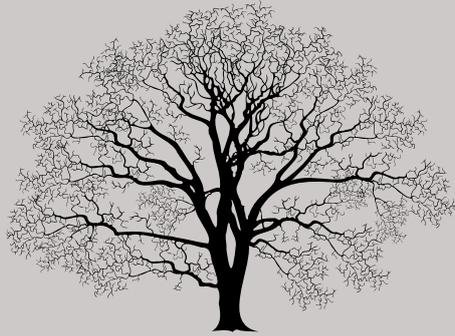


HUDSON
MOODY



F I F T H G R O V E
B R O C H U R E



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Welcome to York

King George VI famously once remarked “the history of York is the history of England”. Located less than 30 miles North-East of Leeds, it was founded over two thousand years ago and has passed through the hands of Romans, Saxons, Vikings, and Normans, giving the city unique history and incredible architecture of significant importance.

Today the city is host to two brilliant universities and almost 12,000 businesses cementing its reputation as an attractive market for students and young working professionals. The city is a major hub of culture, research and tourism - now recognised as a UNESCO City of Media Arts and soon to apply for UNESCO World Heritage Site status.





F I F T H G R O V E

Fifth Grove

Conveniently located on the edge of St Nicks Nature Reserve & Environment Centre, Fifth Grove offers the perfect mix of peaceful suburban living whilst being just a short five-minute drive from the city centre.

The new-build development is comprised of 48 one- and two-bedroom units. All apartments come with their own private entrance as well as include either a garden or Juliette balcony and parking to selected homes.

AREA MAP

TRANSPORTATION

-  **York Train Station**
8min drive, 37min walk, 14min cycle, 18min P.T.
-  **Cherry Tree House - Bus Stop**
1min walk

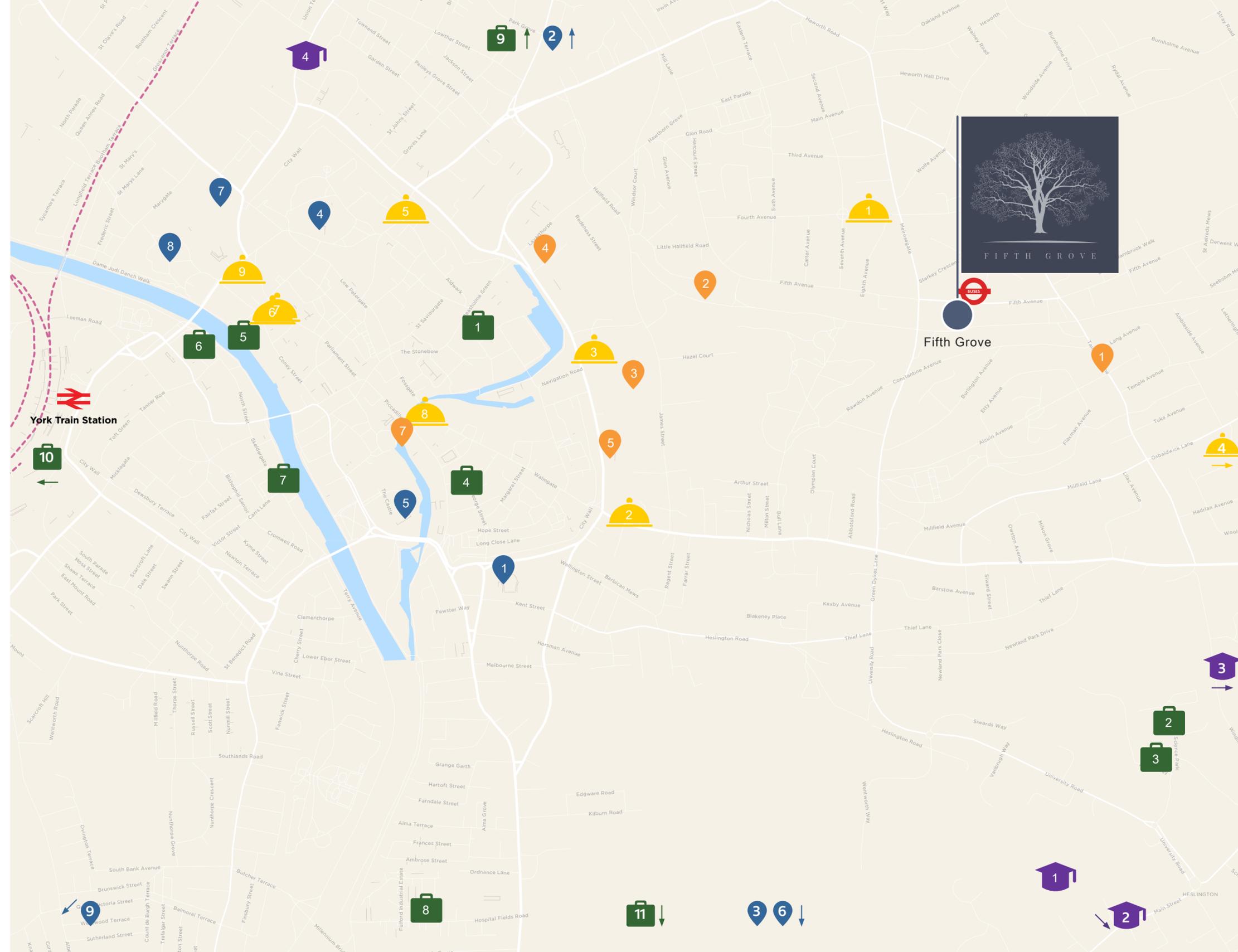
LOCAL AMENITIES

-  **Pharmacy**
6min walk, 2min cycle, 1min drive,
-  **CrossFit Jorvik**
12min walk, 4min cycle, 3min drive, 9min P.T.
-  **Lidl**
18min walk, 5min cycle, 5min drive, 18min P.T.
-  **Fitness Centre**
18min walk, 6min cycle, 4min drive, 10min P.T.
-  **Waitrose**
19min walk, 6min cycle, 4min drive, 15min P.T.
-  **Sainsbury's Local**
24min walk, 7min cycle, 4min drive, 13min P.T.
-  **Tesco Express**
25min walk, 9min cycle, 6min drive, 11min P.T.
-  **The York Hospital**
31min walk, 11min cycle, 7min drive, 24min P.T.

