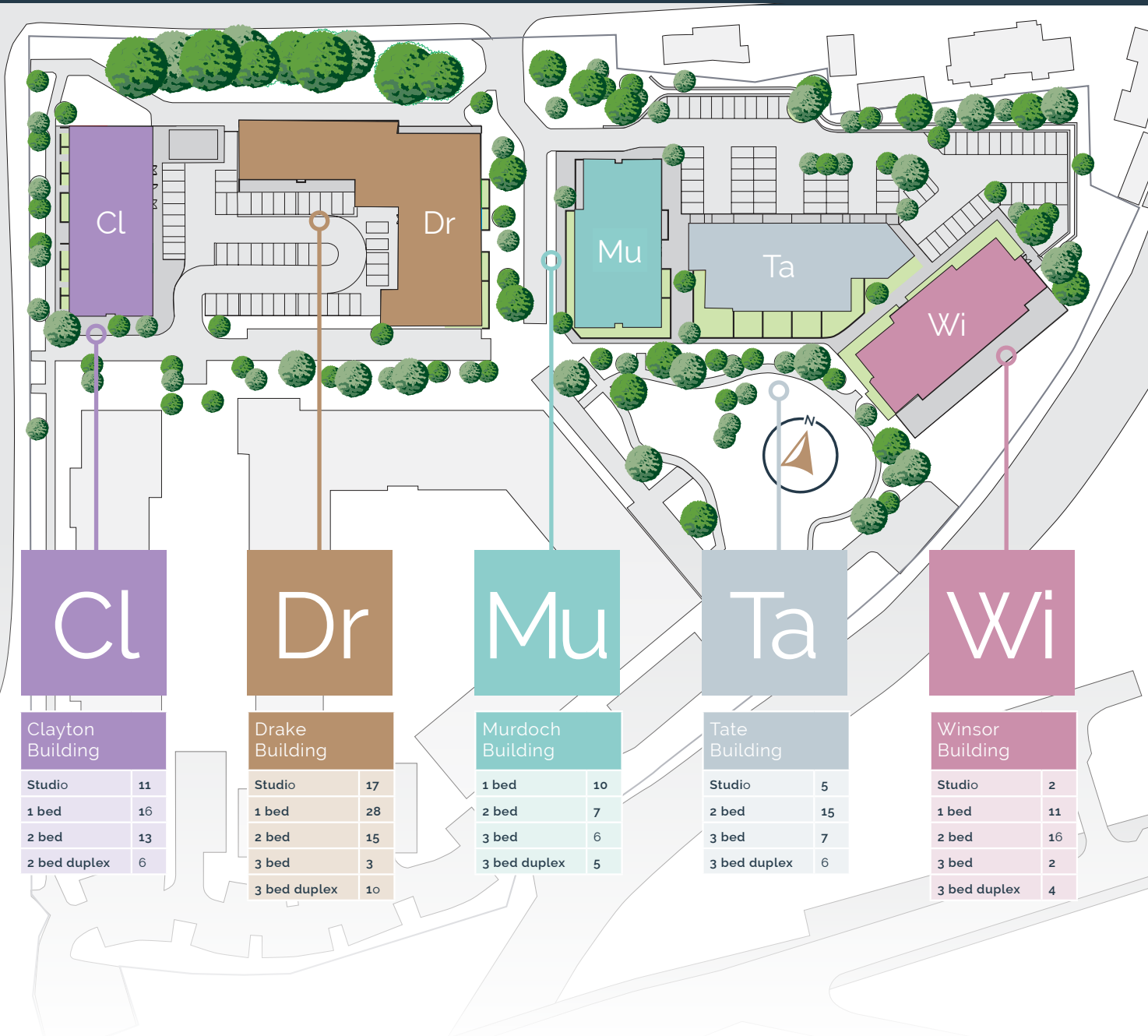




# SPOILT FOR CHOICE

DISCOVER A VARIETY OF APARTMENTS TO CHOOSE FROM ACROSS FIVE INDEPENDENT AND CAREFULLY STYLED BUILDINGS.

Across our five buildings you'll be able to uncover a range of layouts in our stunning apartments. From studio apartments to one, two and three-bedroom properties with further duplex variants available in both two and three-beds. The Penthouse levels offer the full range of apartments with stunning views and vast roof terraces. There is an apartment to cater to every preference, suiting everyone from young couples, to families and investors to first time buyers or simply those looking for a high quality second home in this fantastic city.



