

# MARLOWE YORK HOUSE

**BROCHURE**





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# About Us

CREATING WEALTH THROUGH INTELLIGENT PROPERTY INVESTMENT.

We provide our clients with access to the best property investment opportunities across the globe and deliver an end-to-end service that guides them through every step of their international real estate investment journey.

“Our track record speaks for itself: since 2006, IP Global has launched USD3 billion worth of properties across 28 markets worldwide.”

### TRACK RECORD SNAPSHOT

#### UK

Total projects: 116 since 2009  
Total investment value: USD1.9 billion

#### GERMANY

Total projects: 23 since 2014  
Total investment value: USD160 million

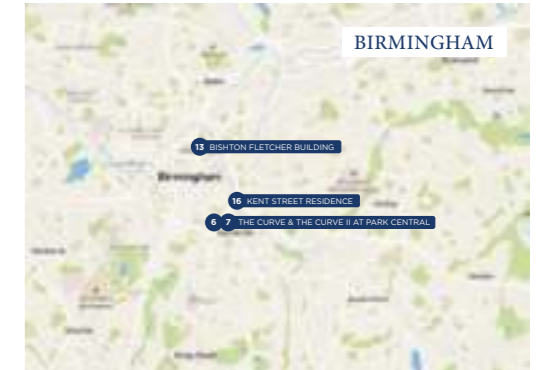
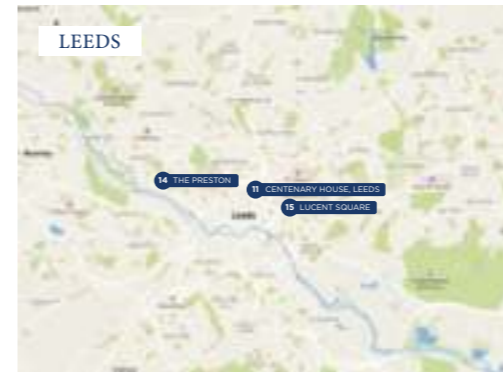
#### USA

Total projects: 19 since 2011  
Total investment value: USD150 million

#### AUSTRALIA

Total projects: 17 since 2013  
Total investment value: USD149 million

# Track Record



PROJECT NAME	COMPLETION DATE	# OF IPG UNITS	AVG SELLING PRICE PER SQ FT	UNITS UNDER MANAGEMENT	CURRENT RENT VS PROJECTED RENT WHEN LAUNCHED	AVG GROSS YIELD	LOCATION
Arc Avenue	2022	52	£224	23	127.64%	7.38%	Newcastle
The Preston	2021	57	£252	7	103.31%	7.38%	Leeds
No. 1 Old Trafford	2021	173	£338	73	109%	5.58%	Manchester
Crossbank House	2021	40	£259	33	97%	5.86%	Manchester
Bishton Fletcher	2021	12	£398	10	94%	4.24%	Birmingham
The Loom	2020	89	£355	50	97%	4.91%	Manchester
Centenary House	2020	80	£302	14	89.99%	5.85%	Leeds
Quay Central	2019	108	£304	45	96%	5.48%	Liverpool
Cartwright	2019	14	£338	9	81%	4.51%	Manchester
The Curve - Washington	2018	46	£339	22	111.51%	4.78%	Birmingham
The Curve - Lincoln	2018	99	£329	69	105.79%	5.03%	Birmingham
Park Rise	2018	87	£277	52	96%	5.67%	Manchester
The Levels	2017	33	£266	22	106%	5.42%	Liverpool
Rivergate (Wilburn Wharf)	2016	163	£330	97	113%	5.81%	Manchester
The Assembly	2016	157	£337	94	126%	6.28%	Manchester

\*12-month uplift data available at zoopla.co.uk

# TRACK RECORD

1

## ARC AVENUE NEWCASTLE

Arc Avenue is located on the south bank of the River Tyne in Gateshead, Newcastle. Comprising 57 apartments, the hybrid scheme saw a Grade II listed railway warehouse renovated with a newbuild section added. In 2022 it was named Best UK Residential Renovation/Redevelopment at the International Property Awards in London.

ESTIMATED PRICE INCREASE: **11.1%**



**Project Launch:** December 2020

**No. of Units Launched:** 57

**Unit Types:** 1 & 2 bedrooms

**Average Price at Sale:** £174,019

**Average Price psf at Sale:** £225

**Estimated Current psf:** £250

### Complete Lettings and Management Comments:

Tenants at Arc Avenue are likely to be younger professionals working in the city centre or making a conscious move for the lifestyle on offer at the development, and international students seeking proximity to the universities.

**Average Current Yield:** 7.34%

**Achieved Rent vs. Projected Rent:** 123%



<sup>1</sup>House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.

Rental data provided by our Lettings & Management partners.

Disclaimer: Whilst every care is taken to provide the most accurate appraisal, our appraisal is for guidance purposes only based on current market conditions and visual inspection. No warranties are formed as to the structural condition of the property. For rebuild costs and property structural reports, you are advised to consult a chartered surveyor.

# TRACK RECORD

2

## NO 1 TRAFFORD WHARF MANCHESTER

This landmark development sits proudly on the south bank of the Manchester Ship Canal, overlooking Old Trafford Stadium to the South and Salford Quays and MediaCityUK to the north. Residents benefit from the new Wharfside metro station on their doorstep which takes just 10 minutes to get to Deansgate.

ESTIMATED PRICE INCREASE: **25.5%**



**Project Launch:** March 2018

**No. of Units Launched:** 173

**Unit Types:** 1 & 2 bedrooms

**Average Price at Sale:** £215,282

**Average Price psf at Sale:** £338

**Estimated Current psf:** £424

### Complete Lettings and Management Comments:

The development is very popular with young professionals working across the city centre and MediaCityUK. We have found many of these tenants are sharers. Young professionals are drawn to this development because of the great location and quality of the homes, they are usually graduates and have been in the rental cycle since leaving university and as such expect properties to be furnished. This development was let 97% furnished.

**Average Current Yield:** 5.16%

**Achieved Rent vs. Projected Rent:** 101%



<sup>1</sup>House Price data compiled from the UK House Price Index. Does not constitute a valuation or market appraisal.

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# WELCOME TO THE NEIGHBOURHOOD

Holgate is a tranquil neighbourhood located on the western outskirts of York's lively city centre. This leafy area is renowned for its tree-lined roads and expansive 1930's red-brick terraces, providing residents with a peaceful escape while still being within easy reach of all the city has to offer. Holgate boasts a range of amenities that make it an ideal place to call home, such as shops, cafes, pubs, restaurants, and several highly-rated schools according to OFSTED.