EMPLOYERS

-  **HISCOX**
20min walk, 7min cycle, 6min drive, 9min P.T.
-  **York Science Park**
22min walk, 6min cycle, 7min drive, 13min P.T.
-  **Tailor Made Media Ltd**
22min walk, 6min cycle, 5min drive, 13min P.T.
-  **Siemens**
23min walk, 8min cycle, 7min drive, 17min P.T.
-  **Edge45° SEO York Agency**
29min walk, 10min cycle, 8min drive, 18min P.T.
-  **Aviva**
32min walk, 13min cycle, 11min drive
-  **LNER**
31min walk, 11min cycle, 8min drive, 16min P.T.
-  **ACM Global Central Lab**
11min cycle, 7min drive, 26min P.T.
-  **Nestle UK Ltd**
13min cycle, 14min drive, 35min P.T.
-  **Network Rail Engineering Works**
18min cycle, 16min drive, 35min P.T.
-  **Persimmon Homes**
19min cycle, 18min drive, 39min P.T.

P.T.: public transport



EDUCATION

-  **University of York**
22min walk, 8min cycle, 3min drive, 19min P.T.
-  **University of York - Halifax College**
35min walk, 11min cycle, 7min drive, 29min P.T.
-  **University of York, Campus East**
22min walk, 8min cycle, 3min drive, 19min P.T.
-  **York St John University**
27min walk, 7min walk, 7min drive, 22min P.T.

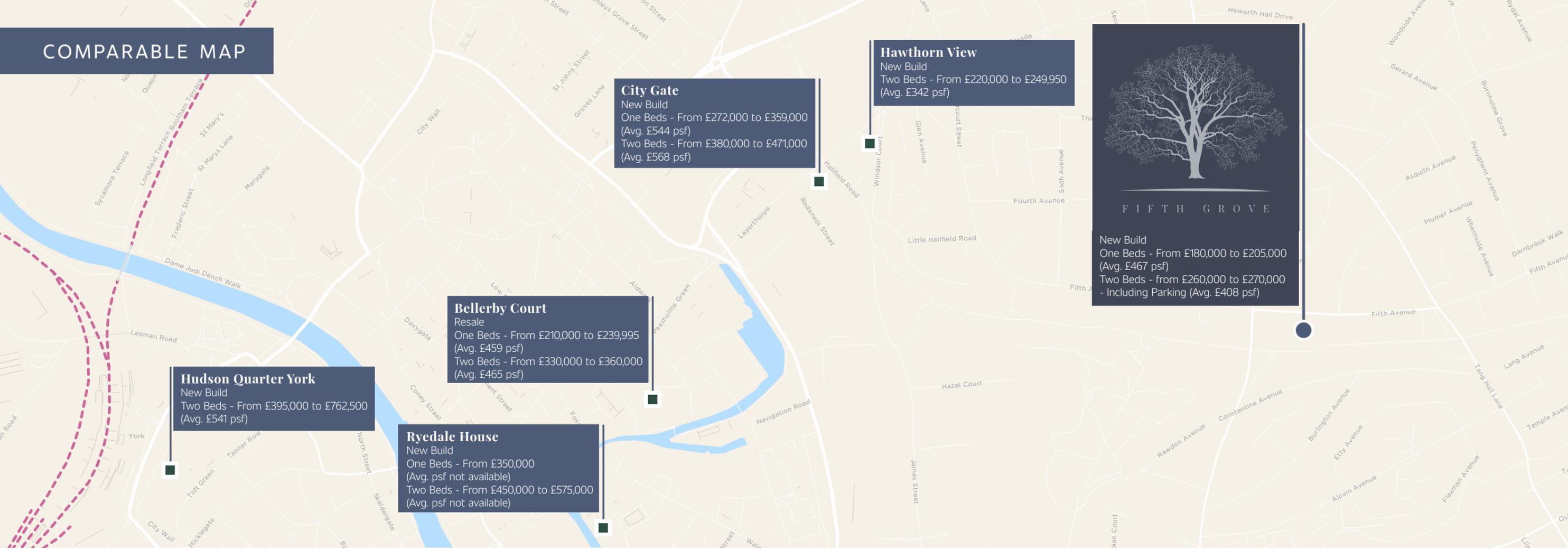
CAFES & RESTAURANTS

-  **Bread N Things**
5min walk, 1 min cycle
-  **The Rose & Crown**
17min walk, 5min cycle, 3min drive, 14min P.T.
-  **Starbucks Coffee**
19min walk, 6min cycle, 4min drive, 15min P.T.
-  **The Kitchen Osbaldwick**
20min walk, 6min cycle, 3min drive, 12min P.T.
-  **Little Italy**
23min walk, 8min cycle, 4min drive, 13min P.T.
-  **Bettys Café Tea Rooms**
28min walk, 9min cycle, 7min drive, 17min P.T.
-  **The Ivy, York**
28min walk, 9min cycle, 7min drive, 17min P.T.
-  **Loch Fyne Restaurant and Bar**
25min walk, 9min cycle, 7min drive, 12min P.T.
-  **Brew & Brownie**
30min walk, 10min cycle, 7min drive, 17min P.T.

