



Thirsk

PORTFOLIO

TEN ATTRACTIVE RESIDENTIAL UNITS
SET IN THE MARKET TOWN OF THIRSK



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Product

We are proud to introduce a portfolio of ten attractive residential units, all set in the North Yorkshire market town of Thirsk.

Four of the properties are situated on Market Place, the large, medieval square that lies at the centre of the town. Two more stand on Castlegate, which adjoins Market Place immediately to the southwest. A further four are located on Barbeck, a quiet residential street just 400m to the east.



The properties are of varying designs and archetypes but all can boast convenient central locations. Moreover, they are part of a town that, itself, has an exceptionally attractive position, surrounded by some of the UK's most popular rural attractions and National Parks.



Ideal for both long- and short-stay tenants, the apartments are all being subjected to extensive refurbishment and modernisation works. For investors who seek off-plan prices and a proven record of rental demand, they make for a very exciting opportunity.

at a glance

6 residential apartments and 4 houses

A choice of two and three-bedroom units

Strong local demand for tourist accommodation and long-term tenancies

A record of robust capital growth and rising rental incomes

Prices range between £175k - £275k

All investor deposits fully protected

market place

Market Place is undoubtedly the commercial and cultural centre of Thirsk.

Large and open, it is lined with shops, cafes and other popular amenities, and in its structure and architecture, it offers many clues to its medieval past.

It encompasses a hotel, which has served patrons since Tudor times, and numerous other historic buildings that go back hundreds of years. It pays tribute to this long heritage by hosting weekly open-air markets – a tradition that dates to the twelfth century.

It also bears testament to more recent history. A notable example is its Clock Tower, which was erected in 1896 to mark the wedding of the Duke of York and Princess May of Teck, who would later become King George V and Queen Mary. Literary fans will also note a number of shops and inns whose names emphasise the town's ties to the author Alf Wight, a country vet who lived and worked in Thirsk, and who wrote an immensely popular series of tales under his pen name 'James Herriot'.



a thriving centre

Market Place is home to a large number of cafes, bistros and hospitality businesses, as well as banks, business premises and shops selling everyday essentials.

Importantly, Market Place is also a local hub for public transport. Bus services run from here to York, Ripon and Northallerton, and to numerous local villages and tourist attractions in between.



Market Place

APARTMENTS

Investors can choose between four apartments on Market Place. They are all located above a retail premises in the northeastern corner of the square and they overlook Market Place itself. These are lovely period properties with many original features including covings and fireplaces, and they possess an abundance of character.

Being located directly on Market Place, the properties do not come with dedicated parking spaces. However, those living here can use the town's free residents' parking zones, which are conveniently located.



Castlegate

APARTMENTS

The A61 runs east-west through the centre of Market Place, flanked on both sides by ample parking. But just a short way to the west, it becomes Castlegate. This short, winding section of road lies right on the edge of the market square and its various properties maintain the same sense of heritage.

The properties themselves include a church, several businesses and a number of residential apartments set above the retail floors. At the road's southern end it turns again to become Westgate and here, at that junction, stands a local cinema.

It is on Castlegate that two of our own apartments are located and, for tenants, they offer an attractive mix of town-centre convenience and easy access to local transport networks. Suitable for both tourist visitors and long-term residents, they promise an enduring appeal and reliable rental demand.

Both properties have one designated car parking space each, and there are a further two visitor spaces on site.





B arbeck

HOUSES

Cross the Finkle Street Bridge over Cod Beck, heading eastwards towards the A61 roundabout, and you'll quickly come to Barbeck, a quiet residential street that runs southeast towards the A19.

Its nearest end lies less than 350m from Market Place, making the town centre easily accessible on foot. Properties here may not feel quite so deeply immersed in English history as they do on Market Place but, for tenants seeking a convenient location and all the benefits of a modern refurbishment, the four houses will be hard to beat.

Each house has one designated car parking space, and there are a further two visitor spaces on site.





CULTURE AND LEISURE

Market Place	Adjacent
Thirsk Museum	125m
World of James Herriot	150m
Cinema (Westgate)	200m
Courthouse Arts Space (Sowerby)	280m
Thirsk Hall Sculpture Garden	285m
Norby Park	300m
Thirsk Sports & Athletics Club	600m
Thirsk Racecourse	625m
Thirsk Outdoor Cinema	800m

Note: Measurements are taken from the centre of Market Place.

amenities & attractions

For modern tenants, Thirsk makes a very attractive location. The town is small and compact, so essential amenities are always within easy reach, and yet major A-roads are equally accessible. As a result, it makes a well-located base for working commuters and tourists alike.

Market Place is of course where consumers will find the greatest concentration of shops and cafes, but many other important facilities are also close by. Thirsk is well served by reputable local schools, and residents needn't travel far to enjoy a wealth of cultural attractions.





The ten properties are intended very specifically to appeal to discerning tenants and short-stay visitors who will pay more for elegant accommodation in an attractive and historic community. That intention has shaped the design of their refurbishment and the way that they are now being decorated and fitted out.

The appeal to long-staying tenants is further underscored by the proximity of numerous well-regarded educational establishments. For tenants with pre-school and school-age children, there are several good choices in the area, and at distances that won't make the school run a serious chore.

SCHOOLS AND COLLEGES

Thirsk Community Primary School	540m
Jack & Jill's Nursery	700m
Sowerby Community Primary Academy	780m
Sowerby Nursery School	800m
Thirsk School & Sixth Form College	1.1km
Alanbrooke Primary School	1.2km
Keeble Gateway Academy	1.7km
Elevate Multi Academy Trust	1.7km

Note: Measurements are taken from the centre of Market Place.





the vestm tcase

Aesthetically, Thirsk clearly has a strong allure. Its period properties and cobbled square leave no doubt as to its history, but the appeal to investors does not rest solely on the town's heritage and literary connections.

hs g supply

As a small town, surrounded by greenbelt, Thirsk is understandably limited in terms of its ability to provide new land for housing development. As in so many other parts of Britain, this has given rise to a wide gap between supply and demand. There are many more potential tenants than there are properties available, so there is considerable competition to secure a good one.

In Thirsk, the shortfall is exacerbated by the town's popularity as a base for tourism. Many landlords choose to let their properties out in the lucrative short-stay market rather than as homes under Assured Shorthold Tenancy agreements. This inevitably leads to even more intense competition in the residential lettings market.

In short, whichever market investors choose to target, strong rental demand is all but certain.

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populati[] h[]s[]g dem[]

Data from ONS show that between the Censuses of 2011 and 2021, the local population grew by +6.2%, from 6,663 to 7,074. In absolute terms, that might not sound like a big leap but in a small community, it's important; it means added pressure on an already strained housing market.

Looking ahead, the gulf between supply and demand looks set to widen still further. ONS reports that across the wider borough of Hambleton, the population is expected to rise by another 700 before the end of 2025.

As a result of limited supply, growing demand and other market forces, investors with property in Thirsk have enjoyed some excellent returns.

PROPERTY MARKET DATA

Average house price	£278,000 ¹
Average annual price growth	+4.0% ²
Average annual rental growth	+6.2% ¹
Average gross yields (Yorks & Humber)	6.9% ³
CPI inflation	1.7% ⁴

Sources:
1. ONS data for North Yorkshire, October 2024
2. Rightmove data for Hambleton ward, October 2024
3. Rightmove Rental Trends Tracker, Q3 2024
4. ONS, October 2024





economic growth

In any given area, conditions for property investors are at least partially dependent upon the state of the regional economy. A buoyant economy tends to imply growth in both employment and average earnings – and these, in turn, have a direct bearing on average disposable incomes. Generally speaking, the stronger the economy, the better able local people will be to deal with affordability pressures. Over time, this should support faster growth in both capital and rental values.

In Thirsk and its surrounds, there are encouraging economic signs. The region already benefits from a thriving tourist market but it is also seeing steady growth in high-value sectors such as advanced manufacturing and life sciences.

Moreover, there are new infrastructure projects now in progress that will reshape a number of local communities. In July 2024, for example, York and North Yorkshire Combined Authority approved a £10 million budget for a four-year scheme to redevelop the region's high streets using funding from a broader £540 million devolution deal.



Other funds now given approval in principle include £10 million for the region’s ‘Carbon Negative Challenge’, £5 million for a Business Innovation Fund, and an expected £2.5 million for a Skills Innovation Fund. These and other initiatives have the potential to attract new private sector investment and should give a further boost to local employment and earnings.

GROWTH SECTORS

- Advanced manufacturing/engineering
- Agri-tech
- Digital (cyber and fintech)
- Financial and professional services
- Life sciences and industrial biotechnology
- Logistics

NORTH YORKSHIRE AT A GLANCE

Economy (GDP)	£15.5 bn
Projected annual economic growth	+1.6%
Population	615,000
Working population	295,000
Employment rate	79.2%
Business population	32,000
Projected annual employment growth	+0.9%





Although numerous industry sectors are clearly performing well in North Yorkshire, there is no doubting the importance of the regional tourist market.

