

# MARLOWE YORK HOUSE

## FAST FACTS



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Offering modern and high specification homes just a stone's throw away 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.

An aerial photograph of York, UK, showing the York Minster in the center, surrounded by dense residential buildings and green spaces. The image is used as a background for the text.

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.



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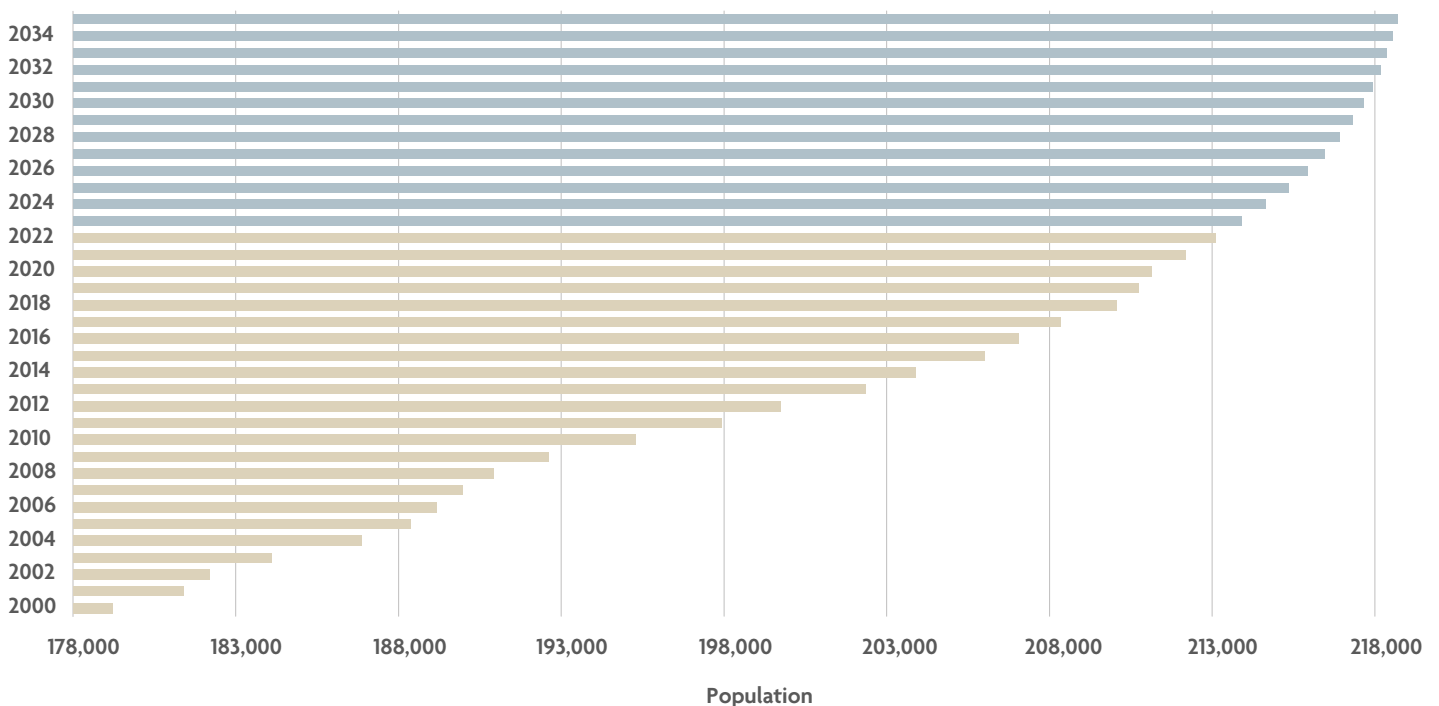


