



RYEDALE HOUSE

58-60 PICCADILLY

YORK



RYEDALE HOUSE

58 - 60 PICCADILLY

Welcome to Ryedale House

Ryedale House is an exclusive private residential development in the heart of York's Historic Core Conservation Area, situated between Piccadilly and the River Foss.

This distinctive building offers 77 one, two and three bedroom apartments arranged over seven floors, with the advantage of secure undercroft residents' parking and a concierge service. All the apartments benefit from full height glazing, providing spectacular views across the city. The central location, within York's ancient city walls, is as convenient as it is picturesque. A wide range of restaurants, shops and cultural venues are within walking distance, and principal attractions such as the magnificent York Minster and Clifford's Tower are right on the doorstep of Ryedale House.

"We are delighted to introduce our collection of luxurious one, two and three bedroom apartments to this city centre location, ideal for a modern urban lifestyle. This is our second development in York, and we are particularly pleased to be contributing a high quality residential scheme to its historic core area. Newby has, as always, worked closely with architects, the local council and conservation experts to deliver a development worthy of its magnificent setting. We are confident that these unique apartments will exceed all expectations."

Nick Moody

NEWBY



YORK'S MOST DESIRABLE ADDRESS



Digital illustration is indicative only.

THE HEIGHT OF SOPHISTICATION

AN INTRINSIC PART OF THE CITY'S EVOLUTION, THIS BESPOKE COLLECTION OF LUXURIOUS 1, 2 AND 3 BEDROOM APARTMENTS ENJOYS A PRIME LOCATION IN THE HEART OF YORK.

With a location on the east bank of the River Foss and Piccadilly, overlooking some of York's most iconic attractions, the building is brilliantly positioned to experience all the city has to offer.

Ryedale House merges beautifully with its historic surroundings. The apartments offer style and grace in equal measure with their high quality design, dedicated concierge service and floor-to-ceiling windows for admiring the sweeping vistas. Life here is about embracing the very best of everything; high-end living spaces, riverside surroundings, cultural hotspots and unrivalled transport connections.

Welcome to Ryedale House.



DISTINCTIVELY YORK



YORK IS A TRULY DISTINCTIVE CITY, ONE WHICH OFFERS HISTORY, CULTURE AND CONTEMPORARY LIVING IN EQUAL MEASURE.

While the magnificent York Minster and the elegant Georgian architecture can transport you back in time with just a single glance, York is undeniably a city for contemporary living too. Its public squares, gardens, shops, bars, cafés and restaurants make it the ideal destination for a multitude of lifestyles.

York is not only known as one of England's finest and most beautiful historic cities, but also won the 'best place to live in the UK' title for 2018 by The Sunday Times. The city is also home to world-class educational establishments and has an extensive events and festival calendar.

Ryedale House is at the centre of all of this and brings a new perspective to central city living, with its tranquil riverside setting and naturally beautiful location.



CULTURE & CHARM



From wandering amongst the grounds of one of the world's greatest medieval cathedrals, York Minster, to admiring the breathtaking viewpoints from Clifford's Tower, Ryedale House is well positioned to take in some of York's finest attractions. Whether you enjoy browsing fine art or discovering historical artefacts, this cobbled city is brimming with cultural hotspots.

York Art Gallery is one of the most well-loved attractions. Having undergone extensive redevelopment, the gallery

reopened in 2015 and displays everything from 14th century artwork to classic 20th century pieces from renowned artists such as LS Lowry.

If you would prefer to while away an afternoon in a museum, there are plenty of options. Delve into York's history with a visit to The Yorkshire Museum, explore a treasure trove of fascinating objects in The York Castle Museum or visit the UK's largest railway museum and enjoy a luxurious champagne afternoon tea in the restored rail carriage of the Countess of York.



Warm and inviting bistros, sophisticated wine bars and restaurants with a view; all of this is less than a mile from your doorstep. From well-known brands to independent eateries, you will find a diverse range of cuisines for every occasion. Treat your taste buds with a visit to The Ivy and peruse their classic British menu, discover tantalising European specialities at Le Cochon Aveugle or sit back and admire stunning views of the castle from Tower's restaurant. There are also plenty of places to wander after a good meal. The Star Inn The City offers an extensive cocktail list and gin menu while the boutique Pairings Wine Bar serves fine wine and classic champagnes.