Thirsk sits midway between two National Parks: the Yorkshire Dales and the North York Moors. Closer still is the beautiful Nidderdale National Landscape, just 18km to the west, together with numerous nature reserves, parks, celebrated walking trails and other open green spaces.

These natural attractions have inevitably made Thirsk a popular centre for visiting tourists, as have many home-grown attractions focusing upon leisure, sport and history.



TOURIST ATTRACTIONS

Monk Park Farm Visitor Attraction	4km
Rievaulx Abbey (ruins)	15km
Lightwater Valley Family Adventure Park	15km
National Trust - Beningbrough Hall, Gallery and Gardens	16km
Thorp Perrow Arboretum	17km
Fountains Abbey	20km
York Bird of Prey Centre	20km
Castle Howard	31km

ACTIVITIES AND OUTDOOR SPACES

Thirsk & Northallerton Golf Club	3km
Boltby Pony Trekking Centre	7km
North York Moors National Park	8km
Sutton Bank National Park Centre	9km
Nidderdale National Landscape	18km
Seven Bridges Valley (park & gardens)	19km
Yorkshire Dales National Park	40km

Note: Measurements are approximate. They are taken from the centre of Thirsk.



economic impact

Thanks to its history, local attractions and central location, Thirsk is a tourist hotspot in its own right. However, demand is amplified by growth in the visitor economies of the two neighbouring National Parks.



the yorkshire dales

A 2022 visitor survey found that satisfaction levels amongst visitors to the Yorkshire Dales were at their highest since the survey began. In that same year, the National Park Authority logged £427 million of tourist spending. The organisation recorded the following economic impacts:

TOURIST MARKET DATA

Total visits to Yorkshire Dales National Park	6.63 million
Change in visitor numbers (2019 – 2023)	+27.5%
Economic impact (annual change)	+37.5%
Expenditure on overnight accommodation	£90.4 million
Total overnight stays in 2022	2.1 million
Average overnight stay	3.5 nights
Total expenditure by overnight visitors	£231 million





The National Park Authority emphasises that tourism is vital to the area. It reports that “in 2023, we had 8.97 million visitors annually, generating spend of £1.04 billion and supporting 11,682 full time equivalent jobs.”

TOURIST MARKET DATA

Total visits to North York Moors National Park	9 million
Change in visitor numbers (2019 – 2023)	+7%
Expenditure on overnight accommodation	£198m
Total overnight stays in 2023	7.4 million
Average overnight stay	3.9 nights
Change in expenditure (2019 – 2023)	+11.8%





Thirsk makes an attractive location for tourist visitors and for those with jobs in the area. Unlike many rural communities, the town is also well connected to the national road and rail networks.

PRIVATE VEHICLES

Residents on Market Place can use the town's free residents' parking zones, which are conveniently located. Those on Castlegate have one dedicated space per apartment, as do those on Barbeck, who can also take advantage of free roadside parking.

In all cases, the main roads – the A61 and A170 – are immediately accessible. They enable speedy links to the A19 bypass, which skirts the eastern edge of town and runs north to Middlesbrough. They also link to the A168, which extends southwest to junction 49 of the A1(M) motorway. The A61 itself also connects to the A1(M), at junction 50, which lies approximately 9km to the southwest.

BUSES

Local buses run from Market Place to nearby towns and cities, including York, Ripon and Northallerton. Direct coach services run daily to London and other UK cities.





RAIL

Thirsk Railway Station lies just outside of town, roughly 2km to the west along the A61. It sits on the East Coast Main Line and is easily accessible via local bus and coach services. From here, commuters can board services run by Grand Central Rail and TransPennine Express. They offer direct connections to key destinations such as Manchester Airport, Sunderland, Newcastle and London Kings Cross. Journeys to London take approximately two hours and do not require any changes.

DISTANCES TO MAJOR LOCATIONS

Harrogate	29km
York	31km
Darlington	35km
Middlesbrough	38km
Leeds	50km
Bradford	56km
Hull	80km
Newcastle	85km
Manchester	100km

Note: Measurements are approximate.
They are taken from the centre of Thirsk.

the properties

The properties are of different styles, sizes and layouts. In all cases, they are being thoroughly refurbished and upgraded to ensure that they meet the needs of demanding modern tenants.

The works include extensive redecoration together with the installation of:

New, stylish kitchens

New, energy efficient appliances

New bathrooms and associated fittings

New carpets and flooring

Improved insulation

The use of improved insulation and modern double glazing will raise the energy efficiency ratings of the properties, all of which are expected to achieve EPC band C or better by the completion of the works.

Internally, light, natural colours will be used on walls, doors and ceilings. On the more historic properties, numerous period features will be retained to preserve their character, but kitchens and bathrooms will be fitted with attractive modern appliances.



typical specifications

All apartments are undergoing thorough floor-to-ceiling refurbishments, which include comprehensive decorative works and new carpeting in appropriate areas. Please note that the exact specifications may vary from property to property, but the following will be typical of most apartments.



GENERAL

- Newly refurbished to the highest standards
- Smooth plastered walls and ceilings
- Painted in light, neutral shades
- Wooden doors, appropriate to the period

ENERGY EFFICIENCY

- New thermal insulation
- New gas and electrical certificates issued
- New EPC certificates issued
- Mostly C-rated
- All units expected to achieve EPC band C on completion

FLOOR COVERINGS

- New carpets for all apartments
- Some new wooden floors
- Quality tiling to bathroom floors

KITCHEN

- High quality fitted kitchen
- Base units and eye-level storage
- Laminate work surface
- Fan-assisted single oven
- Integrated fridge and freezer
- Washing machine

BATHROOM

- Tiled floors and walls
- WC with dual flush
- Free standing hand basin
- Enclosed glass shower cubicle or shower-over-bath, dependent on layout
- Forced extraction



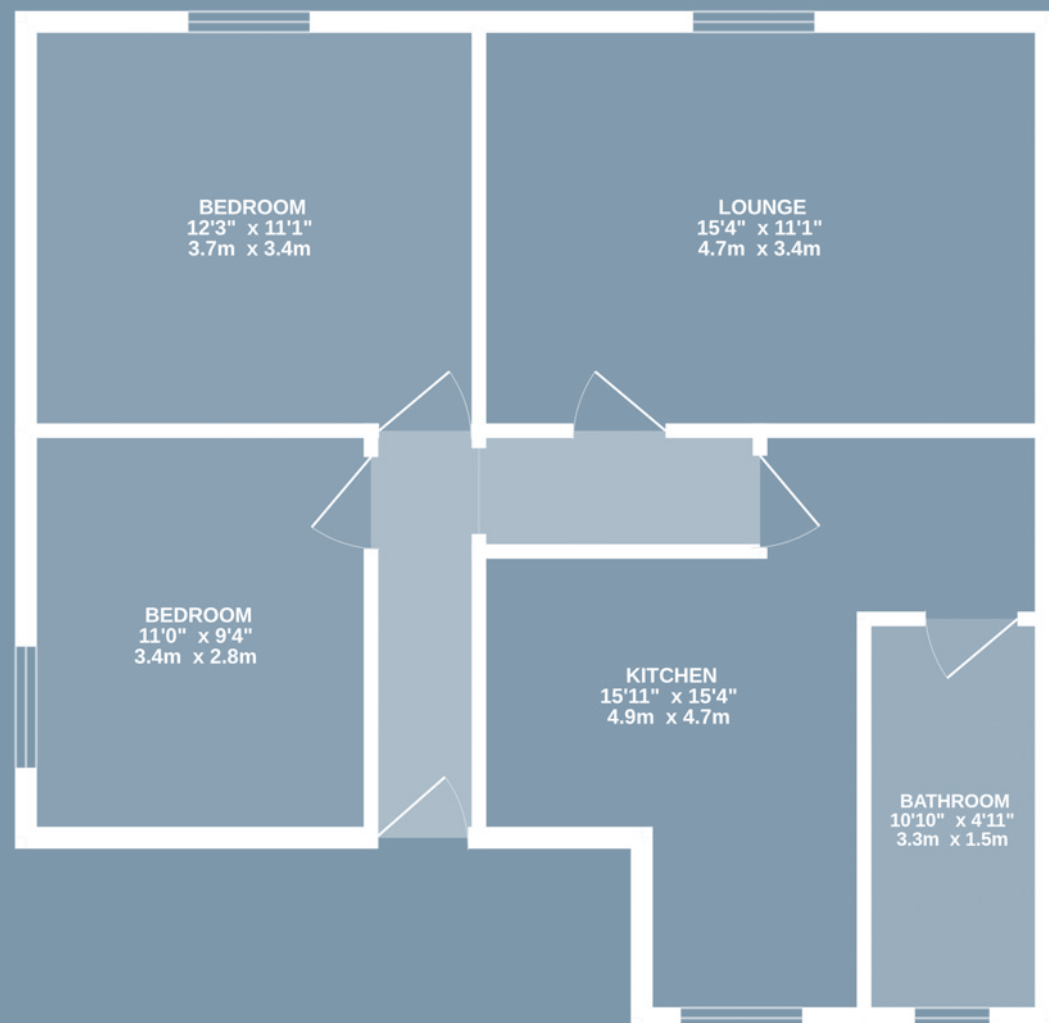
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APARTMENTS