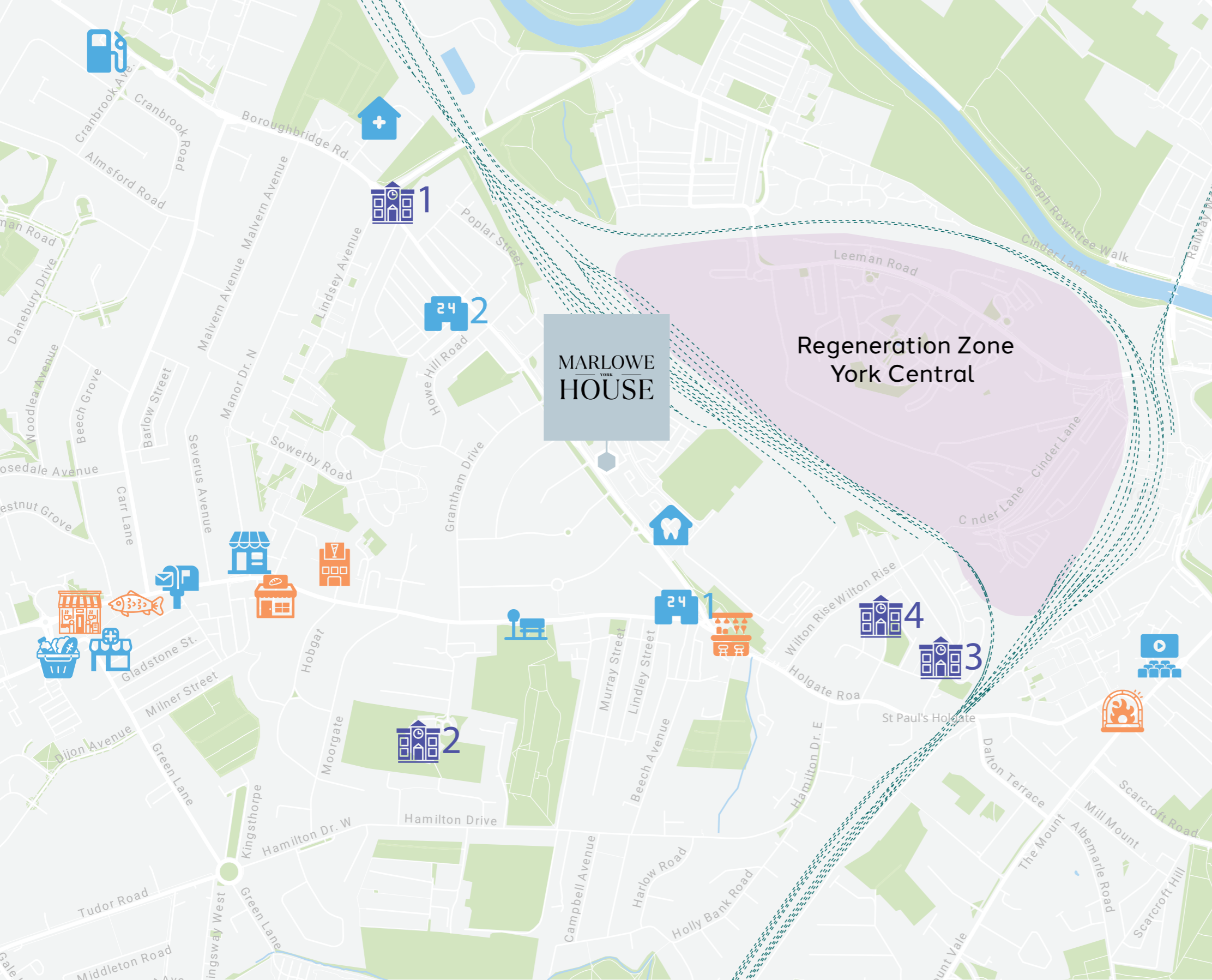








# MARLOWE YORK HOUSE

Offering modern and high specification homes just a stones throw from York city centre, Marlowe House promises to offer residents bright, contemporary living with a wealth of amenities and opportunities right on their doorstep.












The development is only a short walk to the train station and is situated on a dedicated cycle route offering quick and easy access straight into the vibrant city centre down tree-lined avenues.









## EDUCATION

-  **1 Poppleton Road Primary School**  
9 min walk / 2 min cycle / 2 min drive
-  **2 Acomb Primary School**  
12 min walk / 4 min cycle / 3 min drive
-  **3 St Paul's C Of E Primary School**  
13 min walk / 6 min cycle / 4 min drive
-  **4 St Paul's Nursery School**  
13 min walk / 6 min cycle / 4 min drive

## AMENITIES

-  **Bupa Dental Care York**  
2 min walk
-  **1 One Stop - Convenience Store**  
6 min walk / 2 min cycle / 1 min drive
-  **2 Nisa Local - Convenience Store**  
6 min walk / 3 min cycle / 1 min drive
-  **West Bank Park**  
9 min walk / 3 min cycle / 2 min drive
-  **Priory Medical Group - Doctors Surgery**  
12 min walk / 3 min cycle / 3 min drive
-  **Co-op Food - Acomb**  
12 min walk / 4 min cycle / 3 min drive
-  **Petrol Station**  
3 min drive
-  **York Road Post Office**  
14 min walk / 4 min cycle / 3 min drive
-  **Boots Pharmacy**  
16 min walk / 6 min cycle / 3 min drive
-  **Morrisons Supermarket**  
18 min walk / 7 min cycle / 4 min drive
-  **Everyman York - Cinema**  
19 min walk / 6 min cycle / 4 min drive

## CAFES, RESTAURANTS & PUBS

- |   |   |  |
|---|---|--|
|  <b>The Fox - Public House</b><br>6 min walk / 2 min cycle / 1 min drive |  <b>Carlton Tavern</b><br>13 min walk / 4 min cycle / 2 min drive        |  <b>Laughing Llama Coffee &amp; Bistro</b><br>16 min walk / 6 min cycle / 4 min drive |
|  <b>Bluebird Bakery</b><br>12 min walk / 4 min cycle / 3 min drive       |  <b>King's Fish And Chips</b><br>16 min walk / 6 min cycle / 3 min drive |  <b>Valentinos Italian Restaurant</b><br>18 min walk / 6 min cycle / 4 min drive      |

# LOCAL MAP

# SPECIFICATION

## GENERAL / MISCELLANEOUS

- External Doors: Howdens Daytona, Laminate pre-finished fire door, grey colour
- White MDF square edged Skirting Boards
- Stair Handrails: brushed steel Handrail
- Internal Doors: Howdens Dordogne Smooth Moulded, white colour
- Internal Doorhandles: Straight Lever on Sprung Rose Satin Stainless Steel
- Internal Flooring - To Bedrooms & Stairs: Kingsmead Devotion Carpets / To Kitchen, Living & Bathrooms: Laminate floor
- Electric Panel Heaters
- Pendant Light Fittings
- Faceplates: White Plastic

## KITCHENS

- JT Ellis Dove Grey Kitchen Units Richmond Range
- JT Ellis Grey Concrete Effect Worktop
- Abode Stainless Steel Inset Single Bowl Sink with dual handle monobloc tap in brushed chrome colour
- 200 x 200 Gloss White Wall Tiles
- Integrated fridge/Freezer (Indesit or similar)
- Washer/Dryer (Indesit or equivalent)
- Built-in Electric Induction Hob and single Fan Oven (Indesit or equivalent)
- Extractor Fan/Cooker Hood in Stainless Steel (Indesit or equivalent)

## BATHROOMS

- Chrome-Plated Mixer Tap (Hand Basin)
- Roxor White Hand Basin Turin Range, Wall Mounted
- Roxor White WC Close Coupled
- Roxor White Square Shower Tray
- Roxor Silver/Clear Hinged Shower Door
- House of Piccadilly Multifunction Shower - Chrome colour Vienna Range
- Roxor heated straight chrome colour towel rail
- 200x200 Gloss White Wall Tiles
- Silver/Chrome effect dome lights
- Ceramic floor tiles

### DISCLAIMER:

Specification items are subject to availability and where necessary closest substitutes may need to be sought.