HIGH QUALITY SPECS  
FOR HIGH QUALITY APARTMENTS

# ALL IN THE SPECIFICATION

## KITCHENS

- Full range high quality German kitchen units
- Quartz stone worktops and splash backs
- Island
- All appliances by Siemens
- Double bowl sink plus waste disposal
- 5 ring induction hob: Home Connect TFT touch dual display light slider
- Warmer drawer
- Integrated double oven with incorporated microwave
- Extraction hood
- Integrated large fridge/freezer
- Integrated dishwasher
- Wine cooler
- Under unit lighting
- LED spotlighting
- Integrated Hotpoint washer/dryer in hallway cupboard

## BATHROOM

- All sanitary wares by Abacas
- Double ended bath with tile-able bath panels
- White contemporary sanitary ware (concealed cisterns)
- Basins with vanity cupboard
- Ecostat S thermostatic shower mixer for 2 outlets
- Mira Flight safe anti-slip shower 1200x900mm shower tray & Nova frameless enclosure with sliding door
- Heated towel rail
- Hansgrohe Chrome fittings
- Focus single lever basin mixer taps
- Focus single lever bath mixer taps
- Full tiling with a feature marble wall by Meridian
- De-mister mirror to recessed cupboard
- Underfloor heated tiled floor / Natural oak porcelain

## BEDROOM

- Fitted wardrobes to beds 1 & 2 with recessed lighting

## GENERAL

- Acoustic double glazing
- Oak floors to living areas
- Carpeting to bedrooms
- LED lighting throughout
- Sockets and switches to be brushed stainless steel
- High quality internal doors
- Polished chrome ironmongery
- Moulded skirtings and architraves to compliment
- Fire protection sprinkler system
- Electric heating system throughout, underfloor heating to bathrooms
- Conveniently placed lifts in each block to all upper floors (10 person)
- Broadband/TV/satellite systems.
- Fibre optic CCTV

## EXTERNAL

- Daytime on-site concierge.
- Security controlled entrance doors to each block with video link to each apartment
- Postal delivery system and parcel drop point
- Parking available on application
- Right to visitor parking
- Electric car charging points.
- Conveniently placed refuse facilities to each block
- Secure covered cycle stores
- Membership of on-site leisure facilities
- High quality soft and hard landscaping to communal areas.
- Secure gated vehicular and pedestrian accesses





# THE BUYING PROCESS

## WE ARE WITH YOU ALL THE WAY

WE STRIVE TO DELIVER BRILLIANTLY DESIGNED HOMES, BENEFITING FROM EXPERT BUILD QUALITY WHILST PROVIDING BUYERS WITH THE RANGE OF OPTIONS TO SUIT THEIR CIRCUMSTANCES.

All of this is underlined by exceptional customer service and a dedication to our customers, ensuring they are as proud of our properties as we are.

Ensuring we are there with you along every step of the journey, and to allow you to stay abreast of where you sit along the buying process, we have developed this easy guide to assist you.

Whatever you need York has it all to offer and more!

### STEP 1: CHOOSING YOUR APARTMENT

One of our sales team will be delighted to walk you through the different buildings and apartments. There is a wide range of variations and we will ensure that you select the perfect property for your needs. The 5 floorplan brochures are available to download from our website [www.thegas.works](http://www.thegas.works) or please request from one of our team.

### STEP 2: RESERVATION

Once you have chosen your property, the sales team will assist you in completing the reservation paperwork. You will also need to pay your reservation deposit which will secure the property.

### STEP 3: INSTRUCTING A SOLICITOR

To handle the procedural aspects of buying a property, you need to instruct a legal advisor to act on your behalf. Again, we are more than happy to suggest truly independent experts if you are unsure. It will be down to them to handle the transfer of ownership - known as conveyancing. As there are various fees payable to legal advisors, it is important you ask up front for a breakdown of what they are and when they need to be paid - this will make sure you know exactly what to expect.

### STEP 4: EXCHANGE OF CONTRACTS

Once your solicitor gives you the go ahead that they are happy with all the details, you can sign and exchange the contract for your new property.

This will be supported by the exchange of contract deposit.

### STEP 5: BUILD PROGRESS UPDATES

As the completion date nears, our dedicated team will keep you fully up-to-date with the progress and the projected date when it will be ready to move into.

### STEP 6: NEW APARTMENT DEMONSTRATION

To help you understand how your apartment is built and to demonstrate how you can make the best use of the fittings and appliances within your new home, we will arrange a visit for you with the Site Manager and Sales Consultant. This will allow you to view your completed home prior to legal completion and ensure you get the most out of it.

### STEP 7: LEGAL COMPLETION AND HANDOVER

The moment you have been waiting for. Once the balance of the purchase price has been received by The Gasworks, we can legally complete the sale. This is when you get your keys to the property and the handover team will welcome you to your new home.

### STEP 8: BESPOKE MANAGEMENT SERVICE

If you are planning to rent your property out either on a long term buy to let basis or on a holiday let/short term let basis please talk to our team about the bespoke management service that we can offer alongside our partners, Curate and Sotheby's International.

### THE NEXT STAGE

This is not the end of our journey together, our team will be on hand to help from the day you move in up until you have lived there for two years.



# RENTAL MANAGEMENT SERVICE

Bringing a new level of service and luxury to the north of England, the urban village will be fully managed, offering full concierge services including front-of-house, deliveries and all personal owner/tenant services.

We have partnered with Curate to bring a world-leading digital eco-system to The Gasworks. This is your hub for full lifestyle and management services across the village, supporting you before your move and throughout your life here. 24/7 digital access to manage and pay your bills/utilities, book gym and wellness classes, reserve workspace or simply connect with a concierge.

We're introducing a modern way of living with you at the centre, empowered by technology.