APARTMENT 1

MARKET PLACE, THIRSK



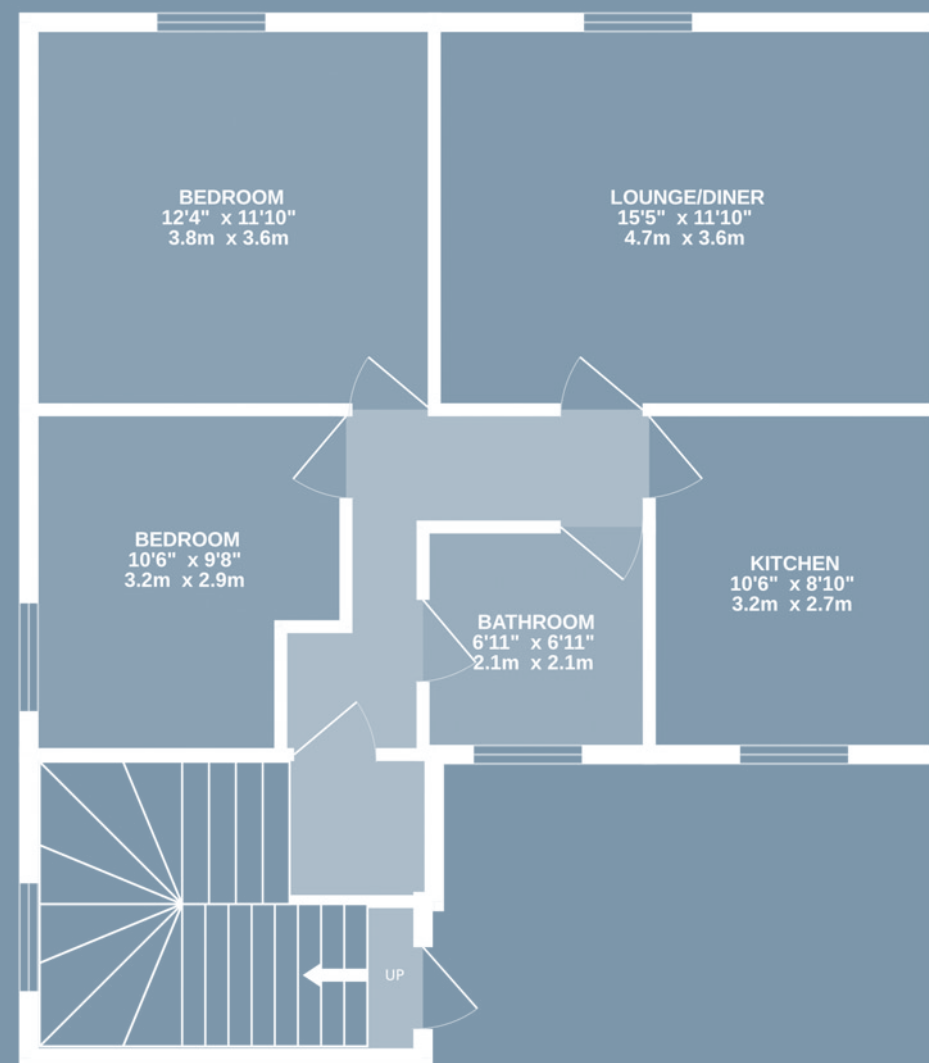
This attractive first floor apartment features a central hallway that leads to two bedrooms, the kitchen and a separate living room. The bathroom is accessible from the kitchen. The larger bedroom measures 3.7m x 3.4m (12'3 x 11'1).



Floor area: 61.7 m² / 665 square ft

APARTMENT 2

MARKET PLACE, THIRSK



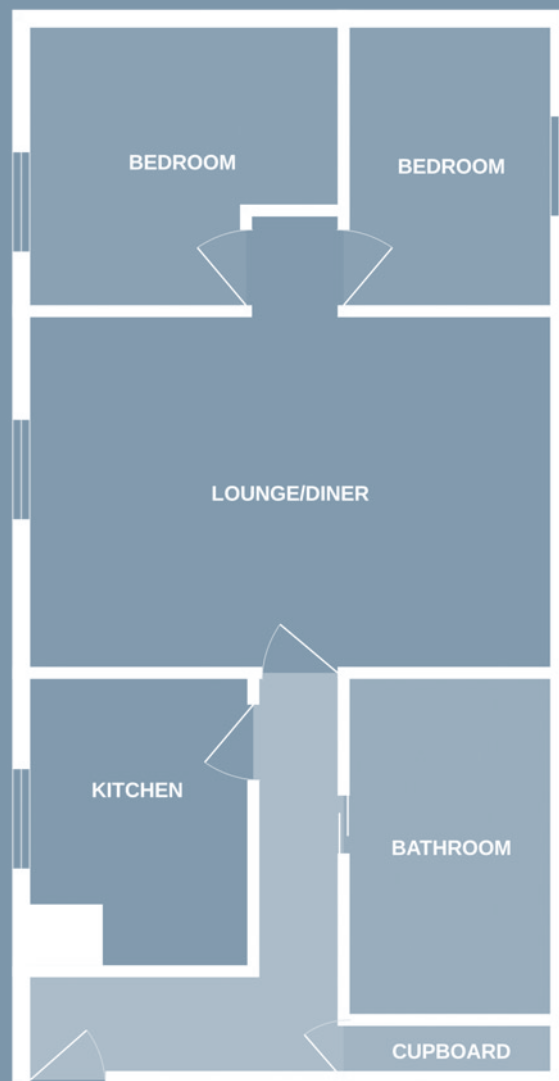
This elegant first-floor apartment features two bedrooms and looks out onto the historic square. It also comprises a bathroom, kitchen and lounge/dining room, all accessible from the main hallway. Ongoing refurbishments include a new kitchen and new bathroom, with associated modern appliances.



Floor area: 67.9 m² / 731 square ft

APARTMENT 3

MARKET PLACE, THIRSK



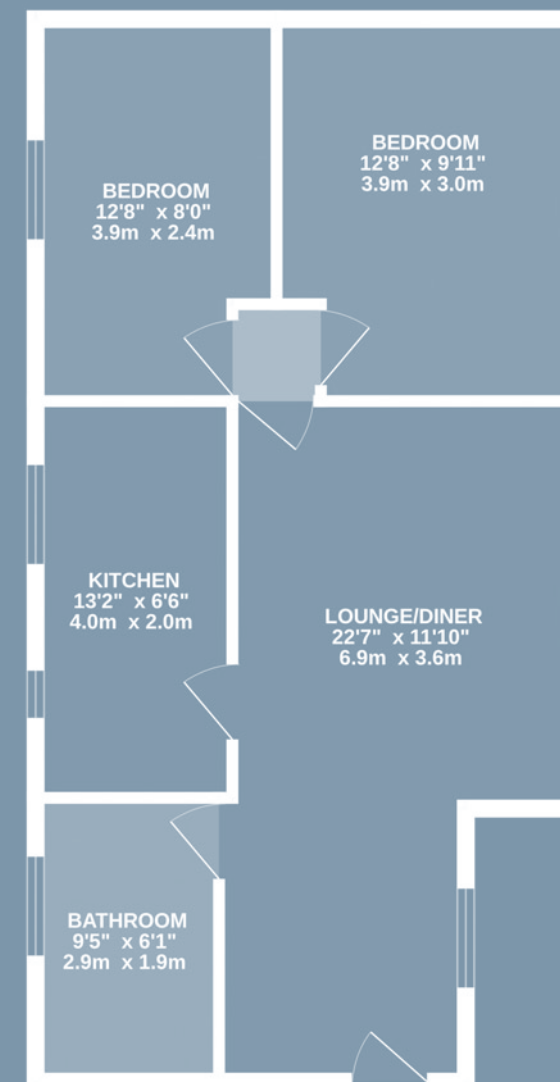
This second -floor apartment is conveniently situated on the cobbled square, close to shops and public transport services. It comprises a kitchen and bathroom off the entrance hall, and a central living/dining area that affords access to two bedrooms at the far end. Renovations include a new kitchen with appropriate appliances, and a new bathroom.



Floor area: 57.5 m² / 619 square ft

APARTMENT 4

MARKET PLACE, THIRSK



This conveniently located first floor flat features a spacious living room, which afford access to an adjoining bathroom and kitchen, and two bedrooms. In common with the other apartments in this building, it is undergoing a thorough refurbishment that includes the modernisation of the kitchen and bathroom.