Free-standing island units not included

# THE DEVELOPER



Helmsley Group boasts a track record of more than 40 years, during which it has successfully undertaken projects including residential conversions, Listed Buildings and commercial HQ buildings. By leveraging their extensive industry knowledge and expertise, Helmsley Group is able to deliver exceptional value and superior finishes for high-quality homes in prime locations.

## TRACK RECORD



### Connaught Gardens

14 Luxury Specification Family Houses

St Oswalds Road, Fulford

Completed in 2021



### The Old Fire Station

14 High-end Apartments and Townhouses

Clifford Street, York

Completed 2020



### The Walk

50 new build apartments

Holgate Road, York

Completed 2017







# HISTORY OF YORK



York, located in Yorkshire county, has a rich history dating back to the Roman era. Despite being the third-largest city in England after London and Norwich by 1660, York did not benefit from the early stages of the industrial revolution in the 19th century, unlike other large northern cities. This was due to the city's lack of an extensive canal system, which hindered the mass transport and trade of goods. However, the arrival of the railway in 1839 changed the city's fortunes. York's famous confectioners, Terry's and Rowntree's, and other major employers could rapidly expand their sales, providing more jobs and investment from their philanthropic owners. This led to York's reputation as the home of British chocolate.

Throughout the 20th century, York experienced significant growth in its chocolate and confectionery production. By 1937, the Terry's factory had over 2,500 employees in the city. Rowntree's also saw rapid expansion, becoming the world's fourth-largest chocolate manufacturer by 1988, producing popular treats like Kit Kat and Aero. That same year, Swiss confectionery giant Nestlé acquired Rowntree's for GBP 2.55 billion, marking the largest foreign purchase of a British company at the time. Today, Nestlé continues to produce approximately 3 million Kit Kat bars daily in York, which also houses Nestlé's Product Technology Centre.

In 1991, York completed construction of its revolutionary science park, providing state-of-the-art research and development facilities. This allowed the city to attract some of the most exciting companies in the industry, such as Aptamer Group and Optibiotix, and reinvent itself as a continental center for biotechnologies.












In 2016, York introduced its economic strategy to become the intellectual hub of the Northern Powerhouse. The city aims to be recognized as the place to do business for a number of distinctive industries that rely on the local high-quality skills base.



POINTS OF INTEREST


-  **York Barbican**  
13 min cycle / 9 min drive / 28 min public transport
-  **York Racecourse**  
29 min walk / 10 min cycle / 6 min drive
-  **Fulford Golf Club**  
30 min walk / 10 min cycle / 6 min drive / 29 min public transport
-  **Museum Gardens**  
31 min walk / 14 min cycle / 8 min drive / 18 min public transport
-  **York Art Gallery**  
32 min walk / 11 min cycle / 8 min drive / 16 min public transport
-  **York minster**  
33 min walk / 14 min cycle / 9 min drive / 19 min public transport
-  **York Castle Museum**  
35 min walk / 13 min cycle / 11 min drive / 26 min public transport

EMPLOYERS










-  **1 Network Rail Engineering Works**  
6 min walk / 2 min cycle / 3 min drive
-  **2 Network Rail**  
26 min walk / 10 min cycle / 8 min drive / 14 min public transport
-  **3 Aviva**  
28 min walk / 10 min cycle / 8 min drive / 15 min public transport
-  **4 LNER**  
30 min walk / 11 min cycle / 8 min drive / 20 min public transport
-  **5 Edge45® SEO York Agency**  
31 min walk / 12 min cycle / 9 min drive / 17 min public transport
-  **6 HISCOX**  
36 min walk / 15 min cycle / 13 min drive / 25 min public transport
-  **7 Siemens**  
37 min walk / 13 min cycle / 11 min drive / 25 min public transport
-  **8 ACM Global Central Lab**  
13 min cycle / 13 min drive / 34 min public transport
-  **9 Nestle UK Ltd**  
16 min cycle / 11 min drive / 35 min public transport
-  **10 York Science Park**  
22 min cycle / 14 min drive
-  **11 Persimmon Homes**  
22 min cycle / 15 min drive / 40 min public transport






EDUCATION

-  **1 York St John University**  
37 min walk / 12 min cycle / 11 min drive / 22 min public transport
-  **2 University of York / Campus East**  
26 min cycle / 18 min drive
-  **3 University of York - Halifax College**  
22 min cycle / 17 min drive
-  **4 University of York**  
18 min cycle / 12 min drive / 33 min public transport

RESTAURANTS / CAFES & BARS

-  **1 The Blossom Cafe**  
19 min walk / 6 min cycle / 4 min drive / 10 min public transport
-  **2 Partisan Cafe**  
23 min walk / 8 min cycle / 9 min drive / 15 min public transport
-  **1 Valentinos | Italian Restaurant**  
19 min walk / 6 min cycle / 4 min drive / 10 min public transport
-  **2 Roots York**  
29 min walk / 10 min cycle / 9 min drive / 19 min public transport
-  **Bettys Café Tea Rooms**  
31 min walk / 12 min cycle / 9 min drive / 20 min public transport
-  **1 Brew & Brownie**  
30 min walk / 11 min cycle / 9 min drive / 17 min public transport
-  **2 The Ivy / York**  
31 min walk / 12 min cycle / 9 min drive / 20 min public transport
-  **3 Loch Fyne Restaurant and Bar**  
35 min walk / 12 min cycle / 13 min drive / 20 min public transport
-  **4 Tank & Paddle York**  
28 min walk / 9 min cycle / 8 min drive / 15 min public transport

TRANSPORTATION

-  **1 Bus Stop (City Bound)**  
1 min walk
-  **2 Bus Stop (West Bound)**  
1 min walk
-  **York Train Station**  
21 min walk / 9 min cycle / 6 min drive / 14 min public transport

# Culture and Arts



Given its rich history, it is unsurprising that York boasts a multitude of museums, each providing a distinct perspective on the region's vibrant past that encompasses Vikings, castles, and globally-renowned chocolate. As a result, the city attracts 8.4 million visitors annually, contributing an estimated GBP765 million to its economy every year.



York's Chocolate Story is a museum and tour that offers an inimitable look into the history of chocolate and how York's chocolatiers have left their mark on the world. The attraction was created in 2012 and is regularly on the shortlist for the 'Best Large Attraction of the Year' at the Visit York Tourism Awards.