## THE BENEFITS OF THE GASWORKS RENTAL MANAGEMENT

On-site concierge services from 7am - 6pm

Dry cleaning services

Shopping delivery service

Business lounge/workspace

Connected services bundles at residents discount like Sky and Netflix

Full Hive and nest connectivity

All community and services payments billed via platform for all in one convenience

Fully manned desk

Delivery and package service

Security service

Full Fibre and WiFi at discounted rate to include Curate village living platform providing all automated concierge front desk services.

Automated concierge services to front desk all cloud based

Complete home set up on move in with concierge support and full move in services and connection of all utilities in one turn on

Food delivery service

Cleaning and maintenance check in

Business desk service

Utility provision and payment With Bulb at residents discount

## RESIDENTS BENEFITS

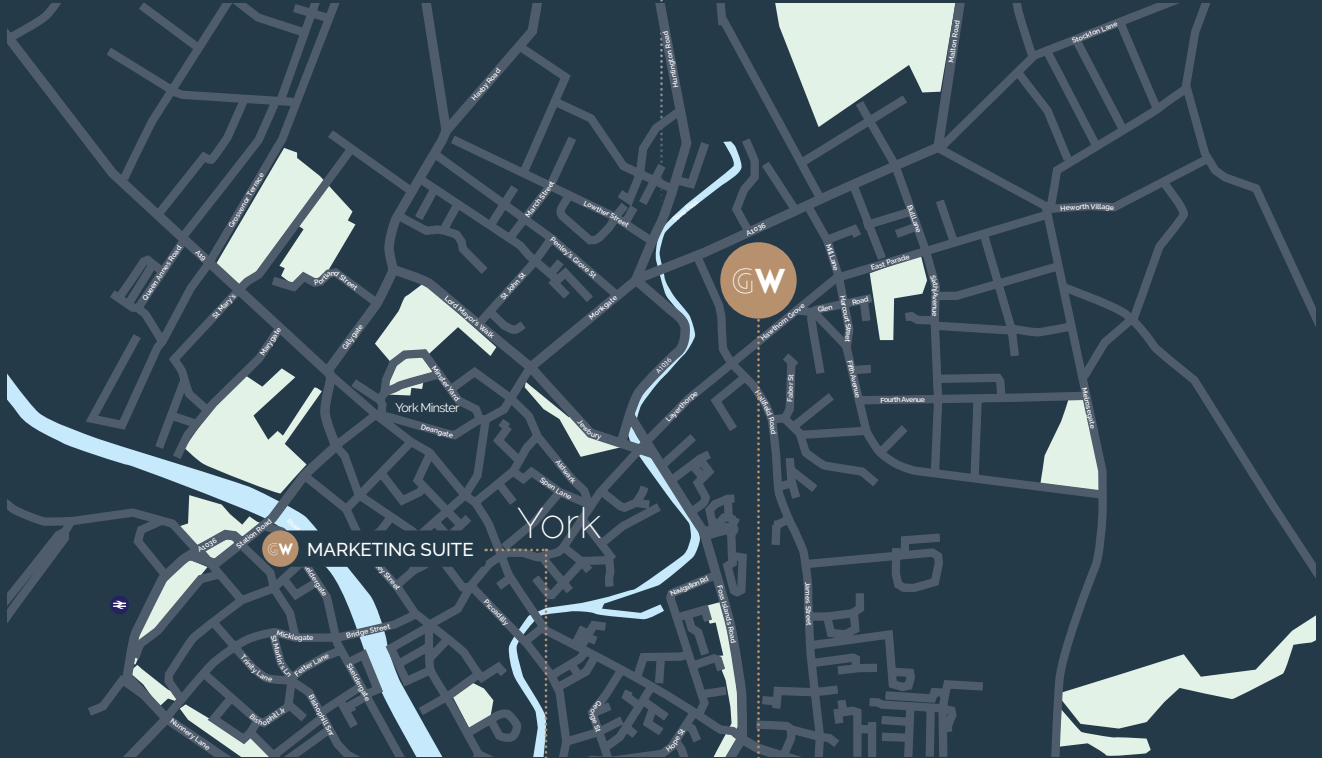
- 24/7 management through our digital platform
- Manage your rental payments and account online
- Full property maintenance scheduling and calendar
- Direct landlord live messaging service with calendar
- Full utility discount with build and subscription services
- Full residents benefits access through the platform

## LANDLORD BENEFITS

- Full online managing support of property to include full cloud based mobile platform
- 24/7 management through our digital platform
- Full payment service from this account to service mortgages and outgoings
- Automated rental payments and live balances
- Full Yield Management tools
- All utilities with bulb and landlord discounts
- Property maintenance scheduling connected to full concierge support and access
- Front desk services for key holding and post for landlord
- Storage services for landlords



# FINDING THE GASWORKS



## THE GASWORKS

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly due to North Stars policy of continuous improvement the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations. This information does not constitute a contract or warranty. Applicants are advised to contact North Star to ascertain the availability of any particular property. All computer images are indicative only.

Floor plans shown for The Gasworks are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of  $\frac{1}{8}$  and are to the maximum room dimensions. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only. Please ask Sales Consultant for further information. July 20.