POINTS OF INTEREST

-  **York Barbican**
22min walk, 7min cycle, 4min drive, 18min P.T.
-  **Heworth Golf Club**
23min walk, 7min cycle, 4min drive, 19min P.T.
-  **York Sport Centre**
24min walk, 8min cycle, 7min drive, 22min P.T.
-  **York Minster**
26min walk, 9min cycle, 7min drive, 12min P.T.
-  **York Castle Museum**
29min walk, 11min cycle, 6min drive, 16min P.T.
-  **Fulford Golf Club**
30min walk, 10min cycle, 6min drive, 29min P.T.
-  **York Art Gallery**
31min walk, 11min cycle, 6min drive, 16min P.T.
-  **Museum Gardens**
32min walk, 13min cycle, 7min drive, 18min P.T.
-  **York Racecourse**
17min cycle, 10min drive, 32min P.T.

COMPARABLE MAP



Computer generated images intended for illustrative purposes only

Specification

GENERAL / MISCELLANEOUS

- External Doors –Virtuoso Vico V4 - Black ext / White int – Virtu-AI Range
- White Bull Nose Skirting Boards
- Stair Handrails – Sapele Round Handrail with Satin Chrome Brackets
- Internal Doors – Howdens Dordogne Smooth Moulded
- Internal Doorhandles –Straight Lever on Sprung Rose SSS
- Internal Flooring – To Bedrooms & Stairs: Kingsmead Devotion Carpets / To Kitchen, Living & Bathrooms: Laminate floor
- Windows & French Doors – Spectus Elite 70 Bevelled – Grained Black/Brown ext / Smooth White int
- Electric Panel Heaters
- Pendant Light Fittings
- Faceplates – White Plastic

KITCHENS

- Howdens Dove Grey Kitchen Units – Chelford Range
- Howdens Grey Concrete Effect Worktop
- Howdens Lamona Ashworth Single Bowl Sink
- 200 x 200 Gloss White Wall Tiles
- Free Standing Fridge/Freezer (AEG, Samsung, Bosch, Zanussi or similar)
- Integrated Washer/Dryer (LOGIK or equivalent)
- Built-in Induction Hob and single Fan Oven (LOGIK or equivalent)
- Extractor Fan/Cooker Hood in brushed chrome effect
- Dishwasher (LOGIK or Similar) – Included with Two Beds Only

BATHROOMS

- Chrome-Plated Mixer Tap (Hand Basin)
- Crosswater White Hand Basin – Turin Range, Wall Mounted
- Crosswater White WC – Close Coupled
- April Products White Rectangular Shower Tray
- April Products Sliding Door
- Crosswater Multifunction Shower – Atoll Square Range
- Mirror above bathroom sink
- Ladder type towel rail
- 200x200 Gloss White Wall Tiles

DISCLAIMER:

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



Developer



With over 40 years of experience, Helmsley Group have built an enviable track record and portfolio which includes the development of specialist residential conversions, Listed Buildings and commercial HQ buildings. Helmsley Group use their extensive industry knowledge and expertise to develop high-quality homes in prime locations that offer great value and superior finishes.

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

Located in the county of Yorkshire, York's history dates back to the Roman era. It has retained its prominence over the centuries and was the third-largest city after London and Norwich by 1660. During the 19th century, unlike other larger northern cities such as Manchester and Sheffield, York didn't see many benefits from the early stages of the industrial revolution as it lacked an extensive canal system to allow the mass transport and trade of goods. However, the arrival of the railway in 1839 meant that the city's already famous confectioners, Terry's, and Rowntree's (as well as other major employers), could rapidly expand their sales providing more jobs and investment from their philanthropic owners. Because of this, York is still known as the home of British chocolate.

Throughout the 20th Century, York expanded its footprint in chocolate and confectionary production. By 1937, the Terry's factory employed over 2,500 people in the city. Rowntree also expanded rapidly, and by 1988 was the fourth largest chocolate manufacturer in the world, responsible for making favourites such as Kit Kat and Aero. This success led the Swiss confectionary giant, Nestlé, to buy out the company that same year for GBP2.55 billion (equivalent to GBP5.73 billion in 2021) making it the largest-ever foreign purchase of a British company at that time. Nestlé still produces around 3 million Kit Kat bars in York daily and the city is home to Nestlé's Product Technology Centre.

In 1991, York completed construction of their 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; allowing York to reinvented itself as a continental centre for Biotechnologies.

In 2016 York introduced their economic strategy to be the intellectual hub of the Northern Powerhouse. It aims to be recognised as the place to do business for a number of distinctive industries which rely on the local high-quality skills base.



Culture and Arts



With such an extensive history, it is unsurprising that the city is dotted with museums, each one offering a unique insight into the area's colourful past of Vikings, castles and world-class chocolate. In all, York welcomes 8.4 million tourists each year which is estimated to add GBP765 million to the city's economy per annum.



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 will also host the UK snooker championships in November 2022.



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.