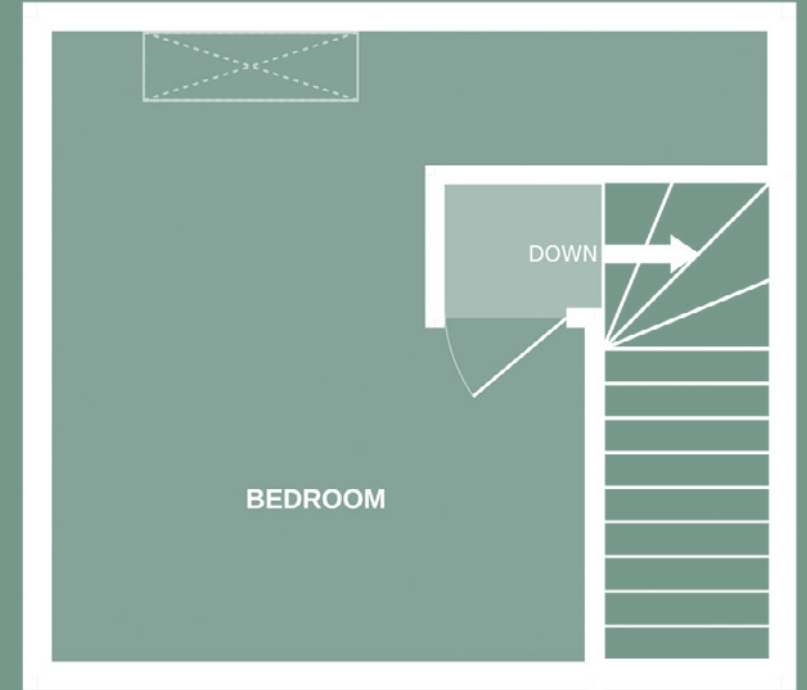
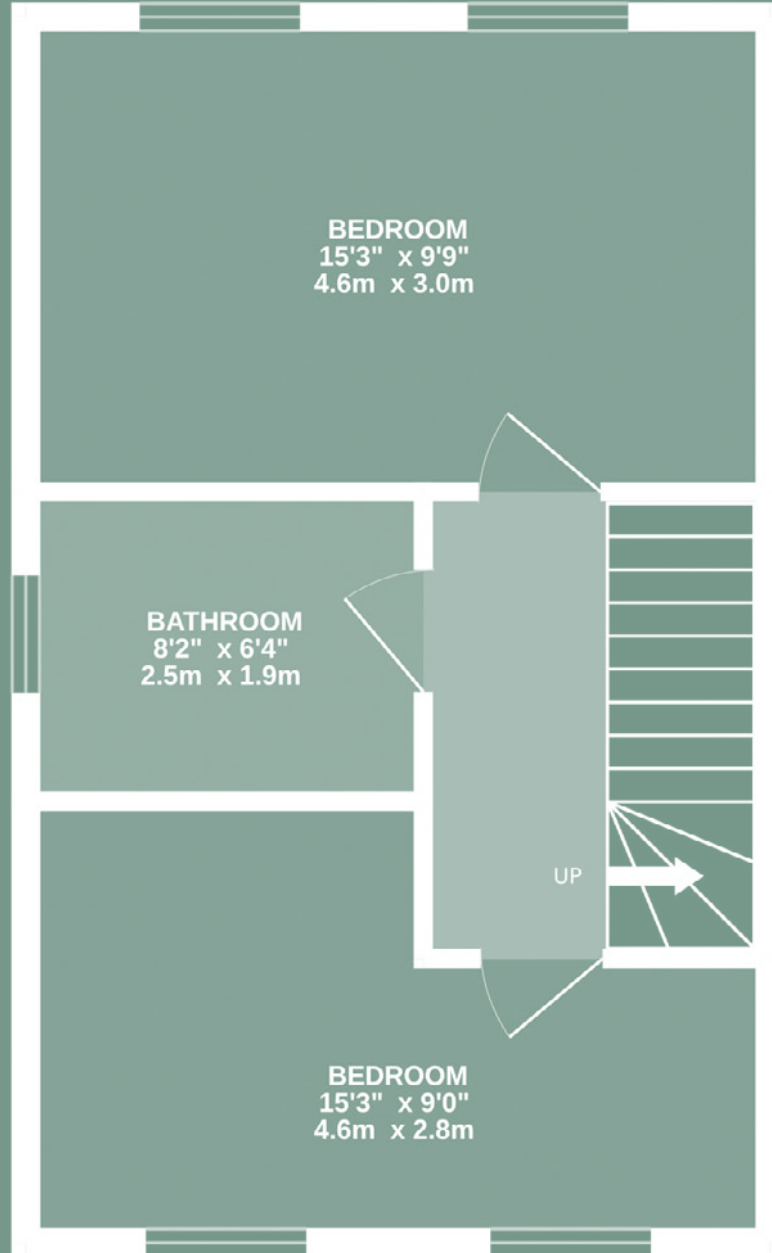
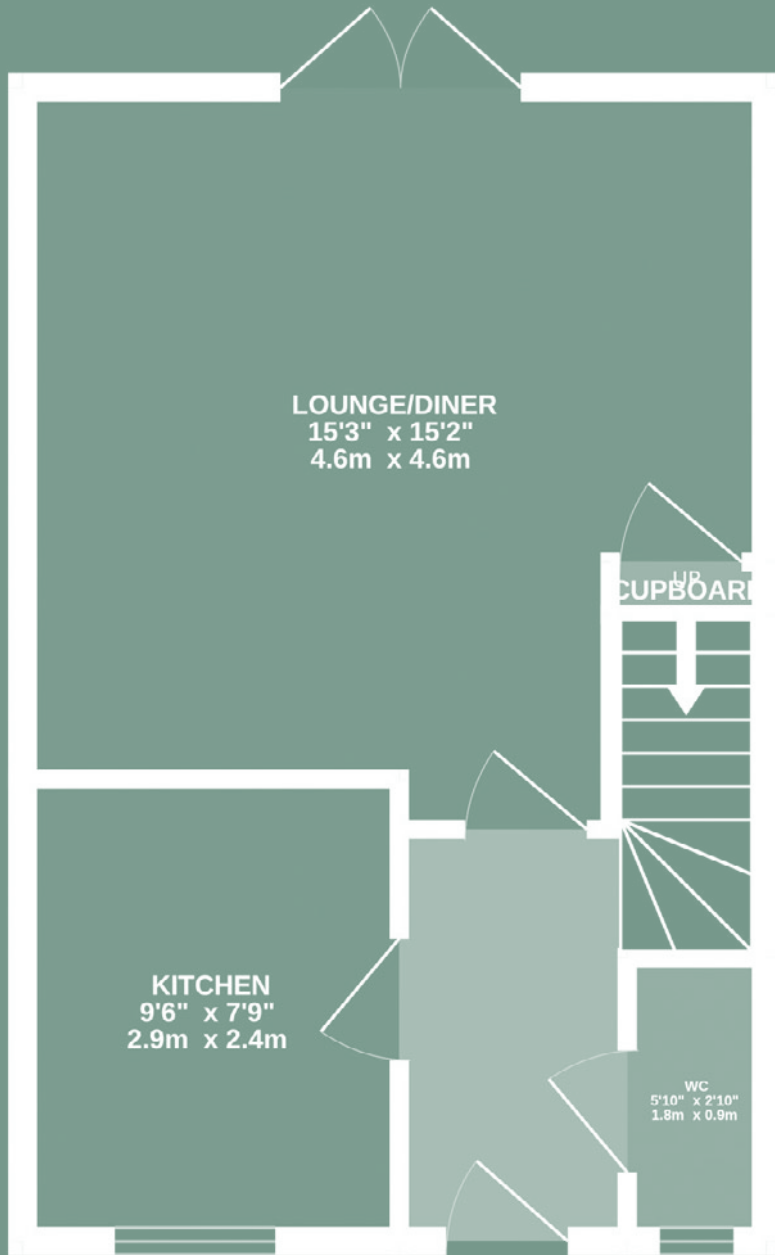
Floor area: 55.6 m² / 599 square ft