York Theatre Royal dates to 1744 and is Grade II Listed. It regularly hosts touring productions from London's West End as well as household names from the arts. The auditorium seats 750 people and underwent extensive GBP6 million refurbishments in 2016.



York Barbican is the city's premier events venue where some of the biggest names in music and comedy perform. The venue accommodates 1,450 people and recently hosted the UK snooker championships in November 2023.



York Art Gallery first opened in 1879 and has accumulated an extensive collection of over 1,000 paintings which span from a period of more than 600 years, with their recent collections including works by David Hockney and LS Lowry. In 2015, the gallery reopened its doors following a GBP8 million renovation.



York Minster is perhaps York's best-known landmark. The gothic cathedral took 250 years to build and was completed in 1472. In 2019, York Minster welcomed their highest-ever number of visitors at just over 706,000.

Sources: York Museums Trust, De Matos Ryan, York Art Gallery, History Hit, York Minster

# Lifestyle

York has something for everyone with its diverse mix of attractions. Shopaholics can indulge in retail therapy at the many shops in the city centre, from trendy boutiques to popular fashion brands. The York Designer Outlet is also a must-visit for those seeking luxury, boasting 104 high-end stores including Coach, Paul Smith, and Ralph Lauren. Foodies will find themselves spoilt for choice with York's bustling food scene, with nine Michelin Guide-listed restaurants and popular chains like The Ivy and The Botanist also located in the city centre. For those who enjoy the outdoors, York is surrounded by beautiful green spaces including nature reserves and areas of outstanding natural beauty. The Howardian Hills and the North York Moors National Park, which are less than an hour's drive away, offer 500 square miles of rolling hills, forests, and stunning English countryside with over 1,400 miles of public trails for exploring.

Sources: Oxford Economics, MakeitYork, NorthYorkMoors

**York represents a wealth of broad and exciting lifestyle opportunities that attract people of all ages and backgrounds to visit, live and work in the city.**



Castle Howard Mausoleum in the Howardian Hills



# Economy

York is among the top-performing cities in the UK, following in the footsteps of several others. Its economy heavily relies on a consistent influx of fresh talent from two major universities, The University of York and York St Johns, and excels in several key sectors. With a strong reputation for research, development, and innovation, York boasts one of the most robust knowledge-driven economies in the country.

In 2024, the city of York plans to elect its first-ever mayor in one of the most significant devolution deals of its kind in the UK. This groundbreaking agreement will grant York and North Yorkshire a high degree of autonomy from central government, allowing them to make crucial decisions at the local level, similar to cities like Manchester and London. York and North Yorkshire will receive an additional GBP 540 million over the next 30 years to invest in critical areas such as education, healthcare, regeneration, and infrastructure improvements.

York's economy is driven by six prominent sectors: Financial & Professional services, Real Estate, Biotechnology, Digital, Creative, IT, Rail, and Tourism & Hospitality, all of which contribute significantly to the city's growth and development.

## MAJOR ECONOMIC SECTORS

### 01

#### FINANCIAL AND PROFESSIONAL SERVICES

- Employs 8.2% of York's working population – approximately 9,700 people
- Contributes GBP635 million (12.1%) to the GVA

The Financial and Professional Services sector in York is expanding, with notable expertise in insurance, finance, and legal domains. The finance and insurance industry has grown impressively by over 20% since 2000, making a substantial economic contribution. York is already a recognized hub for insurance and hosts major national and international firms, including Aviva, Hiscox, and NFU Mutual.

### 02

#### REAL ESTATE

- Employs around 1,800 people
- Contributes GBP695 million to York's economy

York is also home to headquarters of various national real estate companies that are involved in construction throughout the UK.

#### Notable employers:

Persimmon (FTSE100), Shepherd Building Group, Park Leisure

### 03

#### BIO-TECHNOLOGY

- Employs around 16,000 people
- Contributed approximately GBP800 million to York's GVA in 2021

York is home to a distinctive innovation cluster that focuses on circular bioeconomy, drawing benefits from the region's abundant agriculture, industrial manufacturing, and food and beverage production. The city also boasts several centers of excellence, including the renowned departments of Green Chemistry and Biology at the University of York, as well as the York Science Park and Biotech Campus. Additionally, various other organizations in York lend support to this sector.

#### BioVale



The Co-Founder of Europe's only bioeconomy intercluster.

#### BioYork



A University of York-led initiative driving the development of UK biobased industries to deliver growth, jobs and environmental benefits.

#### Biorenewables Development Centre



An organisation that provides open access, bio-based pilot scale facilities, and is a co-founder of Bio Pilots UK which links together the four UK bio-refining open access centres.

#### Fera Science Ltd



Supports and develops a sustainable food chain and a healthy natural environment. Protects the global community from biological and chemical risks.

#### Optibiotix



Develops world leading technologies that modulate the human microbiome.

#### Aptamer Group



A leading provider of next-gen custom Optimer® selection binders and development services.

#### Notable employers:

ACM Global Central Laboratory, Central Science Laboratory, University of York, York College, York St John University

# 04

## DIGITAL, CREATIVE AND IT

- Over 250 creative media arts companies employing 3,000 people
- The biggest area of economic growth in recent years, bringing in GBP165 million to the city annually (2015)

York has achieved noteworthy accomplishments in its IT, Digital, and Creative industries, driven by its capacity to innovate across multiple sectors. As a UNESCO City of Media Arts, York is among a global network of cities that emphasize creativity as a crucial element of sustainable urban development. The city is recognized for its vibrant idea generation and cross-sector partnerships, with its leading academic institutions working closely with centers of excellence and local entrepreneurs to develop cutting-edge IT, digital, and creative products and solutions.

### DC Labs World Centre of Excellence



Focused on exploring what the world might look like in 2050 as influenced by artificial intelligence and digital technology

### Nestlé



With next to 2,000 staff in their core operations, Nestlé's Product Technology Centre employs around 170 specialists whose job it is to innovate and create the next family-favourite candy. This centre is the global research and development hub of Nestlé and is credited with creating the wide range of Kit Kat bars and Rowntrees sweets loved by millions across the globe.

### Notable employers:

Edge45® SEO York Agency, Castlegate IT, Tailor Made Media

# 05

## RAIL

- Employs approximately 5,500 people within the rail and related sectors
- Yorkshire and the North East play host to 14% of the UK's rail industry jobs

The roots of York's railway industry can be traced back to the 19th Century, and it has since grown into a premier railway hub. Situated at the heart of the UK rail network, York boasts the country's largest rail cluster, with a range and depth of expertise that is unparalleled. In addition to being home to leading rail firms, York also houses several related sub-sectors, including rail engineering, consulting, specialized parts manufacturing, and digital innovation. The York Rail Innovation Community (YoRIC) endeavors to unite rail knowledge in York by establishing a platform for sharing expertise and showcasing rail innovation in the city.