York is also known for its eclectic live music scene and you will discover an array of venues throughout the city such as The Nook, a street food kitchen with a difference, serving up a menu of comfort food alongside cocktails and live music shows.

There's also The Habit with its impressive terrace and stunning views of the Minster, and The Botanist, a wonderfully quirky bar specialising in botanical cocktails, craft beer and ales. So whether you are searching for a gourmet meal tucked away from it all or a lively night out, York is a place for all lifestyles.

FINE DINING ON YOUR DOORSTEP

A grayscale photograph of a person in a graduation gown holding a mortarboard cap. The person's hand is visible, holding the cap by the tassel. The background is blurred, showing other people in graduation attire.

A TOP-CLASS CITY AWAITS

From renowned universities to excellent private schools, there are a number of exceptional educational establishments within easy reach.

The most well known is the University of York, which is approximately 2.5 miles away. It is part of the Russell Group, consisting of the UK's most prestigious universities, and is well established as a leading research and teaching university. Through its partnership with multiple universities across the globe it attracts thousands of international students. York St John University is equally respected and has been serving the community since the late 19th century. As well as fantastic higher education, York also has a wide range of primary and secondary schools that have been rated as 'Outstanding' by Ofsted.

WITHIN THE CITY WALLS

- 1 Coppergate Shopping Centre
- 2 Shambles
- 3 York Castle Museum
- 4 Stonegate
- 5 York Minster
- 6 York Theatre Royal
- 7 York St John University
- 8 York Train Station
- 9 National Railway Museum
- 10 York Art Gallery



LOCAL AND JUST A LITTLE FURTHER



BY TRAIN

LEEDS
22 mins

HARROGATE
33 mins

**MANCHESTER
PICCADILLY**
1 hr 12 mins

**MANCHESTER
AIRPORT**
1 hr 44 mins

**LONDON
KING'S CROSS
ST PANCRAS**
1 hr 51 mins

EDINBURGH
2 hr 23 mins



BY CAR

**YORK
RACECOURSE**
10 mins

HARROGATE
41 mins

LEEDS
42 mins

**LEEDS BRADFORD
AIRPORT**
56 mins

**YORKSHIRE DALES
NATIONAL PARK**
50 mins

**MANCHESTER
AIRPORT**
1 hr 42 mins



ON FOOT

SHAMBLES
6 mins

STONEGATE
9 mins

**YORK THEATRE
ROYAL**
11 mins

**YORK
MINSTER**
12 mins

**YORK ST JOHN
UNIVERSITY**
14 mins

**YORK TRAIN
STATION**
16 mins

LUXURIOUS LIVING IN ABUNDANCE

Ryedale House features cutting-edge design which meets authentic architecture, including high quality interiors and a modern finish. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views of this beautiful historic city.

Ryedale House is a stunning collection of 77 new apartments, each of which is complimented by its natural setting within York's rich and historical environment. Designed over eight floors, the building is distinctive in nature, standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. Traditional construction materials have been used, not only for their aesthetic qualities, but to comply with the most stringent safety standards.

From the 12-hour concierge service to the external landscaped pathways and illuminated secure parking, all aspects have been considered to add comfort and an added sense of luxury. For residents' convenience and peace of mind, we have also included generous storage lockers, bike storage, refuse chute, a sprinkler system and lifts to all floors, as well as staircase access. On the ground floor of Ryedale House, spaces for small shops and cafés will bring additional vibrancy and convenience.





FANTASTIC SPACE FOR LIVING AND ENTERTAINING

High quality finishes and natural light flow seamlessly throughout every apartment at Ryedale House. The open plan kitchens are designed to the highest standards, with soft close cabinets, bespoke counter tops and a matching illuminated splashback. Premium NEFF appliances, such as the "Slide&Hide" oven, create the final touches to this sophisticated and contemporary living space.

SUPERIOR IN ALL ASPECTS

Whether you choose a 1, 2 or 3 bedroom apartment at Ryedale House, you are assured of a home of the utmost quality. Carefully planned interior space allows for seamless, open plan living, and a superior specification creates an unrivalled interior design.

