



CITY GATE

YORK

Investment Guide





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WELCOME TO YORK

York is one of the UK's most significant historic cities and is home to a vibrant culture, unique architecture and a thriving restaurant and bar scene. The quality of life in York is one of the finest in the country, and its economy is growing strongly – providing high quality employment opportunities.

As well as being a superb place to live and work in its own right, York is also located in the heart of Yorkshire, putting some of the UK's most attractive countryside within reach and only a short journey away from London by train.

16% 9.75%

PREDICTED HOUSE PRICE
GROWTH IN YORKSHIRE
BY 2026
(JLL)

YORK'S POPULATION IS
PROJECTED TO GROW BY
OVER 9% BY 2040
(YORK CITY COUNCIL)

22,000 13%

MORE THAN 22,000 STUDENTS
FROM AROUND THE WORLD
LIVE IN YORK EACH YEAR
(UNIVERSITY OF YORK)

SOLD PRICES IN YORK HAVE
GROWN BY 13% OVER THE
2019 PEAK
(RIGHTMOVE)

YORK POPULATION & PROPERTY MARKET

York is one of the most popular cities in the UK and demand is always strong for property due a lack of new homes being built and a population that grows steadily in two ways. The first is the general population of the city which increases each year. The latest Census shows that the city population has now grown to more than 202,000, and estimates from the City Council show that it could grow a further 9.75% by 2040.

At the same time, the University of York is growing extremely fast and bringing more students to the city each year at a faster pace than construction of new student accommodation can keep up with. The university's headcount has increased by almost 4,000 students annually since 2017/18 to a total of more than 22,000 – creating a lot more demand for housing in the city. To learn more about why the University of York is such an asset for the city, please read on further in the guide.

With that in mind, as well as low rates of construction, it is clear where the demand for housing is coming from in York – and that demand is pushing property values higher than ever, both now and in the future. Rightmove records that the average property price in the city is just over £303,000, although when considering apartments the figure is £209,000. Overall, the city's average property price is 13% above the pre-pandemic peak.

Figures cited by Rachael Maskell, MP for York Central, argue that growth in York house prices may be as high as 14% in the last year. This would mean that York house prices are growing “faster than anywhere else in the North,” according to the MP.

By looking at JLL projections for the wider Yorkshire region that York is a key part of, we can see that house prices in the city could rise by an additional 16% over the next five years – to a total of almost 30% higher than the average before Covid-19. This is a good time to invest in York for the medium and the long term.

POPULATION GROWTH STATS

202,000

THE LATEST CENSUS SHOWS THAT THE CITY POPULATION HAS NOW GROWN TO MORE THAN 202,000
(YORK CITY COUNCIL)

£303K

THE AVERAGE PROPERTY PRICE IN THE CITY OF YORK
(RIGHTMOVE)

16%

PREDICTED HOUSE PRICE GROWTH BY 2026
(JLL)

WHY LIVE IN YORK?

York is one of the UK's most significant historic cities and provides a quality of life which is one of the finest in the country. Furthermore, its economy is growing strongly and providing high quality jobs and career prospects.

As well as being a superb place to live and work in its own right, York is also located in the heart of Yorkshire, putting some of the UK's most attractive countryside within reach, and only a short journey away from London by train.

A city of enchanting delights

With its medieval streets and the breathtaking Minster, York stands out as one of the most magical cities in the UK. Enveloped within its ancient city walls is a mini metropolis of everything from quaint tearooms to independent boutiques, bars and leading retailers. Renowned for its vibrant culture along with world-class attractions and events, City Gate is right on the doorstep of everything that York has to offer.

Food and drink

Known as the North's capital of fine dining, York offers everything from delicious street food to Michelin starred restaurants and everything in between. With an enviable craft beer scene, York is home to a wealth of traditional pubs along with more chic bar hotspots too.



ECONOMY

York is one of the North of England's economic hubs and plays an important role in anchoring the Yorkshire region. The city specialises in high tech engineering, creative and digital media and professional services, and has one of the UK's largest and most developed visitor economies.

City Council statistics show that the economy is valued at £4.8bn GVA and is projected to grow by 2.5% a year for the next 15 years. More than 6,600 businesses can be found in the city and it sees a staggering 8.4 million tourists annually.

Many substantial investments are underway in York which are changing the face of the city. The expansion of the University campus, the My City Centre transformation project, the £77m railway station regeneration and the landmark 10-year BioYorkshire research facility are just some of the projects which are drawing a new generation to the city.

Together it is estimated that they will:

CREATE MORE THAN 10,000 JOBS

ADD MORE THAN £3BN TO THE CITY'S ECONOMY

TRANSFORM THE CITY CENTRE

VISITOR ECONOMY

York has been a tourist destination for more than 2,000 years and that rich history makes it one of the most popular places to visit in the world today. More than 8 million people come to York each year according to Make It York and these visitors support more than 24,000 jobs and contribute £765m to the local economy.

This sector has bounced back rapidly from the Covid-19 pandemic and is back to full strength. Attractions such as York Minster, the City Walls, the Shambles, the JORVIK Viking Museum, the National Railway Museum and many more continue to fascinate people from around the world. It is estimated that at least a fifth of all visitors to York stay overnight or longer which puts huge pressure on the local hotel infrastructure. More and more, people are looking for short stay residential apartments to compensate and this is a market that landlords can take advantage of.