### Smart Transport Evolution Programme



York is in a leadership position for real-time transport modelling, communication and decision-making, and at the forefront of the accelerating electric vehicle take-up

### Notable companies:

Amey, Arup, Grand Central, Incremental Solutions, "LNER, Network Rail", Omnicom Balfour Beatty, Siemens, Signature Rail

# 06

## TOURISM & HOSPITALITY

- Sustains approximately 24,000 jobs
- Contributes GBP765 million to York's GVA

York's rich and unique history are what makes it the UK's foremost city for heritage. With a diverse range of experiences on offer, the industry plays a significant part in the city's economy. Before the pandemic, the city attracted 8.4 million visitors per year.

### Notable companies:

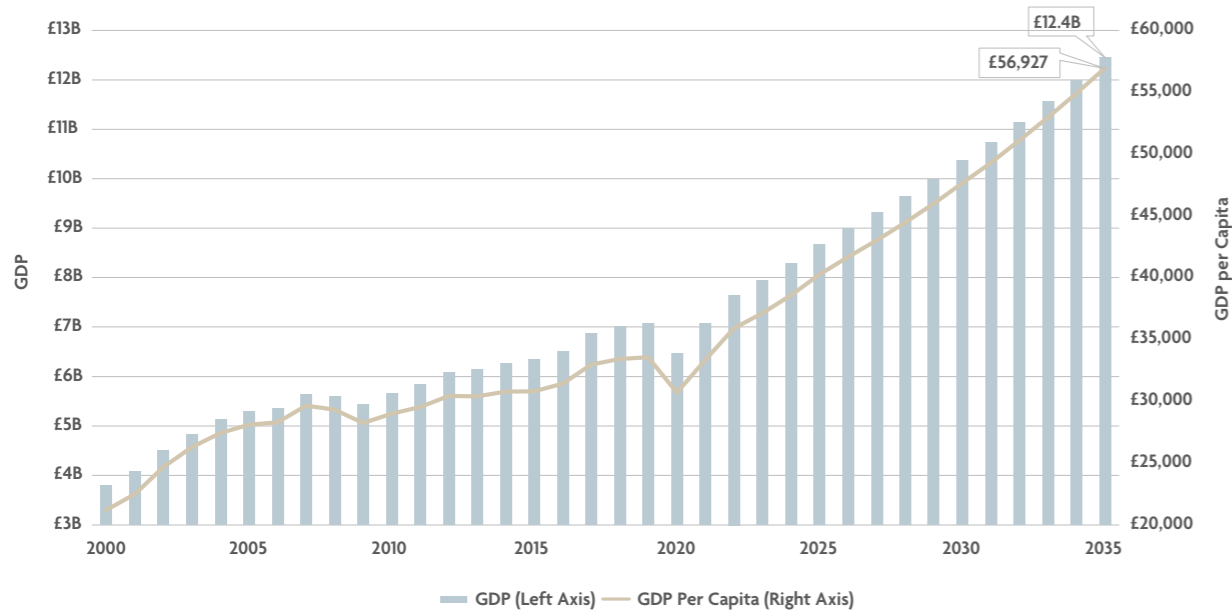
Hilton, Marriott, Intercontinental Hotel Group, Accor hotels



# Economic Growth

Due to effective measures like the economic strategy implemented in 2016 and the establishment of innovation clusters, York's GDP has doubled since 2000, reaching GBP7.7 billion in 2022. Despite a brief setback in 2020 due to the pandemic, the economy is projected to grow by 61% and generate GBP12.4 billion annually by 2035. This growth is also expected to raise the average GDP per capita by 23%, reaching GBP56,927 in the same period.