The design of this building has allowed for the inclusion of full height glazing in most of the rooms, many incorporating glass-to-glass corners for uninterrupted, wide scale views. Many of the rooms are multi-aspect, so depending on the position of your apartment, you can enjoy an outlook over the River Foss or towards York's landmark buildings such as the York Minster and Clifford's Tower.





THE ULTIMATE INDULGENCE

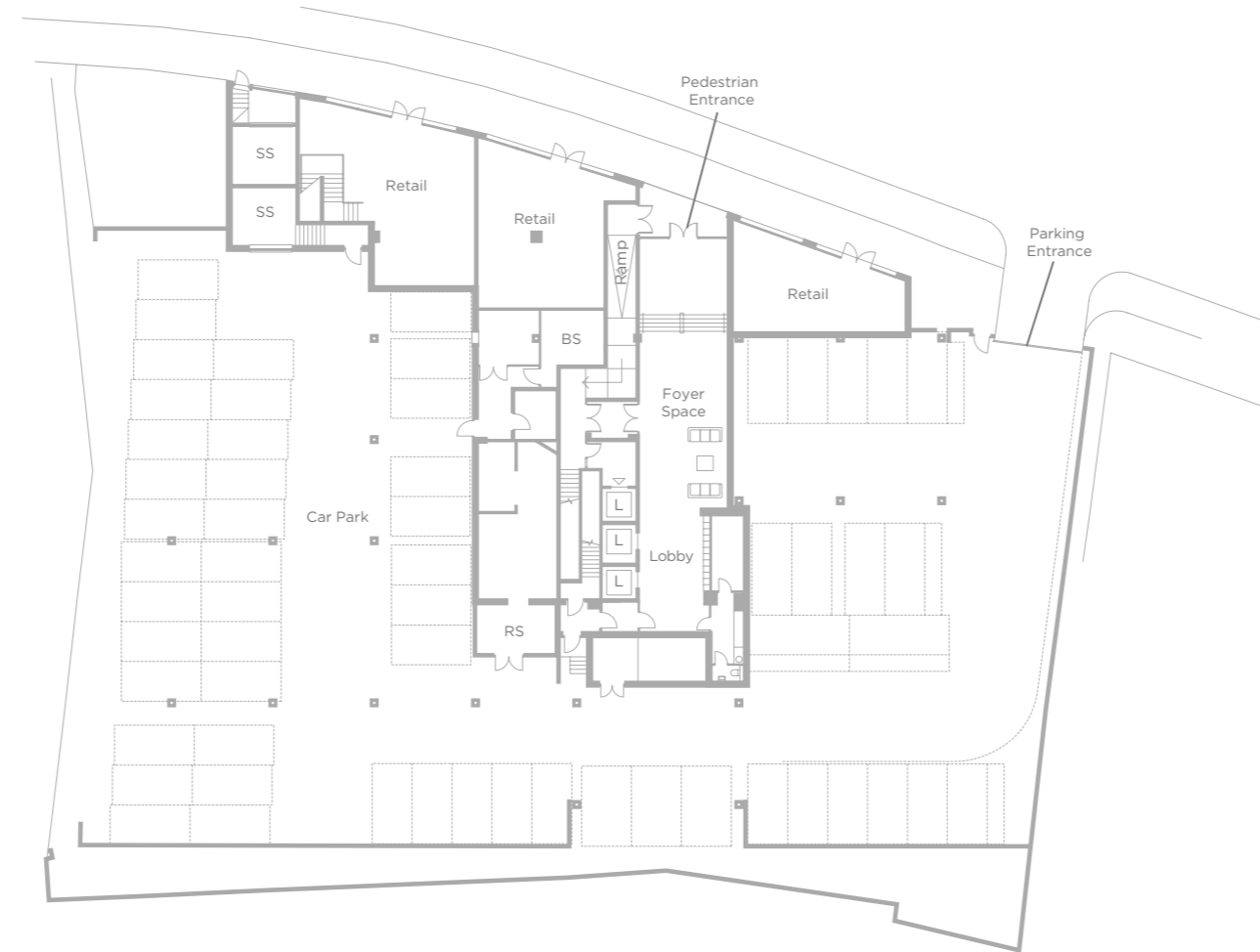
In a city location, it's vital to have spaces for peace and indulgence. Ryedale House bathrooms and en-suites promote this feeling with a high specification and many luxurious touches.