# WHY INVEST IN YORK?

## 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.

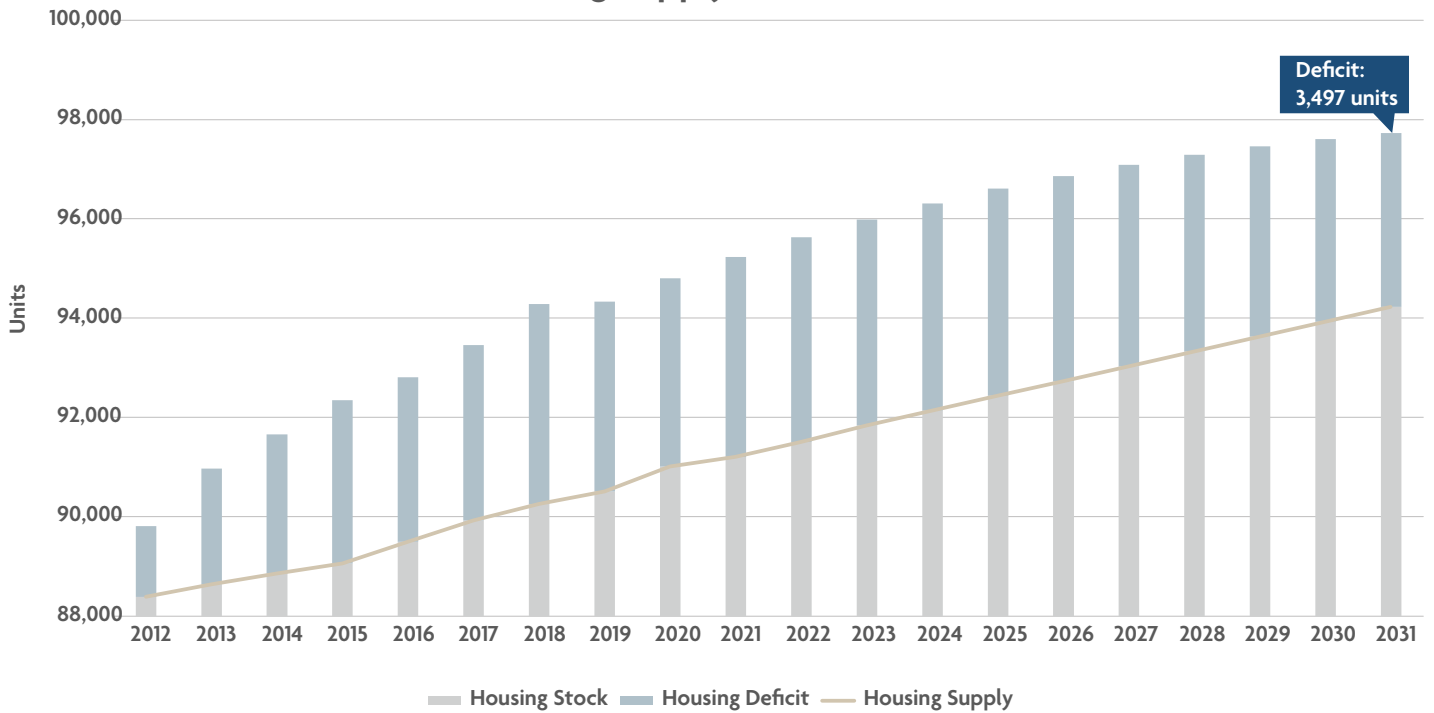
York Population (2000-2035)



## SUPPLY

Despite a steady supply of new potential development sites, York has been unable to keep up with the high demand for housing. On average, only 299 new homes were constructed each year between 2011 and 2021. In the city’s 15-year local plan established in 2018, a target of 877 new homes per year was identified and set, which is 193% higher than the average number delivered in the 10 years up to 2021. If the current trends persist, York is predicted to have a shortfall of 3,497 homes by 2031.

