



THE GASWORKS

NEW YORK LIVING



Fact Sheet

DEVELOPMENT OVERVIEW:

Development Name:

The Gas Works - York

Development Address:

Heworth Green, York, YO31 7UG

Developer:

North Star Investment Management Limited

Vendor:

Heworth Green Development Limited

LOCATION:

Located within a short walk of York City Centre:

Approx walking times:

York City Walls - 7 minutes

York Minster - 10 minutes

York Station - 20 minutes

York University - 30 minutes

York St John University - 10 minutes

TOTAL UNITS - 215

Unit Range:

1 beds from **330 - 538 sqft**

2 beds from **732 - 872 sqft**

2 bed duplex from **656 - 840 sqft**

3 bed from **990 - 1173 sqft**

3 bed duplexes from **947 - 1162 sqft**

PRICES

One beds from: **£199,950**

Two beds from: **£370,000**

Three beds from: **£565,000**

Penthouses from: **£250,000**

PARKING

£30,000 (included with 3 bed properties)

HEWORTH GREEN DEVELOPMENTS LIMITED

Rougier House • Rougier Street • York, YO1 6HZ

www.thegas.works

Registered in England Number 10804612



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FACILITIES

- Concierge
- Gym
- Private gardens, terraces and roof terraces (unit specific)
- Open landscaped communal gardens
- Edible garden
- Flexible work space
- Private dining spaces
- Deli/Coffee Shop
- Cycle Club
- Car Club
- Security

FINANCIAL STRUCTURE

Reservation Fee: **£2,000**
Exchange Deposit: **20%** (less reservation fee)
Completion: **80%**

LEGALS

Lease length: **250 years**
Ground Rent: **£250 per annum**
Service charge: **£2.67 per square foot per annum** (projected)
Developers Solicitor: **Irwin Mitchell**
Recommended Client Solicitor: **Charles Russell Speechlys**
Build Warranty Provider: **Premier Guarantee**

TIMESCALES

Construction commencement phase 1: **March 2021**
Construction commencement phase 2: **Q4 2021**
Completion **Q1 2023**

COMPLETION DATES

Winsor:	Q4 2022
Tate:	Q4 2022
Murdoch:	Q4 2022
Drake:	Q1 2023
Clayton:	Q1 2023

PROFESSIONAL TEAM

Architect: **Vincent and Brown**
Employers Agent/QS: **Aspect 4**
Infrastructure Contractor: **Tolent**

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