Lifestyle



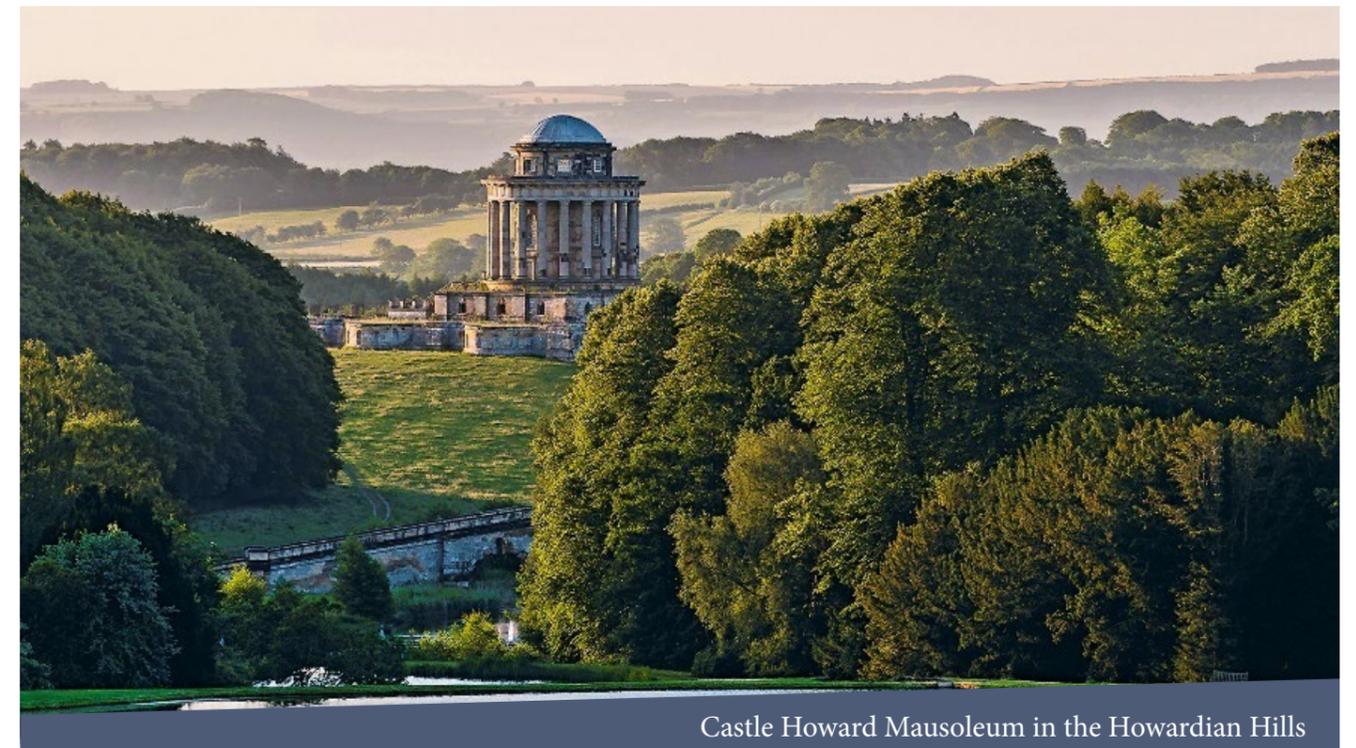
York offers an eclectic mix to suit any lifestyle. With a wealth of shops, both boutique as well as well-known fashion brands, the city caters to even the most avid shoppers. In addition to its expansive city centre offerings, the popular York Designer Outlet has 104 high-end stores including Coach, Paul Smith & Ralph Lauren to name but a few.

The city also has a bustling food scene with 9 restaurants that feature in the highly prized Michelin Guide. Furthermore, renowned restaurant chains

such as The Ivy and The Botanist are now resident in York city centre, offering further exceptional choices.

York is surrounded by green open spaces including nature reserves and areas of outstanding natural beauty (AONB). Less than an hour north are the Howardian Hills which adjoin the famous North York Moors National Park. This expansive park offers over 500 square miles of rolling hills, forest and pristine English countryside providing 1,408 miles of public trails for exploring.

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's economy echoes numerous other top UK cities. It performs extremely well in several key sectors and is fuelled by a steady flow of new talent from its two major universities, The University of York and York St Johns. Its knowledge-driven economy is amongst the strongest in the country with a solid reputation for research, development, and innovation.

In 2024, the city plans to elect their first mayor in one of the largest devolution deals of its type in the UK. The ground-breaking deal will see York and North Yorkshire gain a high level of autonomy from central government (as seen in cities such as Manchester and London) and the ability to make important decisions at a local level. York and North Yorkshire will benefit from an additional GBP540 million over the next 30 years to spend on local priorities, such as education, healthcare, regeneration, and infrastructure improvements.

Six prominent sectors drive the economy of York forward today, those being Financial & Professional services; Real Estate; Biotechnology; Digital, Creative, IT; Rail and Tourism & Hospitality.

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

York has a growing Financial and Professional Services sector with key strengths in the areas of insurance, finance and legal. The finance and insurance industry has grown by over 20% since 2000 - a solid growth rate coming from an already high economic contribution. As an established insurance hub, York is home to major national and international firms such as Aviva, Hiscox and NFU Mutual.

02

REAL ESTATE

- Employs around 2,000 people
- Contributes GBP825 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

A unique circular bioeconomy innovation cluster is located in York, benefiting from the broader region that is characterised by rich agriculture, industrial manufacturing and food and beverage production. Numerous centres of excellence are also based in York, such as the world-class departments of Green Chemistry and Biology at the University of York, as well as the York Science Park and Biotech Campus. These and various other organisations provide support for the 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 found success in its Digital, Creative and IT sectors, characterised by its ability to innovate across industries. Designated a UNESCO City of Media Arts, York is part of a global network of cities where creativity plays an important strategic factor in the cities' sustainable urban development. Known for active idea generation and cross-sector collaboration, York's world-class academia collaborate with the various centres of excellence and local entrepreneurs to create IT, digital and creative products and solutions. Two notable initiatives that support this industry are:

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's



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

York's pioneering railway industry dates back to the 19th Century, and since then has developed into a leading railway city. Centrally located on the UK rail network, York is the UK's largest rail cluster with a breadth and depth of skill unique to the city. York is also home to leading rail companies and numerous related sub-sectors such as rail engineering, consultancy, manufacturing of specialist parts and related digital innovation. The York Rail Innovation Community (YoRIC) aims to connect rail expertise in York by creating a network for knowledge sharing 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.