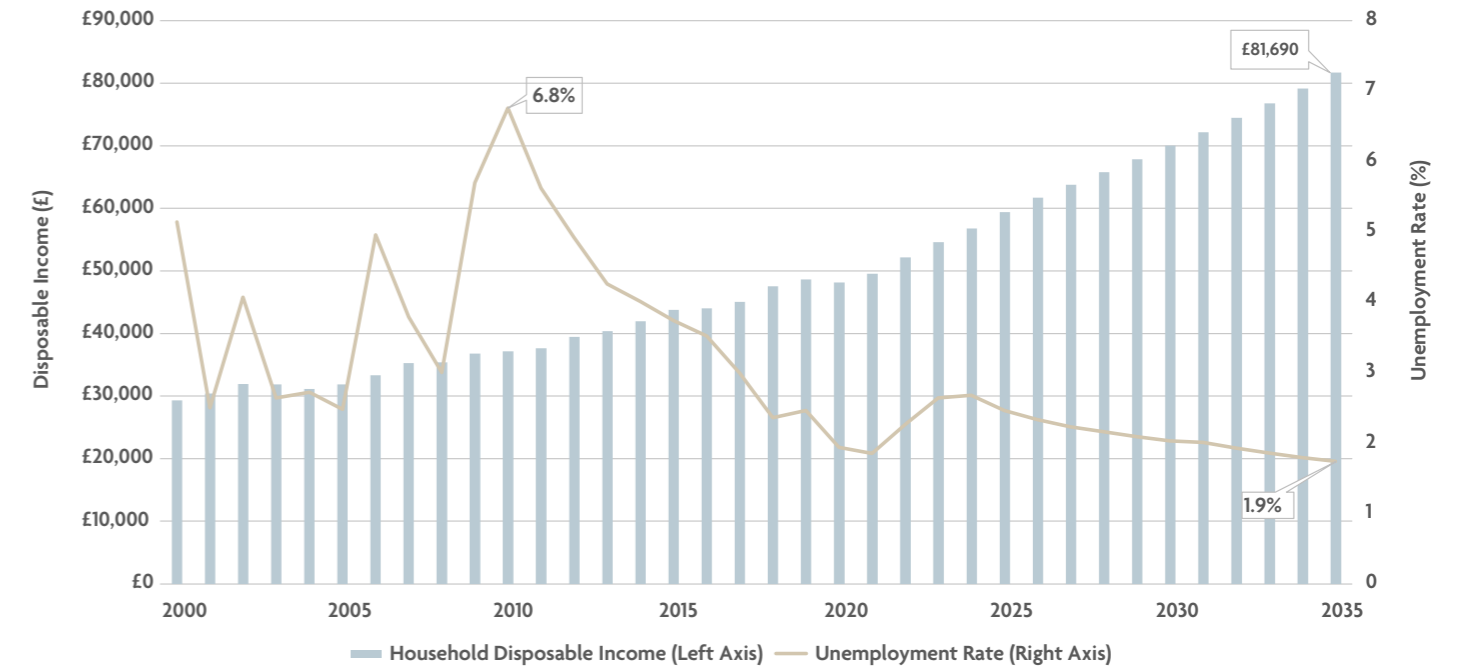
York Economic Growth 2000-2035



# Labour Market and Incomes

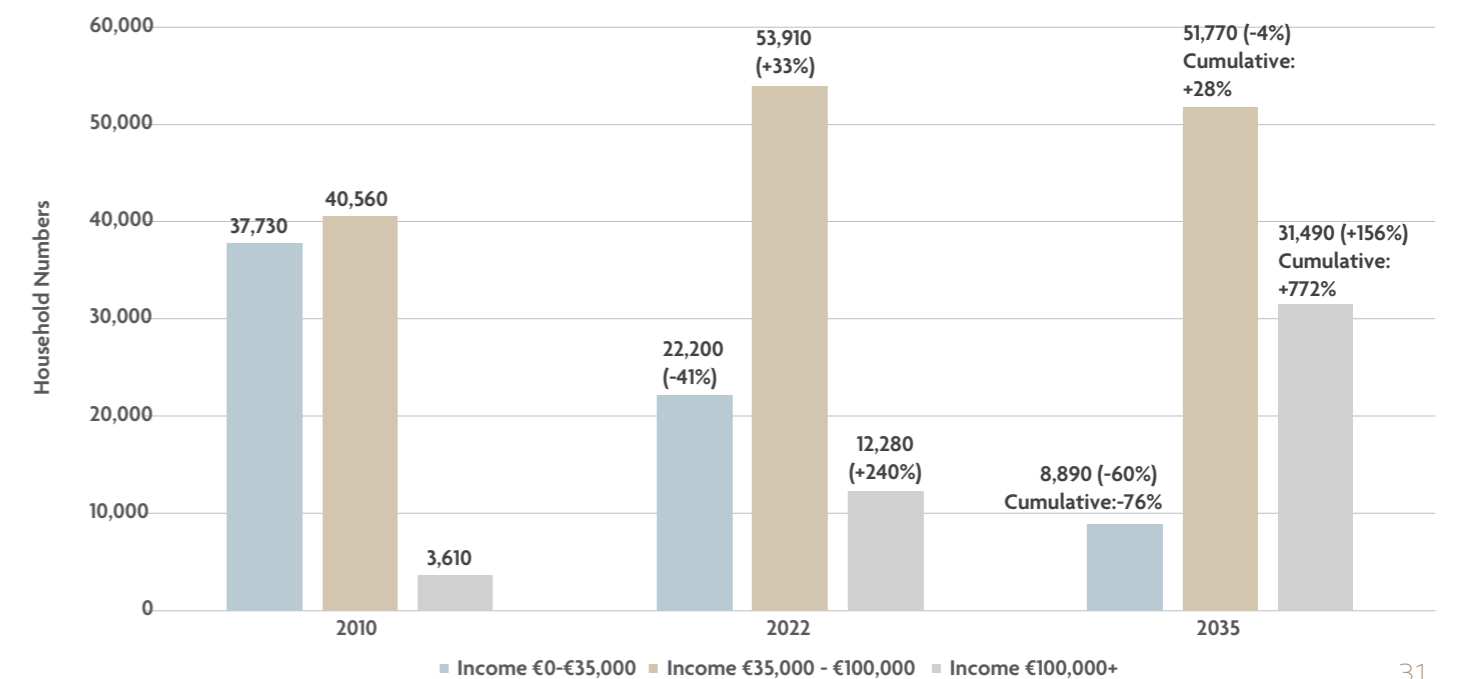
Since the start of the century, York has witnessed remarkable economic growth, resulting in a parallel increase in the wealth of its inhabitants. Over the period of 2000-2022, the average disposable income of households grew by 78%. This trend is set to continue as forecasts indicate a further 56% rise in household income by 2035, bringing it to GBP81,690. Employment in York has demonstrated significant resilience amidst the pandemic, reflected in consistently low unemployment rates. By 2035, the long-term unemployment rate is projected to drop from 2.3% in 2022 to 1.9%, significantly lower than the national average of 3.7% and 3.8% in 2022 and 2035, respectively.

York's Labour Market Trend 2000 - 2035



The number of households in York earning less than EUR35,000 per annum is rapidly diminishing, while a significant rise is observed in those entering the middle and upper income categories. This trend is expected to continue as the middle-income group shifts into the highest-income band, further expanding the upper-class category. By 2035, the number of households earning over EUR100,000 per annum will have risen by 156% since 2022 and 772% since 2010.

York's Household Numbers by Income Band (2010 - 2035)





# Transportation

Residents of York enjoy exceptional transportation connections by rail, road, and air across the UK and beyond. The city benefits from a strategic location at the center of the national rail network and is also easily accessible from the M1 motorway. Furthermore, Leeds Bradford Airport, located just a short drive away, allows for easy access to York from mainland Europe in little over an hour.

## RAIL

York's railway station has been a significant transport hub for the north of the UK since it first opened in 1839. It quickly became a major gateway between London and York, with over 340,000 passengers per year by the 1850s. To accommodate the growing passenger numbers, a new station was opened in 1877, which at the time of opening was the largest train station globally. Today, the station boasts 11 platforms and serves as a vital junction for six different rail firms connecting the city to almost every major city in England and Scotland, offering over 140 rail connections. Annually, around 10 million people use the station due to its excellent transport links.

York plays a crucial role in the Northern Powerhouse Rail (NPR) project, a program designed to transform the North's economy by providing fast and efficient rail connectivity between the region's significant economic centers. The upgrades will include the construction of 40 miles of new high-speed tracks between Liverpool and York, further electrification on the rest of the route, and electrification between Leeds and York. These upgrades will allow for cleaner and faster journeys from York to other regional hubs. Work is scheduled to commence in 2024, with the goal of completing it in the early part of the next decade. The upgrades are funded by a budget of GBP 17.2 billion, with an additional eight million people expected to live within 90 minutes of multiple northern cities by the time of completion.



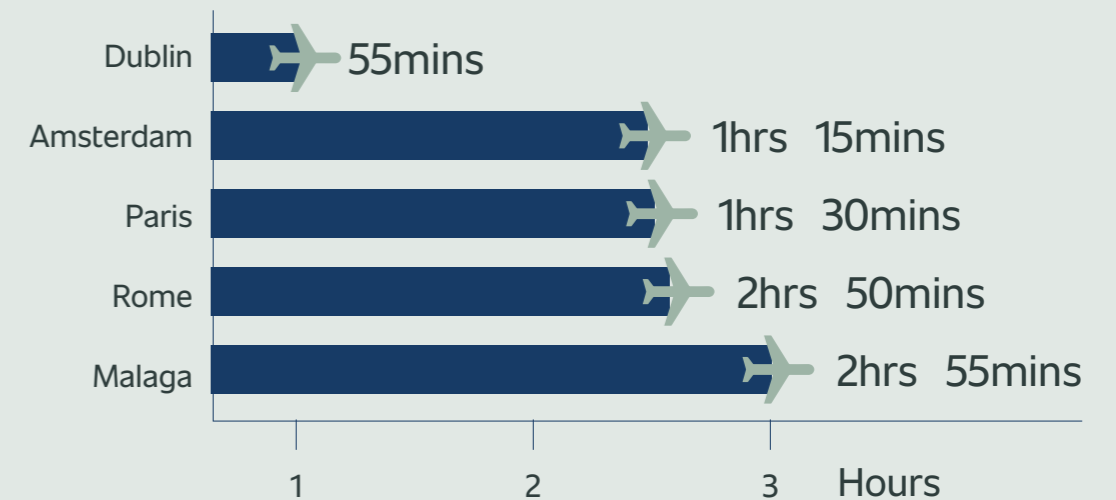
To	Travel Time
Leeds	23 minutes
Newcastle	54 minutes
Manchester	1 hour 17 minutes
Birmingham	1 hour 53 minutes
London Kings Cross	1 hour 57 minutes
Liverpool Lime Street	2 hours 3 minutes
Edinburgh	2 hours 27 minutes

## AIR

Leeds Bradford Airport (LBA) is the major airport closest to York, serving not only Leeds and Bradford but also the wider Yorkshire region. Since its opening in 1931, the airport has experienced significant growth, from 1.2 million passengers per year in 1997 to 3.9 million in 2019, representing a 225% increase.