B arbeck

HOUSES

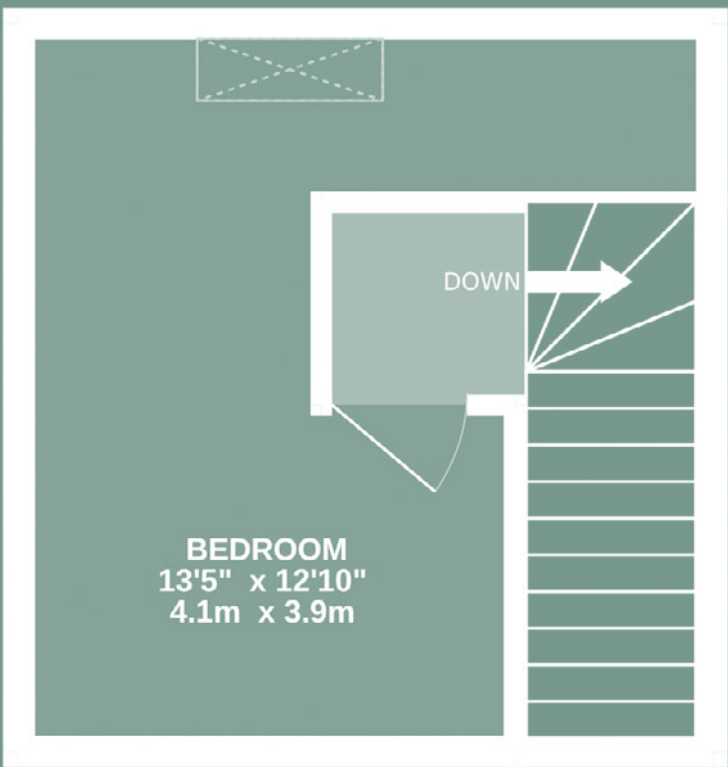
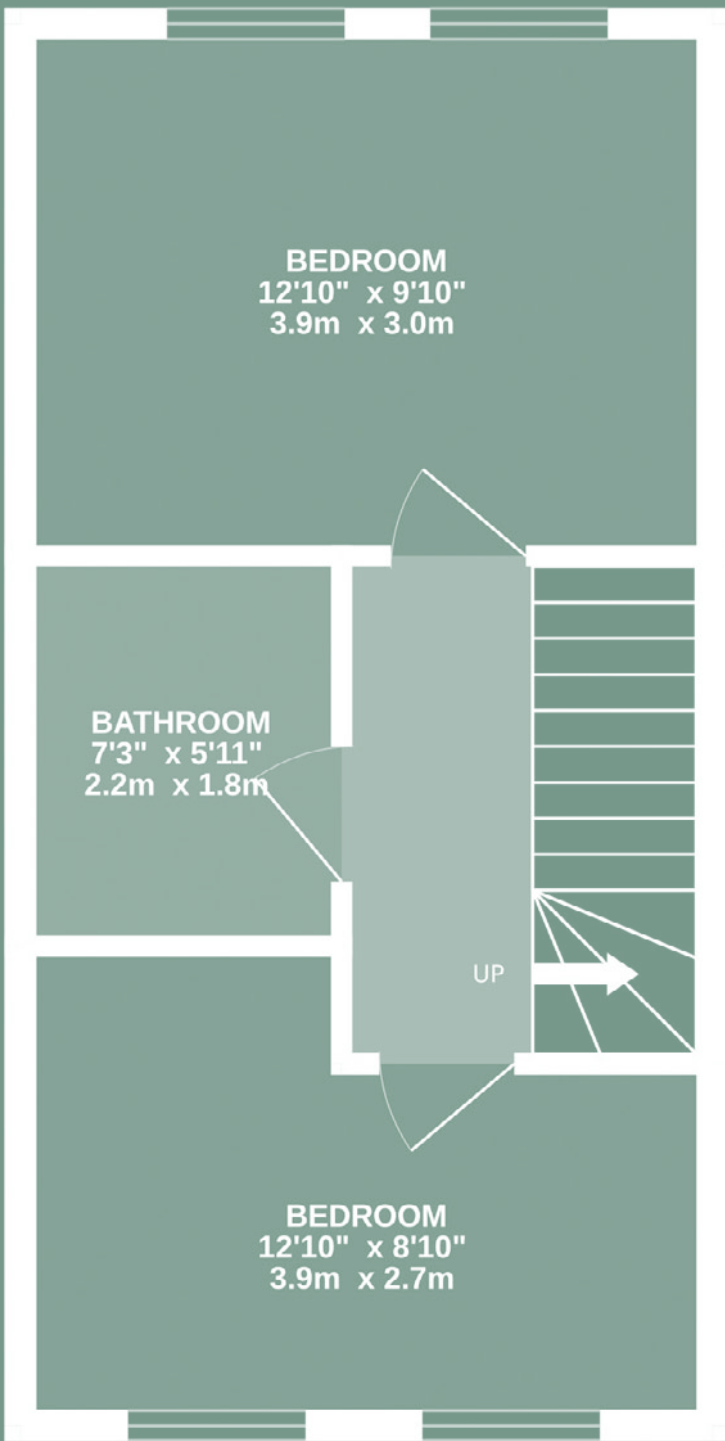
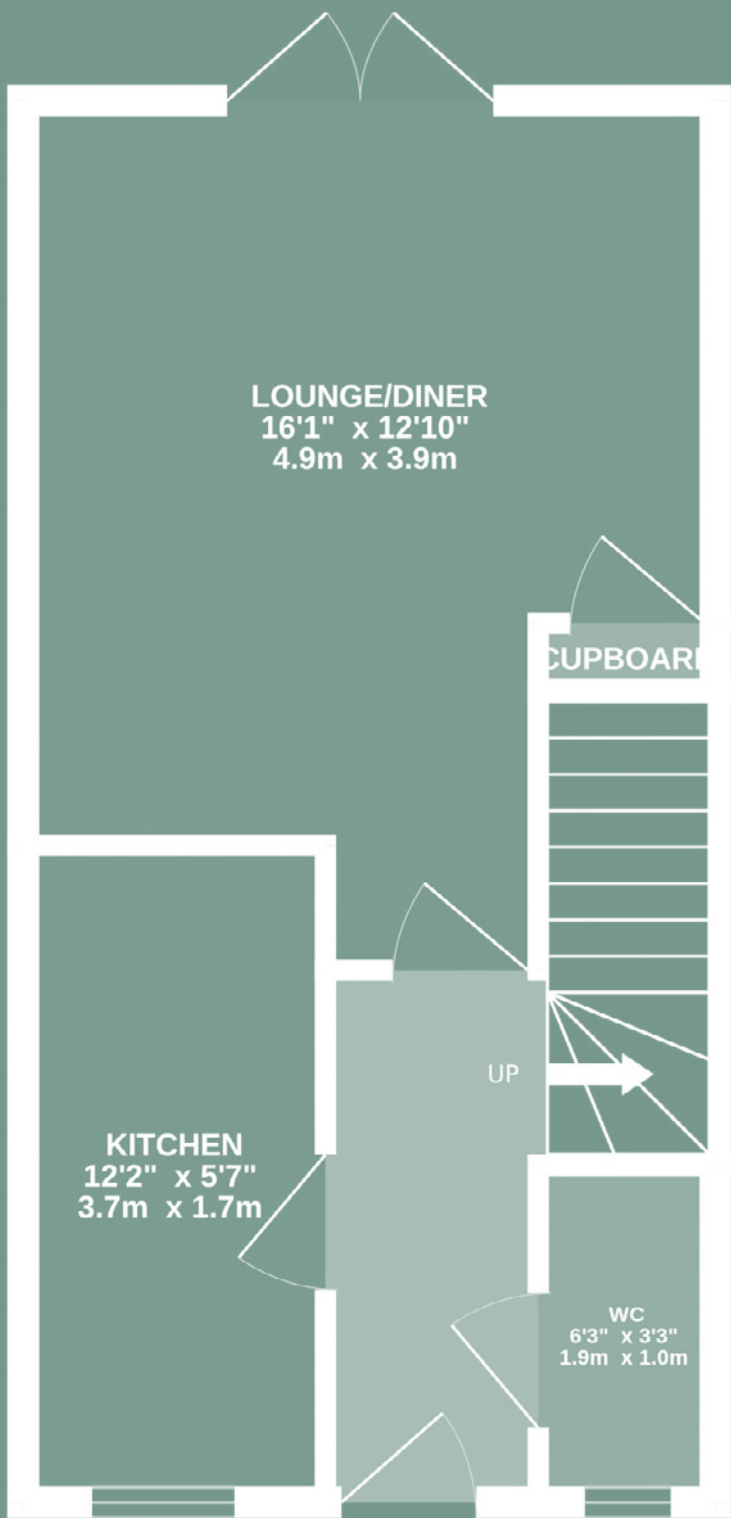