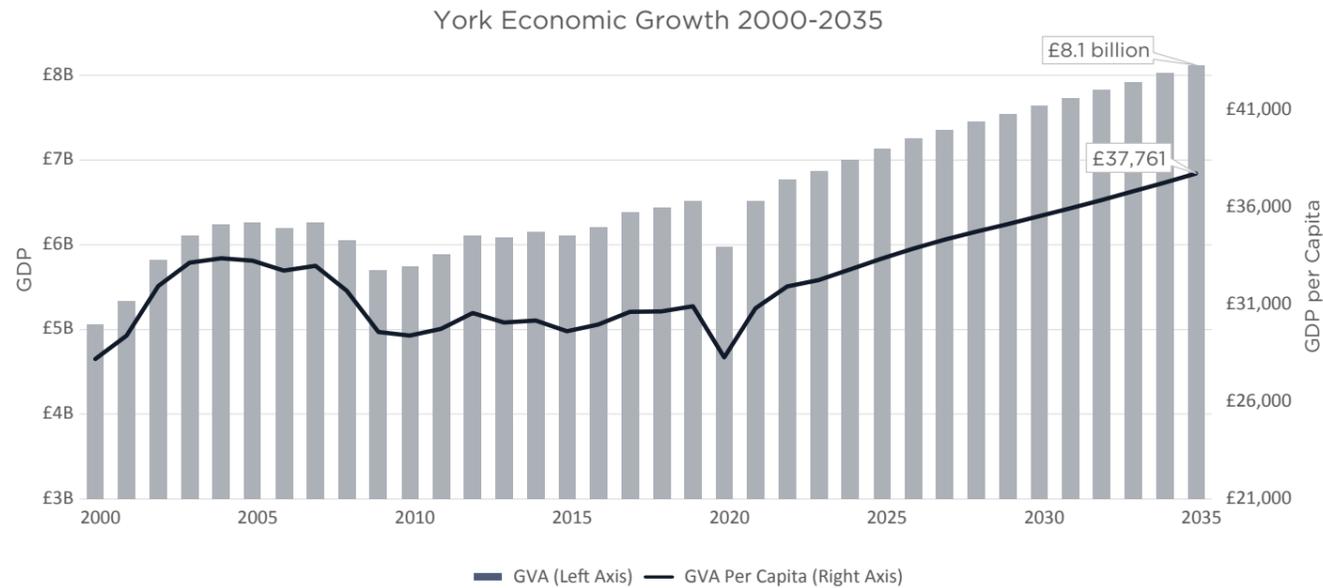
Notable companies:

Hilton, Marriott, Intercontinental Hotel Group, Accor hotels



Economic Growth

As a result of successful initiatives, such as the 2016 economic strategy, and the development of various clusters that facilitate continuous innovation, York's GDP has increased by 30% since 2000, totalling GBP6.5 billion in 2021. Following a slight dip in 2020 due to the coronavirus pandemic, the economy is forecast to produce GBP8.1 billion per year by 2035 (+25%). Simultaneously, the average GDP per capita is expected to rise by a further 23%, reaching GBP37,761 by 2035.