In 2017, LBA unveiled its 'Route to 2030 Strategic Development' master plan aimed at meeting the sustainable air travel demand of 7 million passengers per annum by 2030. This development is projected to create approximately 12,650 new job opportunities directly across the region. Currently, the airport offers direct flights to more than 65 destinations across Europe, as of 2023.

### Flight Times from Leeds Bradford Airport





# Education

*York has been a recognized hub of education for centuries, with a tradition of training teachers dating back to the 1800s. The city boasts St. Peter's, the fourth oldest school in the world, which was established in 627 AD. However, its first official university was not founded until 1960. Currently, the city accommodates more than 28,000 students.*

*With two nationally acclaimed universities and an abundance of smaller colleges and educational institutions, York offers a dynamic and youthful center for education.*

## University of York

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- **Over 22,000 students**
- **26% International Students**



The University of York is a member of the prestigious Russell Group, meaning that the University is one of the best research universities in the UK with 35% of its research considered as world-leading with a further 48% rated internationally excellent. The university employs more than 3,800 people and has an annual income of almost GBP340 million.

## York St John University

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- **Over 6,500 Students**
- **Brand-new GBP17.2million creative centre**



Established as St. John's College in 1841, the institution was granted university status in 2005, leading to the creation of York St John University in the subsequent year. The university has demonstrated excellence in various fields, including Sport Science, where it ranks 15th in the country. In 2021, York St John University unveiled its new state-of-the-art Creative Centre, valued at GBP 17.2 million, offering over 2,000 square meters of innovative learning space for the next generation of creative thinkers.

# Investment and Regeneration

York has a long history of regeneration and transformation, and this trend continues in the 21st century. The city has several major projects in the pipeline that aim to turn unused brownfield land into vibrant new neighborhoods for people to live, work, and play in.

York Central



This ambitious project will transform a vast 45-hectare brownfield site in the western part of York, making it one of the most significant regeneration initiatives in the UK. The development will introduce over 1 million square feet of modern retail, leisure, and office facilities, alongside 2,500 brand-new homes. Upon completion, York Central is predicted to contribute a staggering GBP1.16 billion to the local economy and generate more than 6,500 highly skilled jobs. The entire plan is expected to take approximately 15 years, with a targeted completion date set for 2036.

Nestlé South



The southern section of the Nestlé Rowntree factory and office site, spanning 7.9 hectares, was granted outline permission in 2010. The company aims to generate enough funds from the development to invest in and modernize its remaining operations in York. The project will involve the construction of almost 300 new homes, a new childcare facility, and new public parks once completed.

Castle Gateway



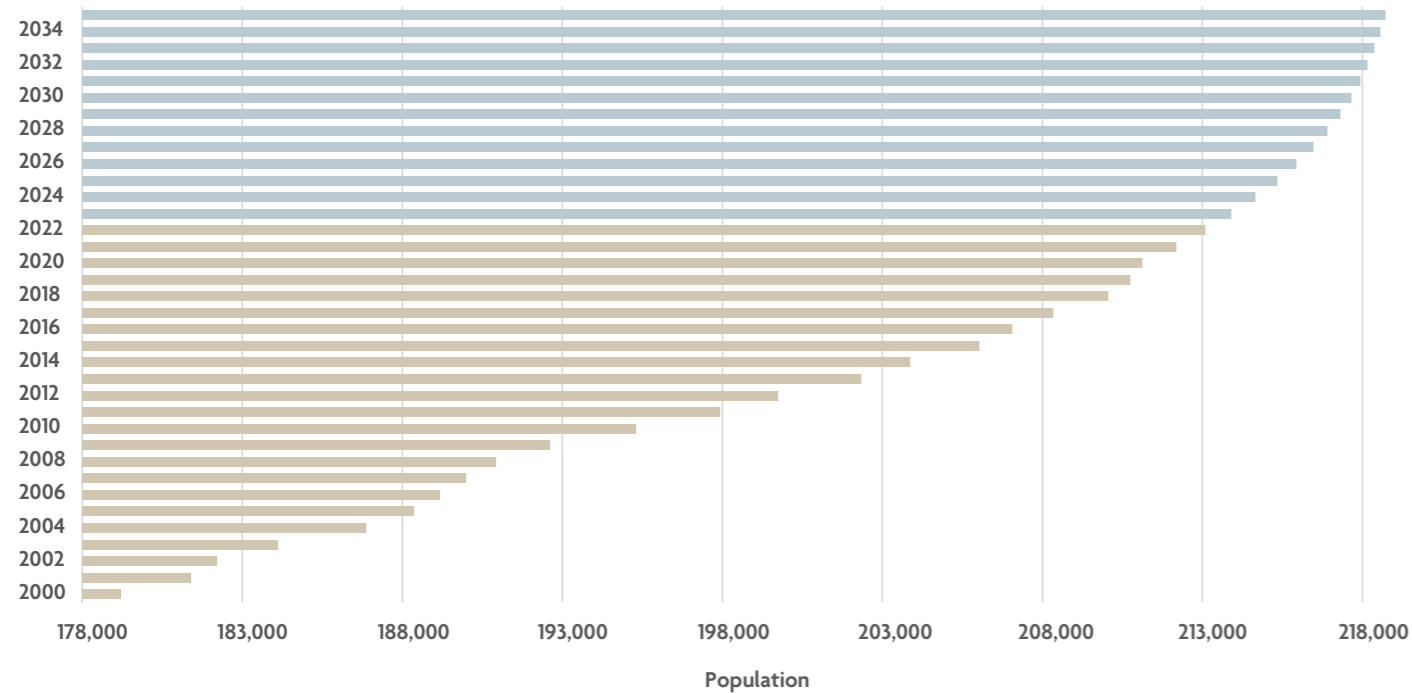
Castle Gateway, a significant masterplan in York, is set to create a fresh riverside community in the city's core. With a budget of GBP20 million, this two-phase scheme will introduce hundreds of new dwellings and riverside commercial areas, in addition to brand new public spaces and bridges to connect both sides of the city. Phase one, consisting of 106 flats and commercial areas, is scheduled to commence later in 2023 and finish by 2025.

# Housing Market

## DEMAND

According to recent estimates, the population of York has reached 213,070, which represents a growth of more than 7% over the last decade. It is expected that the population will continue to increase steadily and reach 218,680 residents by 2035. This growth is anticipated to bolster the expanding economy and sustain the upward pressure on house prices.