17 BARBECK, THIRSK



Floor area: 88 m² / 947 square ft

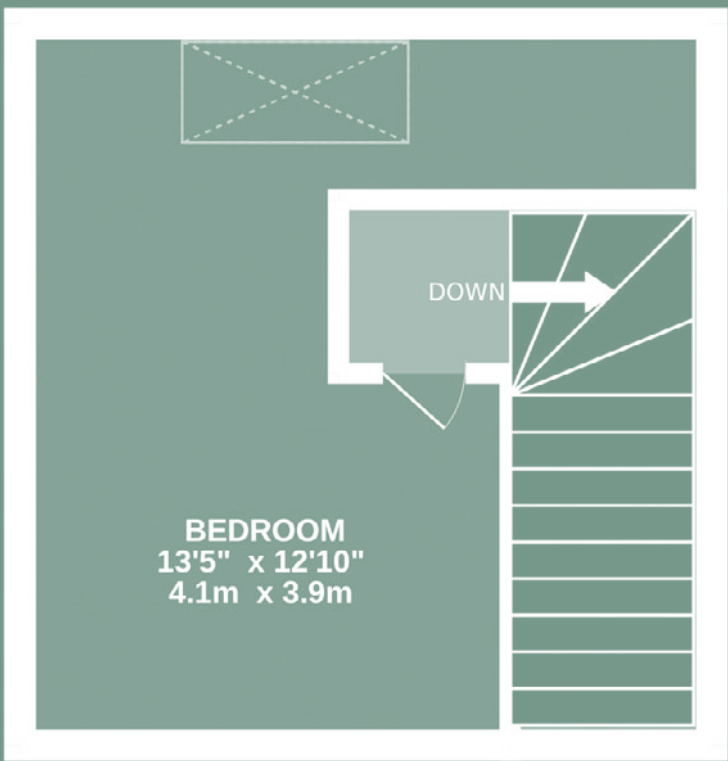
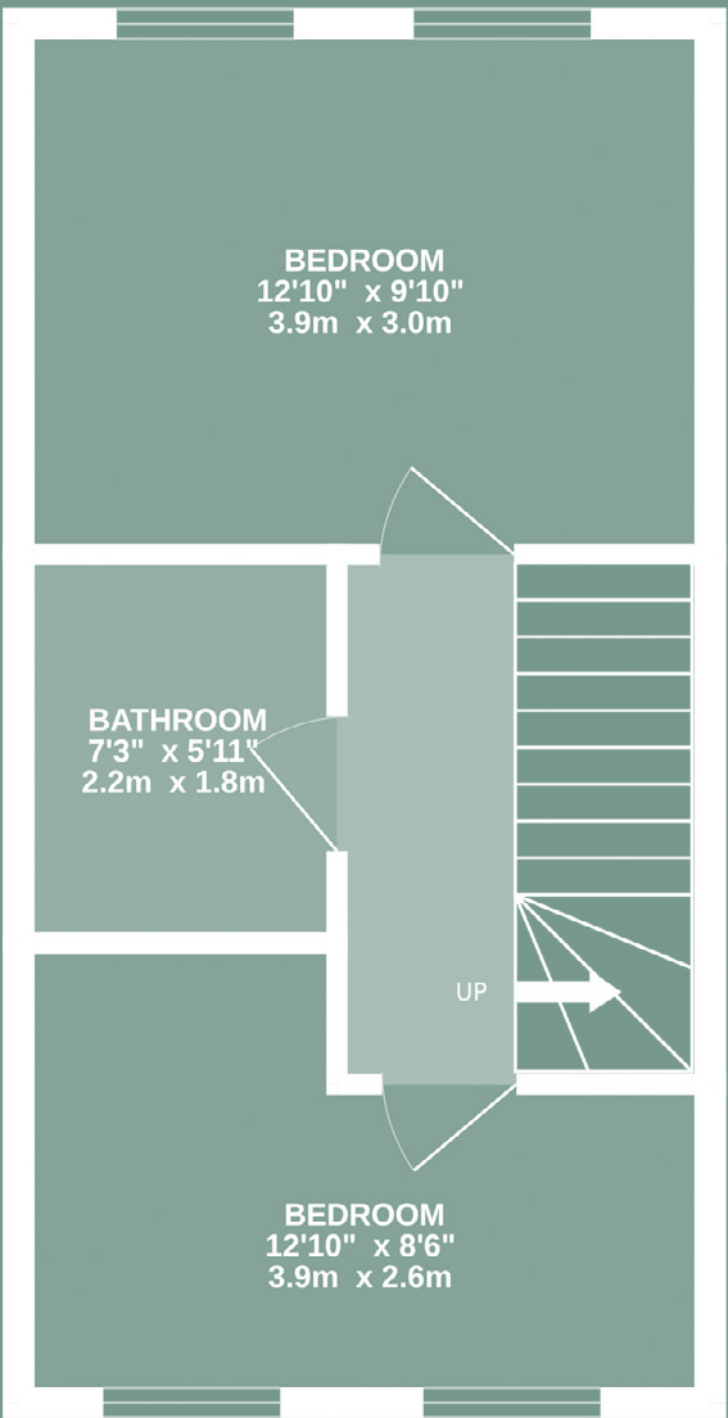
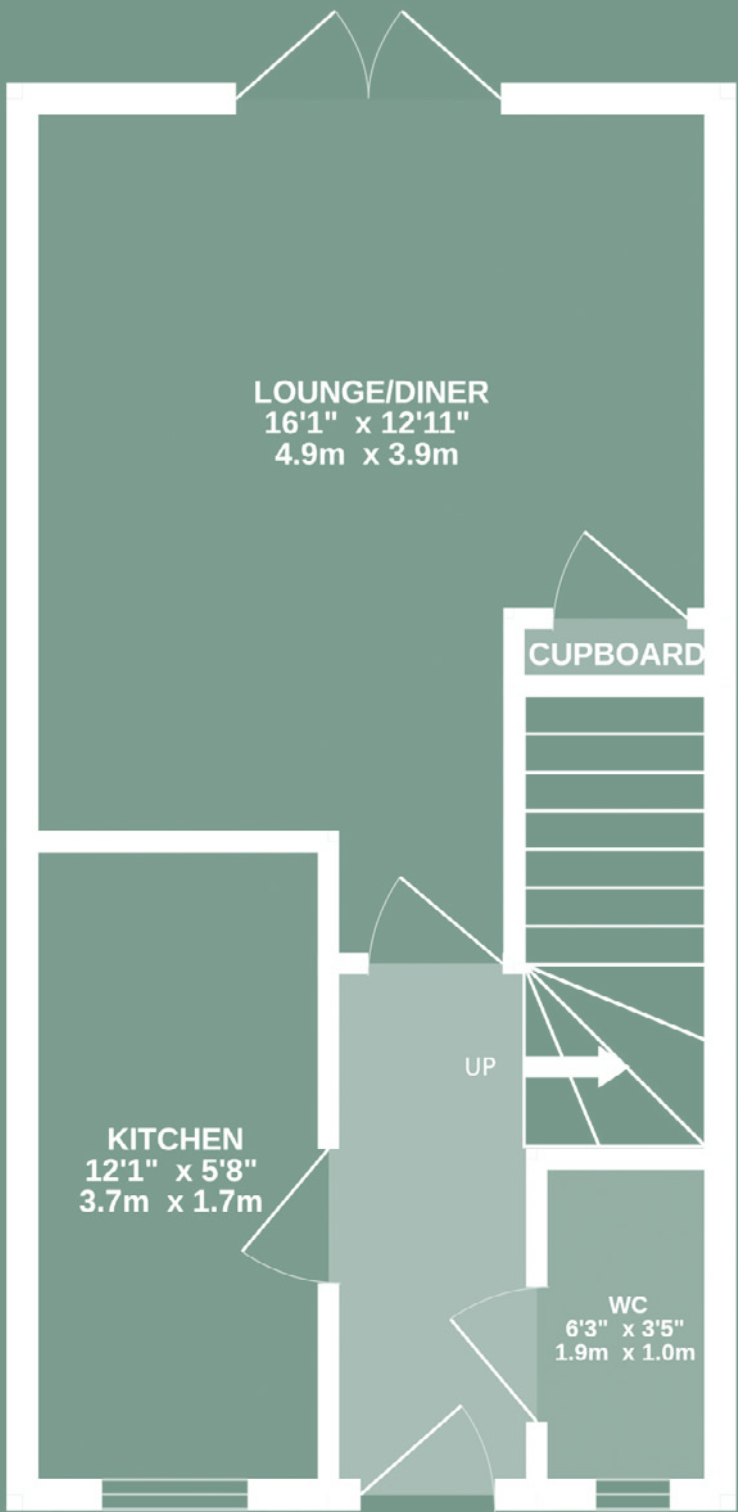
HOUSE 2
19 BARBECK, THIRSK



This family-friendly property has essentially the same layout as number 17, and roughly similar room dimensions, being somewhat narrower but longer. Like the others on Barbeck, it is benefitting from extensive renovations, including redecoration and improvements to the bathroom and kitchen.