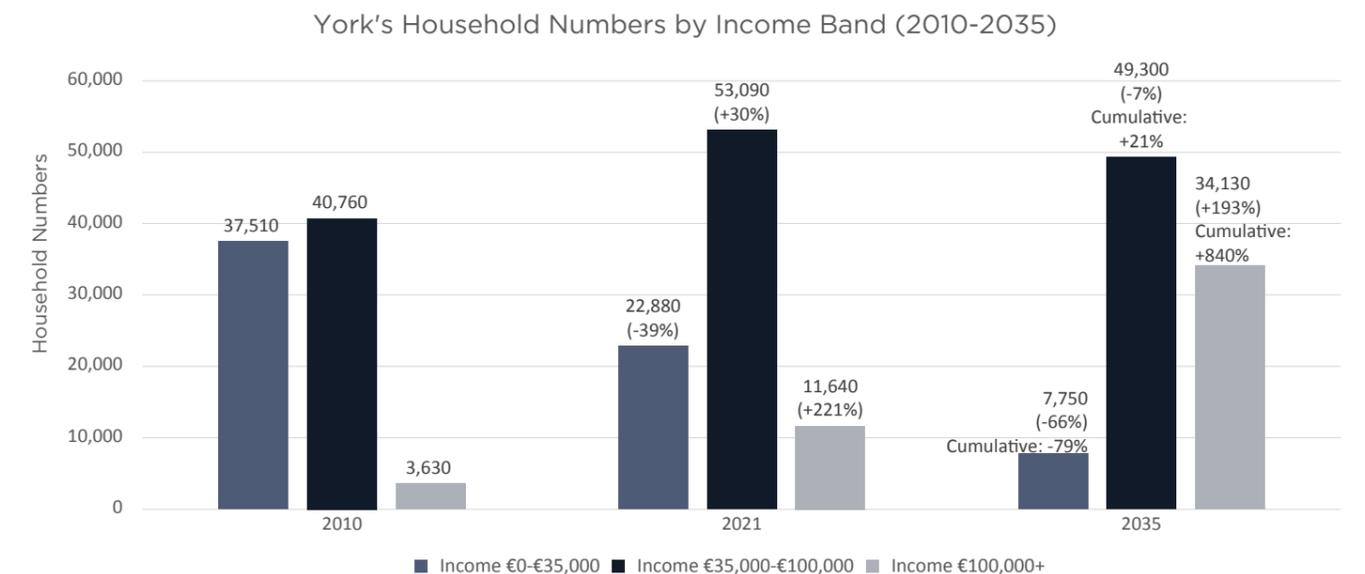


Labour Market and Incomes

The city of York has experienced substantial economic growth since the turn of the century, and as a result, the wealth of its residents has increased in tandem. The average household disposable income has increased by 76% between 2000 and 2021. This growth trend is expected to continue, with household incomes forecast to grow a further 60% by 2035, reaching GBP83,000. Strong employment growth has proven resilient during the pandemic, as the unemployment rate has remained low. The long-term unemployment rate is set to decrease from 2.3% in 2022 back down to 1.9% by 2035. These unemployment rates are substantially below the national average at 4.5% and 3.8% in 2021 and 2025 respectively.



The number of households in York earning less than EUR35,000 per year is declining rapidly. At the same time, the number of households entering the middle-and-upper-income band has increased substantially. The upper-income class is set to grow even further, while the lower band will continue to fall considerably as the middle-income band will start shifting into the highest-income band. By 2035, the number of households in the highest income brackets (EUR100,000+) will have grown by 193% since 2021 and 840% in total since 2010.



Transportation

York offers residents exceptional transport links by rail, road and air to across the UK and beyond. The city benefits from an enviable position at the heart of the national rail network as well as being within easy reach of the M1 motorway. Leeds Bradford Airport, just a short drive away, means that York can be reached from mainland Europe in little more than an hour.

RAIL

York Railway Station is and has always been a major hub for rail travel across the north of the UK. York's first station opened in 1839 and by the 1850's was carrying over 340,000 people per year between the city and London. In 1877, a new station was opened to accommodate the fast-growing passenger numbers, at the time of opening it was the largest train station in the world. Today, the transport hub has 11 platforms and serves as a main junction for 6 different rail firms connecting the city to almost every other major city in England and Scotland with more than 140 rail connections. It is because of these excellent transport links that around 10 million people use the station each year.

York forms a key part of the Northern Powerhouse Rail (NPR) project. The programme is specifically designed to support the transformation of the North's economy by providing effective and efficient rail connectivity between the North's major economic centres, offering a faster and more reliable service across the entire region. Work is due to begin in 2024 and be completed early in the next decade. The upgrades will see 40 miles of new high-speed tracks between Liverpool and York with further electrification on the rest of the route as well as electrification between Leeds and York. This will allow cleaner and quicker journeys from York to other regional hubs. The upgrade works between Liverpool and York have been allocated GBP 17.2 billion. By the time of completion, a further 8 million people will live within 90 minutes of multiple northern cities.



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

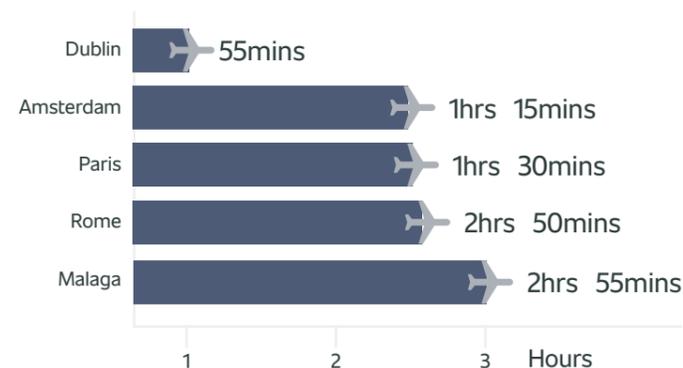
AIR

The closest major airport to York is Leeds Bradford Airport (LBA). The airport opened in 1931, serving Leeds and Bradford as well as the wider Yorkshire region. Airport passengers have grown significantly from 1.2 million per year in 1997 to 3.9 million in 2019 (+225%).

In 2017, LBA launched their 'Route to 2030 Strategic Development' master plan to meet the air travel demand of 7 million passengers per annum sustainably by 2030. LBA estimates that 12,650 new job opportunities will be directly created across the region because of this development.

As of 2022 the airport currently flies directly to more than 65 destinations across Europe.

Flight Times from Leeds Bradford Airport



Education

York has been an established centre of education for centuries with a history of training teachers from the 1800's. The city hosts the fourth oldest school in the world, St Peter's founded in AD 627, however its first official university wasn't founded until 1960. The city is now home to more than 28,000 students.

With 2 nationally renowned universities and a wealth of smaller colleges and educational institutions, York provides a young and vibrant hub for education.

University of York

- 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

- Over 6,500 Students



Founded as St Johns College in 1841, it was granted University status in 2005 and York St John University was created in the following year. The University excels in several fields including Sport Science where it ranks 15th nationally. In 2021, the university opened its brand-new GBP17.2 million Creative Centre providing over 2,000 square metres of state-of-the-art learning space for the next generation of creative minds.