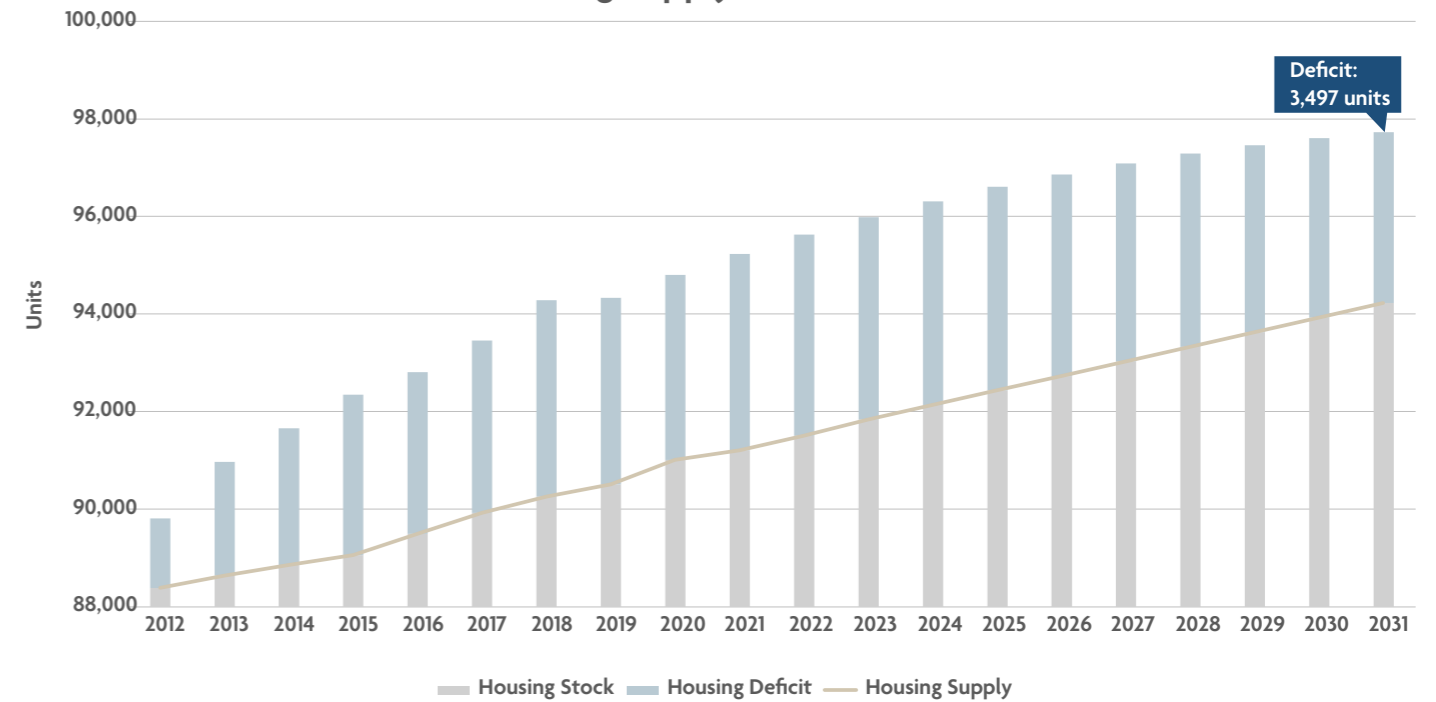
York Population (2000-2035)



## SUPPLY

Although there has been a continuous influx of potential development locations, York has struggled to meet the soaring demand for housing. Between 2011 and 2021, a mere 299 new homes were built annually on average. In 2018, the city's 15-year local plan set an ambitious goal of constructing 877 new homes per year, a 193% increase compared to the average number built in the decade leading up to 2021. Should the current trends continue, York is expected to face a deficit of 3,497 homes by 2031.

York's Housing Supply & Demand 2012-2031



## SALES AND RENTAL MARKET

York's housing market has consistently experienced a shortage of supply, leading to significant stress on both house prices and rental rates. Consequently, the average property price in the city witnessed a remarkable increase of 29.2% from 2017 to 2022. The competition among homebuyers in York is intense, with properties selling, on average, 10 days quicker than in Leeds (81 days), Liverpool (103 days), and Newcastle (87 days).

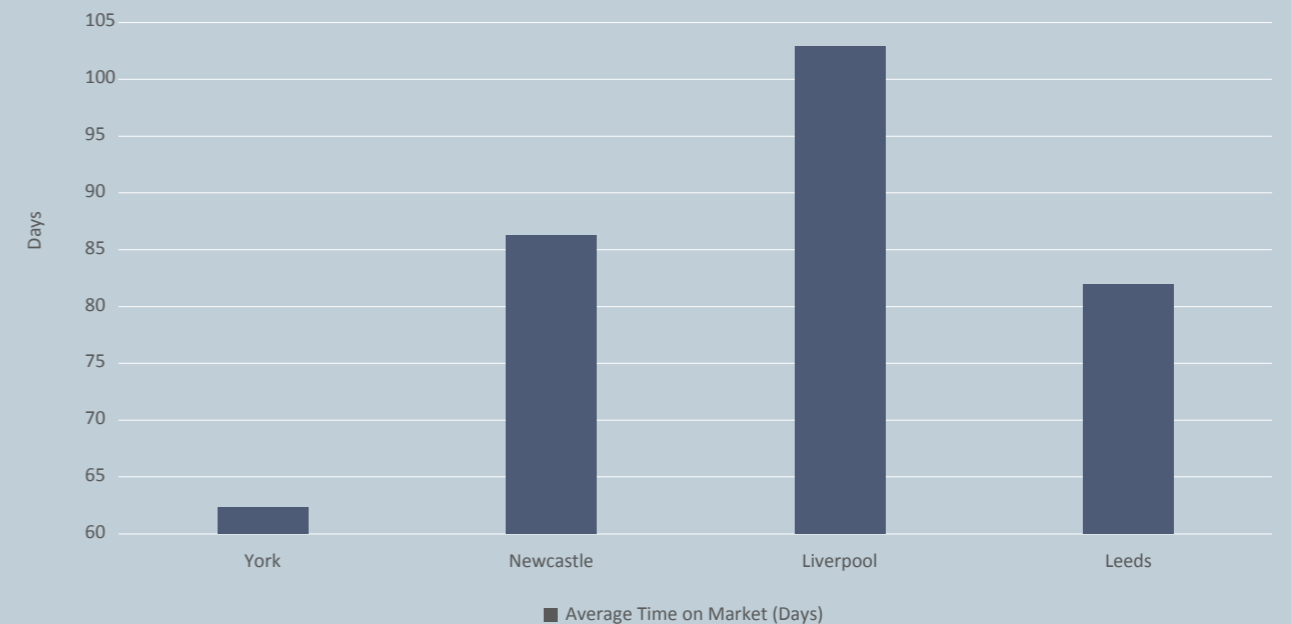
The average rent in York has also increased considerably. In 2022, there was a staggering rise of 4.1%, with monthly rents increasing from GBP853 to GBP888.

### Price Growth Forecast

2024 TO 2027

12%

Median Time to Sell (Days)



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