 Floor area: 77.6 m² / 835 square ft

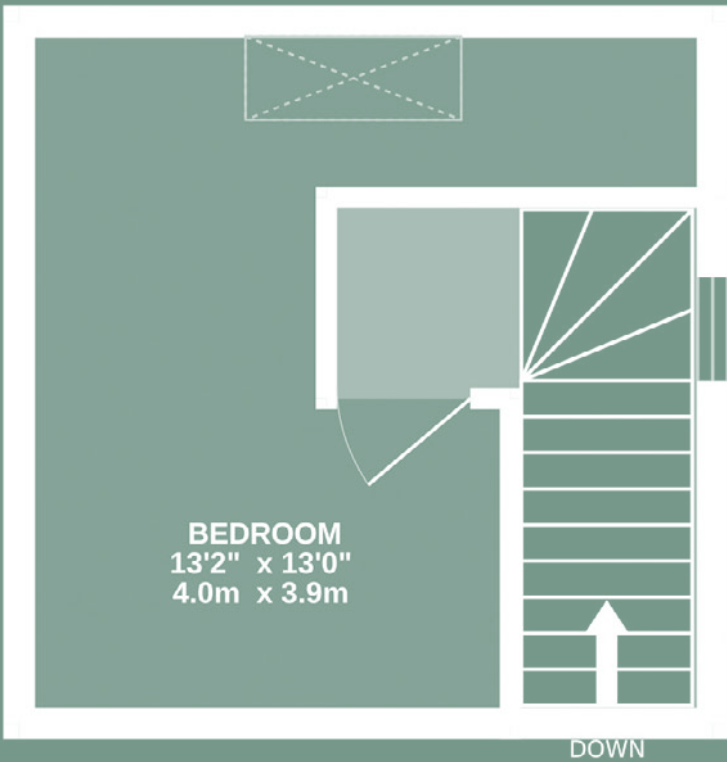
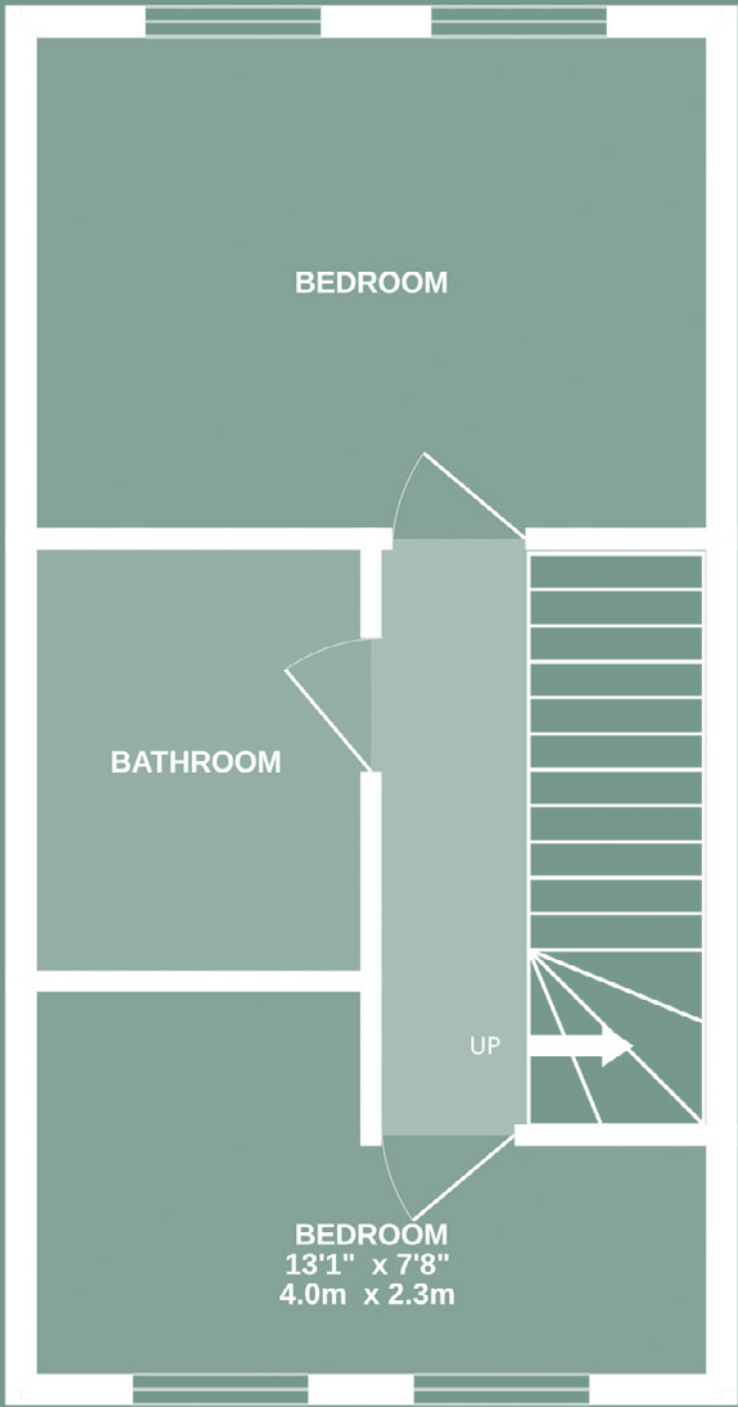
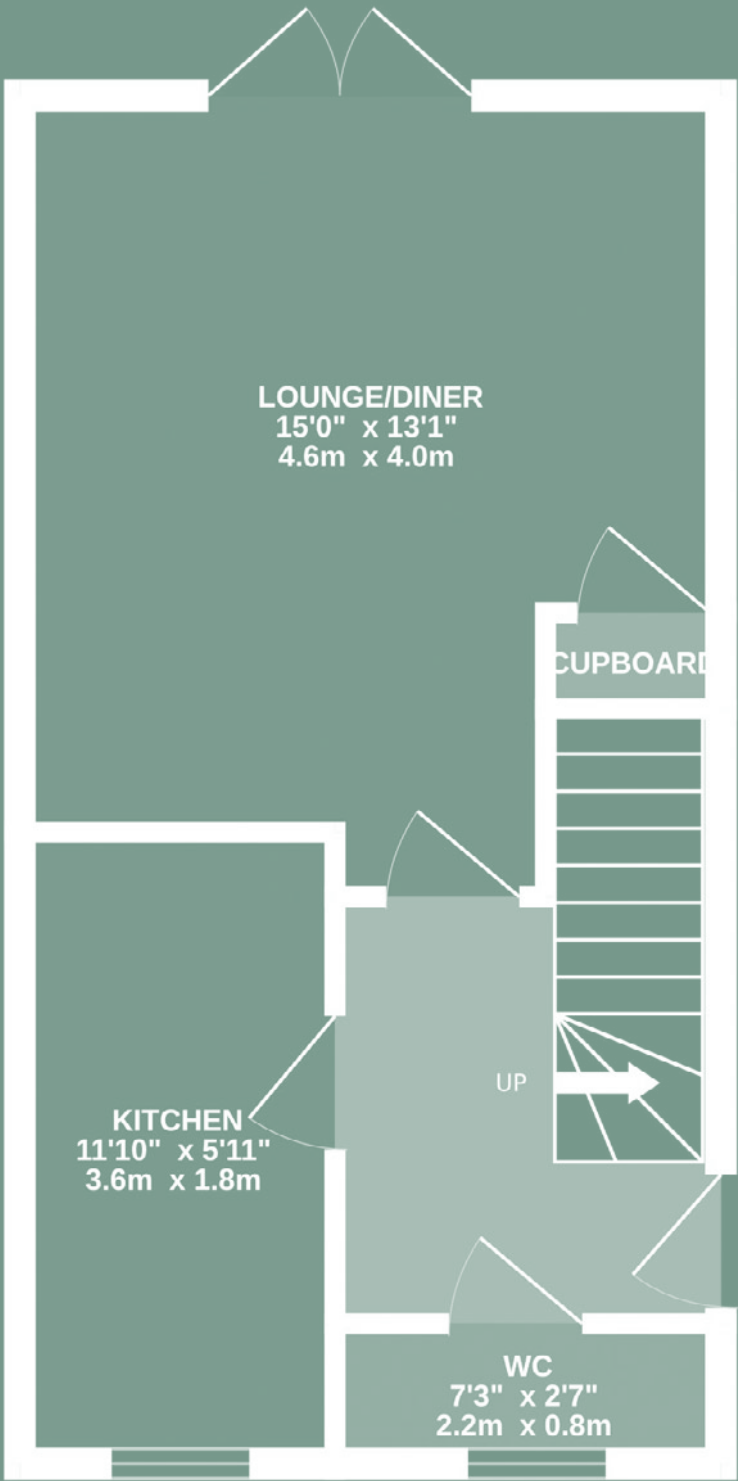
HOUSE 3
21 BARBECK, THIRSK



This property is nearly identical to number 19. The room layouts are exactly the same and the room dimensions almost precisely alike. Again, refurbishment works include redecoration throughout, with new flooring, new kitchen appliances and a modernised family bathroom.

 Floor area: 77.6 m² / 836 square ft

HOUSE 4
23 BARBECK, THIRSK



Although very similar to the other Barbeck properties, number 23 is accessed through a door at the side, rather than at the front between the living room and WC. In other respects, however, it is very similar, with essentially the same layout and similar room sizes. Like the others, it is undergoing a thorough refurbishment.