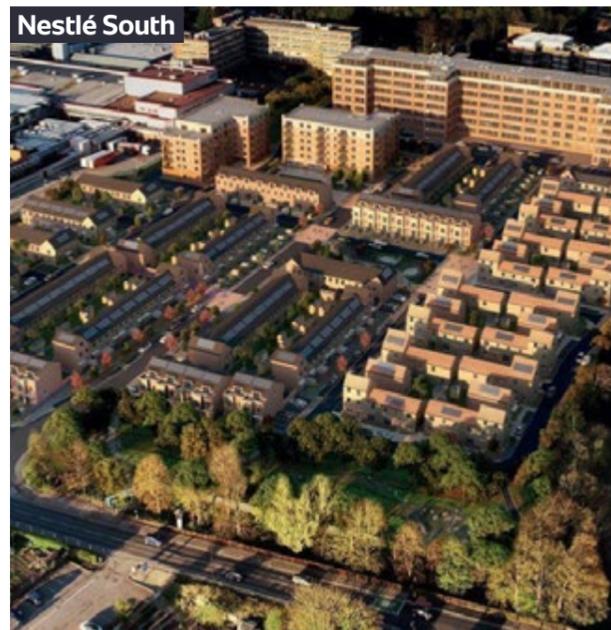


Investment and Regeneration

Regeneration and change have been second nature to York throughout its history and it is no different in the 21st century. Numerous key projects are set to transform large parts of brownfield land across the city into exciting new neighbourhoods to work, live and enjoy.



This exciting project is due to transform 45 hectares of brownfield land in the west of the city, making it one of the largest regeneration projects of its kind in the UK. The scheme is set to provide over 1 million square feet of new retail, leisure, and office space as well as 2,500 new homes. Once completed, it is estimated that York Central will add GBP1.16 billion to York's economy and provide over 6,500 new high value jobs. The masterplan should take 15 years and complete in 2036.



Originally granted outline permission in 2010, the 7.9-hectare site forms the southern part of the Nestlé Rowntree factory and office site. Nestlé hopes to raise enough capital from the project to invest and modernise the rest of their operations in York. When completed, the scheme will provide almost 300 new homes along with a new childcare facility and new public parks.



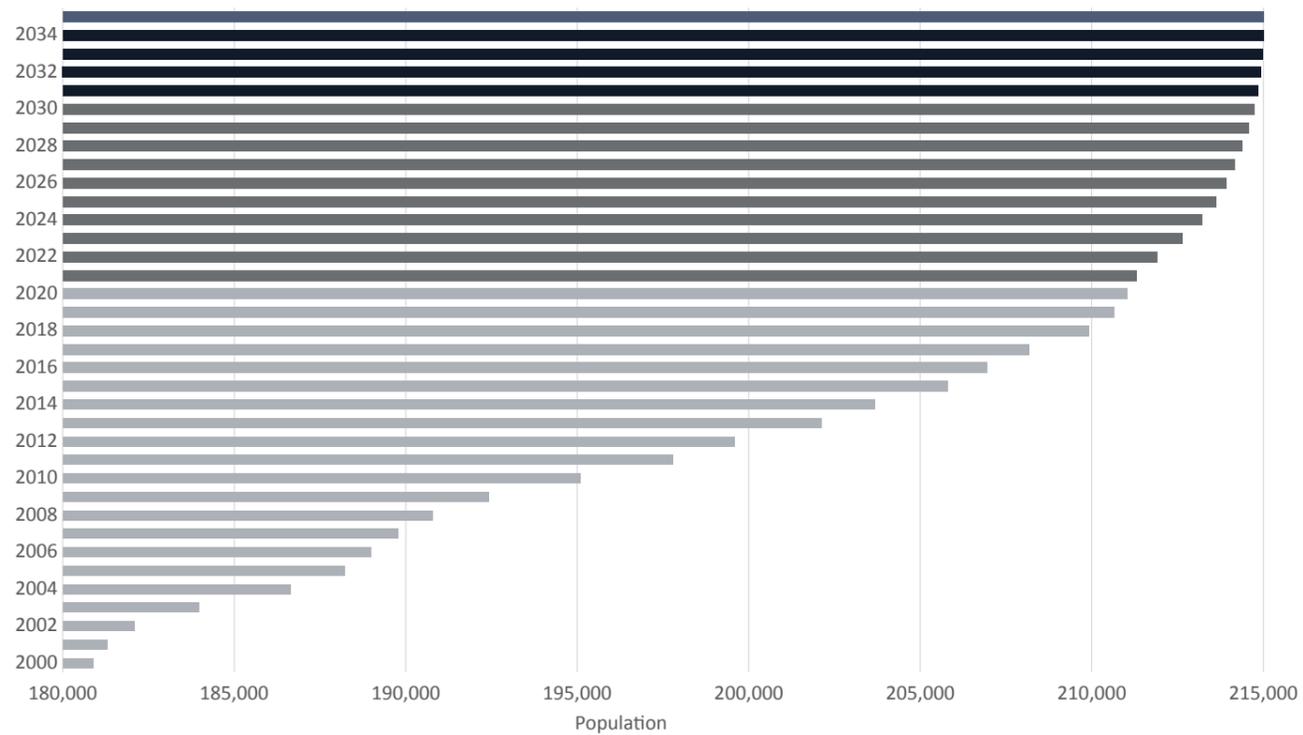
One of the largest masterplans within the city of York, Castle Gateway promises to deliver a new riverside neighbourhood in the heart of the city. The two-phased GBP20 million plan, aims to deliver hundreds of new homes and riverside commercial spaces as well as new public realms and new bridges to better connect the two halves of the city. Phase one of two developments comprised of 106 apartments and commercial space is due to begin construction in 2023 and complete by 2025.

Housing Market

DEMAND

The population of York is currently estimated at 211,890, representing an increase of over 7% in the last 10 years. Population growth is expected to continue at a steady pace and by 2035 reach 214,980 residents. This growth is expected to support the expanding economy and continue the upward pressure on house prices.