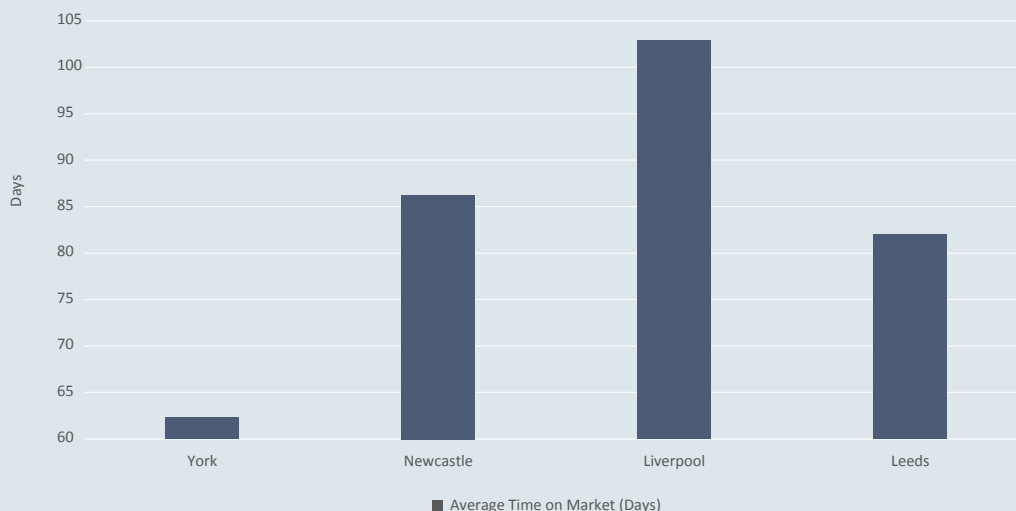
### York's Housing Supply & Demand 2012-2031



## SALES AND RENTAL MARKET

The housing market in York has been persistently undersupplied, resulting in significant pressure on house prices and rents. As a consequence, the average property price in the city has soared by an astonishing 29.2% between 2017 and 2022. The competition among buyers is fierce in York, where properties sell on average 10 days faster than in Leeds (81 days), Liverpool (103 days), and Newcastle (87 days).

Median Time to Sell (Days)



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

### Price Growth Forecast

2024 TO 2027

12%



# FAST FACTS

**DEVELOPER**

Helmsley Group

**ARCHITECT**

Walker DSP Architects

**NUMBER OF PROPERTIES**

31 One-Bedroom Apartments

**PARKING**

1 allocated parking space per apartment

**ADDRESS**

Gateway II, Holgate Park Drive, York,  
YO26 4GB

**PRICE RANGE**

£190,000 to £240,000

**SIZE RANGE**

From 361 sqft – 484 sqft

**ESTIMATED SERVICE CHARGE**

£1.76 per sqft

**ESTIMATED AVG YIELD**

5.1%

**GROUND RENT AMOUNT**

Zero

**LEASE LENGTH**

250 years

**COMPLETION DATE**

Q3 2024

**PAYMENT PROCESS**

- 20% upon Exchange
- 80% upon Completion

**MORTGAGE FINANCE**

- Up to 70% LTV\*

\*Subject to condition. Please contact us for details

**PURCHASER SOLICITOR**

Riseam Sharples LLP  
2 Tower Street, London WC2H 9NP

**DEVELOPERS SOLICITOR**

Muckle LLP  
Time Central Gallowgate, Newcastle upon  
Tyne  
NE1 4BF

**MORTGAGE PROCESS**

Please contact our preferred partner  
Liquid Expat Mortgages for more details.  
24/7 hotline

**T:** +44 (0) 161 871 1216

**E:** [info@liquidexpatmortgages.com](mailto:info@liquidexpatmortgages.com)

**W:** [www.liquidexpatmortgages.com](http://www.liquidexpatmortgages.com)

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# 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

# TRACK RECORD

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## 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%**



<b>Project Launch:</b>	December 2020
<b>No. of Units Launched:</b>	57
<b>Unit Types:</b>	1 & 2 bedrooms
<b>Average Price at Sale:</b>	£174,019
<b>Average Price psf at Sale:</b>	£225
<b>Estimated Current psf:</b>	£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.

<b>Average Current Yield:</b>	7.34%
<b>Achieved Rent vs. Projected Rent:</b>	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

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## 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%**



<b>Project Launch:</b>	March 2018
<b>No. of Units Launched:</b>	173
<b>Unit Types:</b>	1 & 2 bedrooms
<b>Average Price at Sale:</b>	£215,282
<b>Average Price psf at Sale:</b>	£338
<b>Estimated Current psf:</b>	£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%



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