Floor area: 78.2 m² / 842 square ft

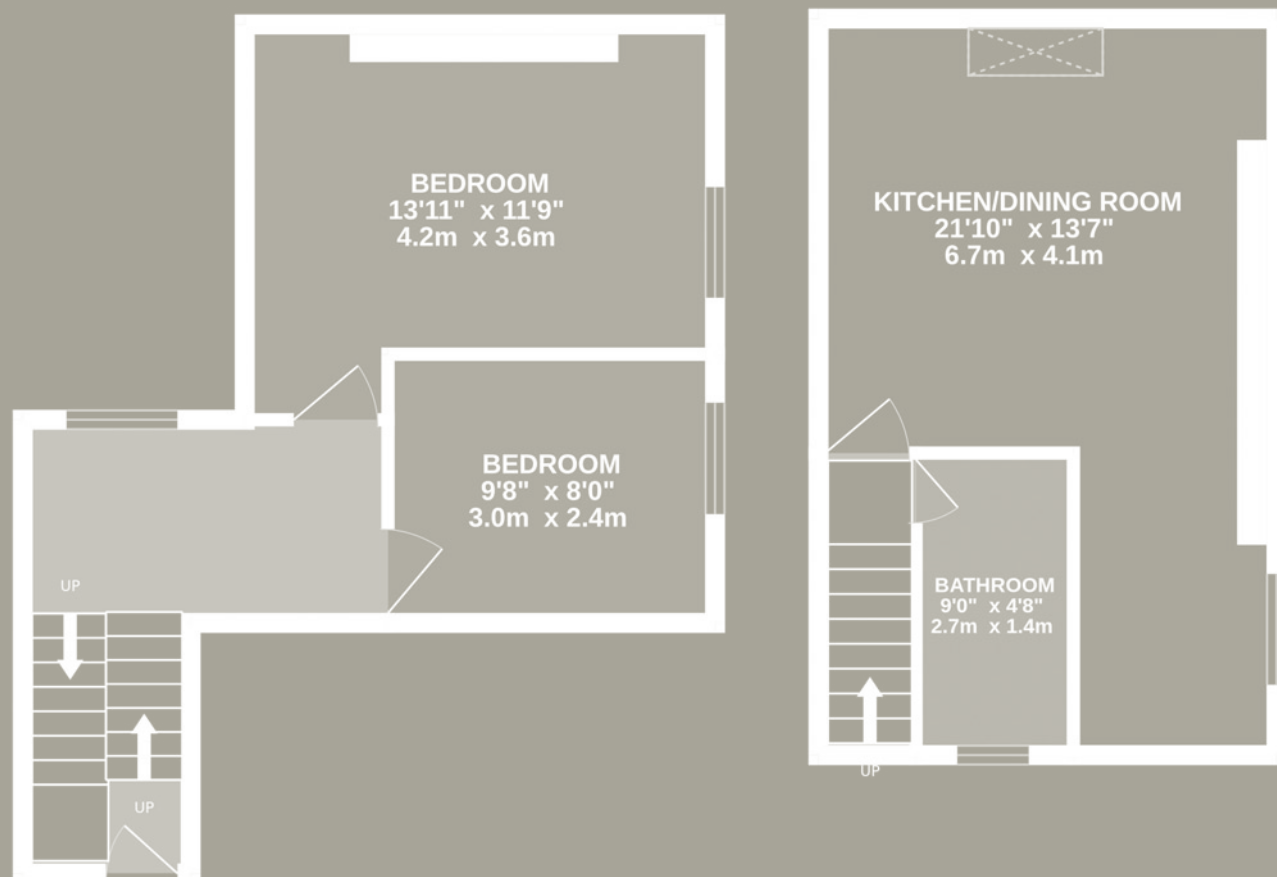
C astlegate

APARTMENTS



APARTMENT 1

19 CASTLEGATE, THIRSK



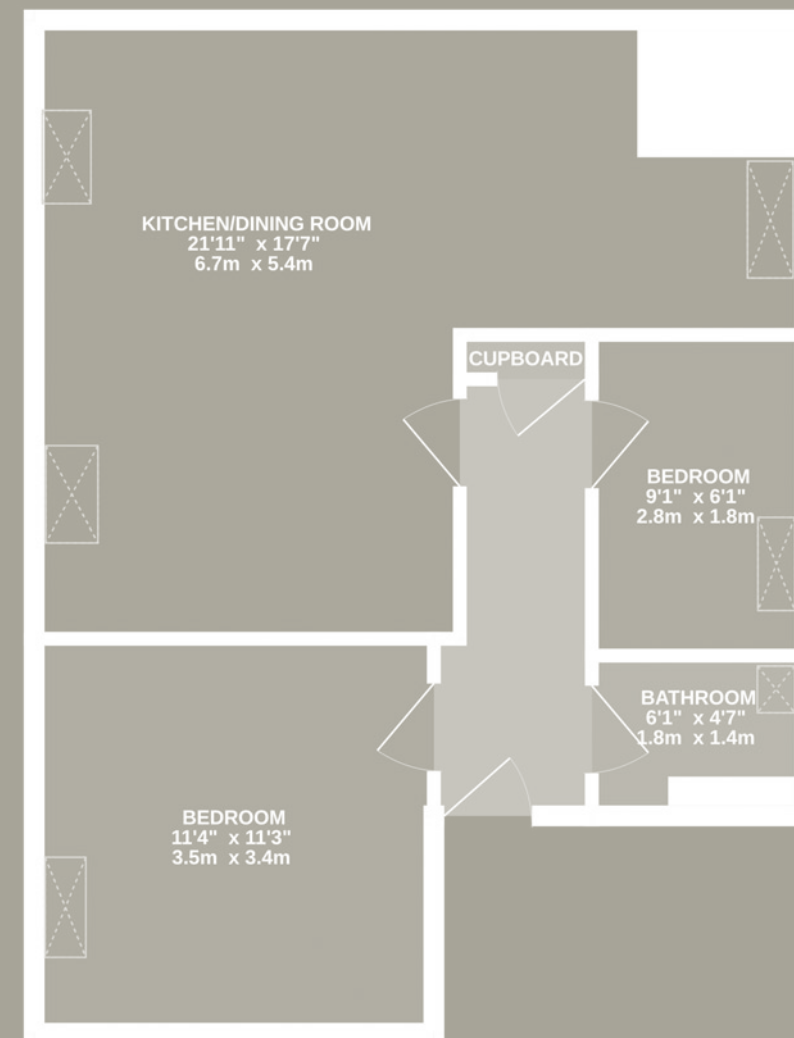
Located immediately beside Market Place, Castlegate offers a convenient town centre address. Number 19 is a two-storey property that features two bedrooms on the first floor, and a living room/dining room on the upper floor, as well as a bathroom. As with all apartments in this collection, the property is undergoing a comprehensive refurbishment.



Floor area: 56 m² / 603 square ft

APARTMENT 2

25 CASTLEGATE, THIRSK



This stylish first floor apartment features an entrance hall with storage, and doors to all other parts of the home. These include a bathroom, two bedrooms and a large, open-plan living room/dining room. It is fitted with dormer windows and rooflights, which give the property a light, airy feel. All parts of the property are now being refurbished and re-fitted to a high modern standard.



Floor area: 50.7 m² / 546 square ft



Prices range between £180,000 and £260,000 according to the size and specification of the individual properties.

The Market Place property has a flying freehold and each flat will receive a quarter share. For Castlegate, the freehold is not available. For Barbeck, the freehold is included.

In order to offer investors complete security and peace of mind, all deposits are lodged and retained in escrow by solicitors. No funds are released as shown below to developer before completion.

Investors will be required to make a £5,000 payment to secure their chosen property. This fee will be held by the developer's solicitors and will form part of the purchase price.

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Invest details





S u ary

These ten properties in Thirsk offer a twofold appeal to investors. They can be let to the under-supplied residential market, or to the generally lucrative short-stay tourist market. In both cases, rental demand is intense and, accordingly, the area has seen strong, inflation-beating growth in capital values and rental incomes. Average yields, too, have been very impressive.

Whichever market the investor favours, there is ample evidence of robust demand.

In the longer-term AST market, ongoing growth in the local population and the regional economy should both help to drive demand ever higher. So too should the ongoing modernisation of the properties, which will help to raise them to new levels of energy efficiency.

Likewise, the regional tourist economy is booming. Visitor numbers have been climbing steadily since 2019 when the Covid pandemic marked the start of the UK 'staycation' boom. Now, demand for good quality tourist accommodation is strong and reliable, with especially high rates of occupancy during a long peak season.

The properties vary considerably in size and design, offering investors a wide choice of options.





FACTS AT A GLANCE

- 10 units available
- Attractive locations in a popular North Yorkshire town
- Two- and three-bedroom options
- Newly refurbished to a high standard
- Appealing to both long- and short-stay tenants
- A clear prospect of employment growth in higher-value industries
- Set in an area enjoying strong growth in its visitor economy
- Potential for sustained growth in capital and rental values
- Potential for excellent yields
- Available at affordable pre-market prices
- Price range: £175,000 to £275,000
- Reserve for just £5,000
- All deposits fully protected



The apartments are being refurbished on a rolling basis. To arrange a viewing or to reserve a specific property, please get in touch.



DISCLAIMER: This brochure is designed only to give a general impression of the range and quality of the properties on offer in Thirsk. The information contained in this brochure is subject to change and is for guidance only. Elevation designs, internal features, specifications, materials used and other details may vary depending on build stage and development (during construction and otherwise). Room sizes and decoration detailed are not intended to be used to identify specific fixtures and fittings (including, but not limited to) carpet sizes, furniture or appliances. Such details are not to be relied upon for the purposes of ordering any fixtures and fittings, and we accept no liability in respect of the same. Any computer-generated imagery or photographs showing lifestyle or location are included for guidance purposes only. Maps are not necessarily to scale, nor do they show boundaries, easements or wayleaves and they should not be relied upon. Indicative dates provided are not binding in any way. Certain details are based on current publicly available information, and are subject to change due to government, local authority or other relevant agencies' policy changes. The information contained in this brochure does not constitute a contract, and is not to be taken as any form of warranty or representation. This disclaimer is made in respect of the Consumer Protection from Unfair Trading Regulations 2008, the Business Protection from Misleading Marketing Regulations 2008 and all other relevant or successor legislation. For more specific details, please speak to us.



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