BIOTECHNOLOGY

York is a major centre for biotechnology in the UK. In particular, it is home to the BioYorkshire project – a 10-year programme to “accelerate the translation and application of research discoveries into full scale biotechnology applications. It will use the region's world class science base to deliver the profitable bio-based production of chemicals, materials, and fuels. The project will also support net-zero food production, farming and wider land use practices.”

Led by the University of York, Askham Bryan College and Fera Science, the project harnesses and develops bio-based supplies of fuel, chemicals and materials as well as working with farmers to enable more productive and sustainable crops.

Overall, it is predicted to create 4,000 highly skilled jobs, add £1.8bn to the local economy and remove 2.8m tonnes of CO₂ from the atmosphere.

“WORKING TOGETHER WITH DIVERSE STAKEHOLDERS SUCH AS THE BIOYORKSHIRE INITIATIVE ENABLES US TO UNLOCK SUSTAINABLE VALUE FROM PRECIOUS NATURAL RESOURCES FOR THE BENEFIT OF THE COMMUNITIES IN WHICH WE OPERATE.”

ANGLOAMERICAN



CONNECTIVITY

York has an advantageous position which gives it easy access to the UK's biggest cities and some of its most beautiful countryside via rail or road. This central position is essential to its economic success and its status as a tourist destination.

TRAIN TIMES FROM YORK:

LONDON – 1 HR 55 MINS

BIRMINGHAM – 2 HRS 18 MINS

MANCHESTER – 1 HR 17 MINS

NEWCASTLE – 55 MINS

EDINBURGH – 2 HRS 27 MINS

YORK CENTRAL ENTERPRISE ZONE

York Central Enterprise Zone is a 72 hectare site immediately adjacent to York city centre, York railway Station and the National Railway Museum, with direct rail links to London and Edinburgh.

It is one of the city's premier business destinations and is playing an increasingly important role in its economic growth. Its location and direct transport links to the UK's biggest economies make it a prime spot for national and international businesses which value a central location with a highly trained workforce and good transport links.

YORK STATION FRONT

This plan to redevelop York's station is underway and is predicted to have a major positive impact on the city. The scheme is valued at over £25m and will help more people to walk, cycle and use public transport.

THE SCHEME INCLUDES:

- THE REDEVELOPMENT OF THE AREAS TO THE FRONT OF THE STATION, CREATING A BETTER ENVIRONMENT FOR PEOPLE CHANGING BETWEEN DIFFERENT MODES OF TRANSPORT
- THE PROVISION OF NEW STATION BUILDINGS
- MORE SPACE, WHICH WILL CREATE AN IMPROVED ENVIRONMENT FOR WALKING AND CYCLING, TOGETHER WITH A RE-LOCATED BUS INTERCHANGE, TAXI RANK, PASSENGER DROP-OFF AND SHORT STAY CAR PARK IMPROVED PEDESTRIAN AND CYCLE ACCESS, AS WELL AS A RE-LOCATED BUS INTERCHANGE, TAXI RANK, PASSENGER DROP-OFF AND SHORT STAY CAR PARK
- THE REDEVELOPMENT OF TEA ROOM SQUARE TO CREATE A SAFER AND MORE ATTRACTIVE SHARED SPACE
- RESURFACING THE STATION PORTICO

"THIS IS ANOTHER SIGNIFICANT STEP FORWARD IN THE PROJECT TO TRANSFORM YORK'S HISTORIC RAILWAY STATION.

THE STATION FRONT UPGRADE WILL NOT ONLY PROVIDE A MUCH NEEDED MODERNISATION OF THE STATION AND SURROUNDING AREA, CREATING A FITTING GATEWAY TO OUR BEAUTIFUL CITY, BUT IT IS ALSO AN INTEGRAL PART OF THE WIDER YORK CENTRAL SCHEME."

COUNCILLOR KEITH ASPDEN, LEADER OF CITY OF YORK COUNCIL



EDUCATION

York's higher education sector is one of the most important parts of the city, driving its economy and culture and giving York another world-class institution.

The University of York is a member of the Russell Group and is known around the world as a centre of research and learning where people can excel.

This includes the value of its teaching and learning, the impact of its research and the export income generated by its students.

Projects including BioYorkshire, a new prototype fusion energy plant, the Institute for Safe Autonomy and many more ground-breaking projects make the University of York an essential part of the city's economy and the nation's future.

It is ranked as the 18th-best university in the UK and is deeply embedded at all levels of its local community. More than 22,000 students call York home each year and a large percentage of them stay to gift York a highly trained and in demand workforce that draws businesses to the city.

The university's economic impact cannot be understated. It is estimated that as much as £1.8bn of York's total GVA can be attributed to the University of York directly.

UNIVERSITY OF YORK STATS:

£1.8BN ECONOMIC IMPACT ON THE CITY

22,000+ MORE THAN 22,000 STUDENTS BROUGHT TO YORK EVERY YEAR



WHY CHOOSE ALLIANCE INVESTMENTS?

Alliance Investments has a proven track record of expertise and an established reputation for working closely with developers to identify the best investment opportunities and key locations for its clients.

Headquartered in Manchester, Alliance Investments is a key contributor to the growth of the UK's top property locations and maintains an unrivalled level of customer service which has become its trademark.

With offices across Europe, the Middle East, Asia and Africa, Alliance Investments are well-positioned to provide a clear and transparent service at every stage of the process.

Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, and you can be sure Alliance Investments will never be far away.





ALLIANCE

I N V E S T M E N T S

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