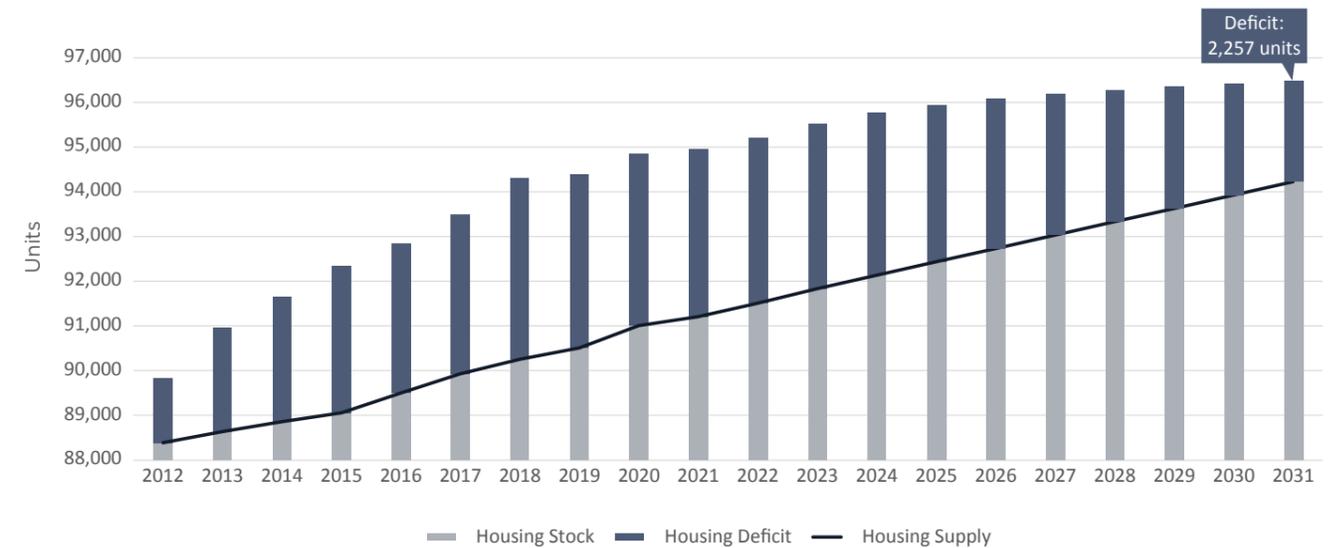
York Population (2000-2035)



SUPPLY

Despite a steady supply of new potential development sites, York has remained unsuccessful in keeping pace with its high demand for housing. Between 2011 and 2021, an average of just 299 new homes were built each year. Within the city's 15-year local plan created in 2018, a target of 877 new homes per year was identified and set, 193% higher than their average delivery in the 10 years to 2021. At current trends, by 2031 York will have a deficit of 2,257 homes.

York Housing Supply & Demand 2011-2031



SALES AND RENTAL MARKET

A persistent undersupply within the housing market has put substantial pressure on house prices and rents within York. Because of these pressures, the average property price in the city increased by a staggering 25.6% between April 2017 and April 2022. York's housing market is very competitive for buyers with properties selling faster on average in York (64 days) than in Leeds (74 days), Liverpool (72 days) and Newcastle (68 days).

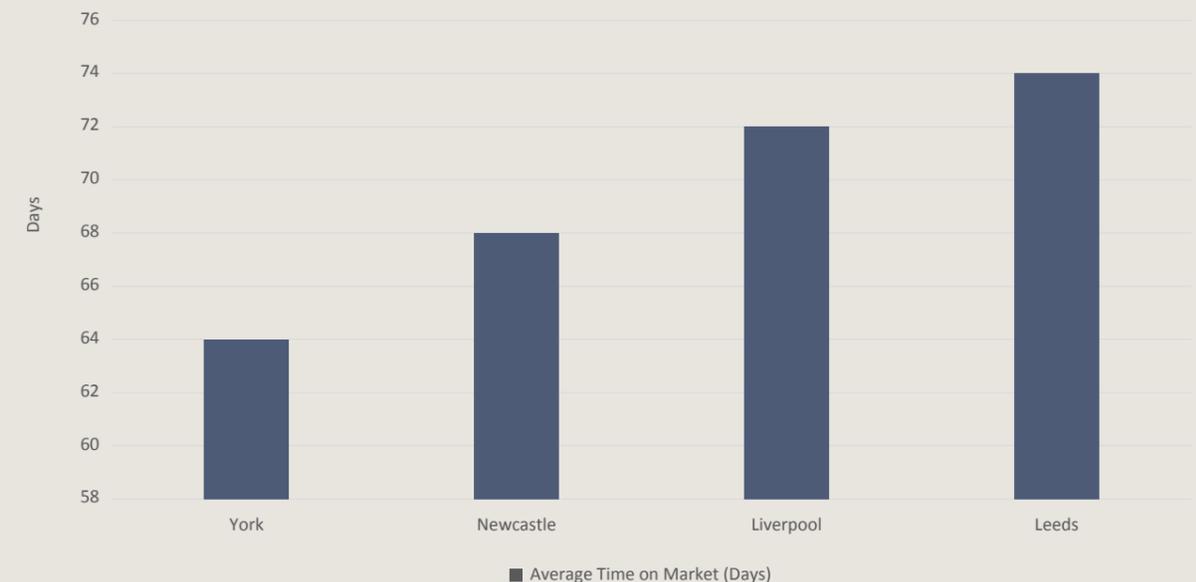
Average rents in York have risen too. In 2021, rents increased by a staggering 7.4% with average monthly rentals rising from GBP794 to GBP853.

Price Growth Forecast

2022 TO 2026

19.4%

Average Time to Sell (Days)



DISCLAIMER

Please note: floor plans, prices and images are for information purposes only and are subject to change from time to time.

Areas shown are approximate measurements.

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