All bathrooms and en-suites are fully tiled and feature Vessini sanitary ware for a contemporary boutique feel, augmented by automatic feature lighting. Underfloor heating provides the ultimate in comfort.



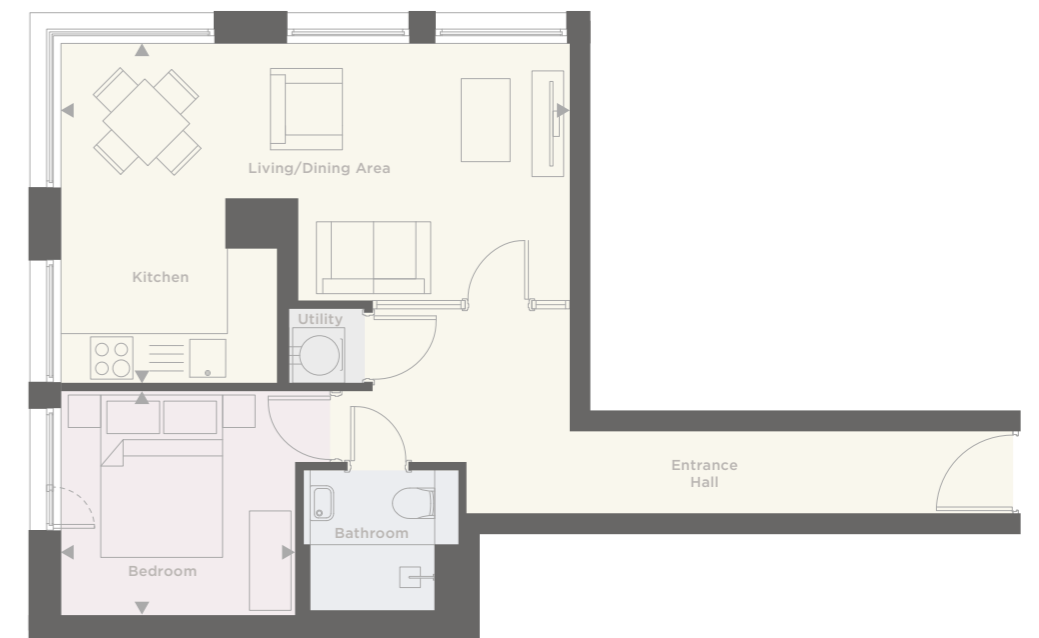
ONE BEDROOM APARTMENTS

RH
FLOOR PLANS
 APARTMENTS

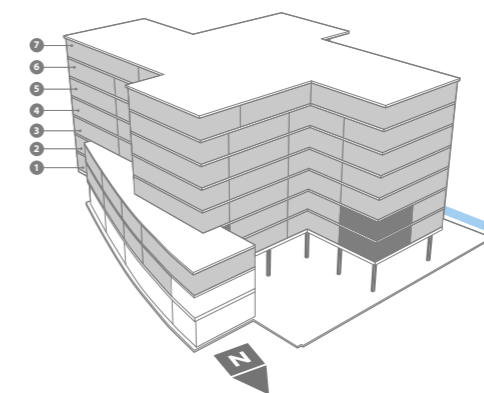


Ground Floor Plan

BS - Bike Store
 SS - Sub Station
 RS - Refuse Store
 L - Lift



Kitchen/Living/Dining Room	6170mm x 4120mm	20'3" x 13'6"
Bedroom	2845mm x 2735mm	9'4" x 8'11"



Apartments

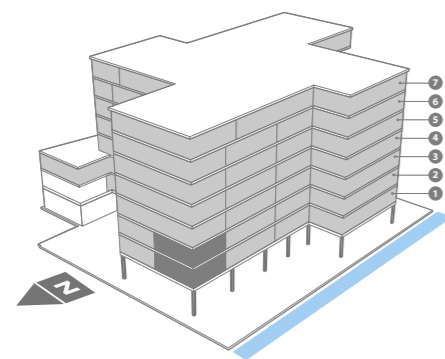
Floor 1: 1.1
 Floor 2: 2.1

1

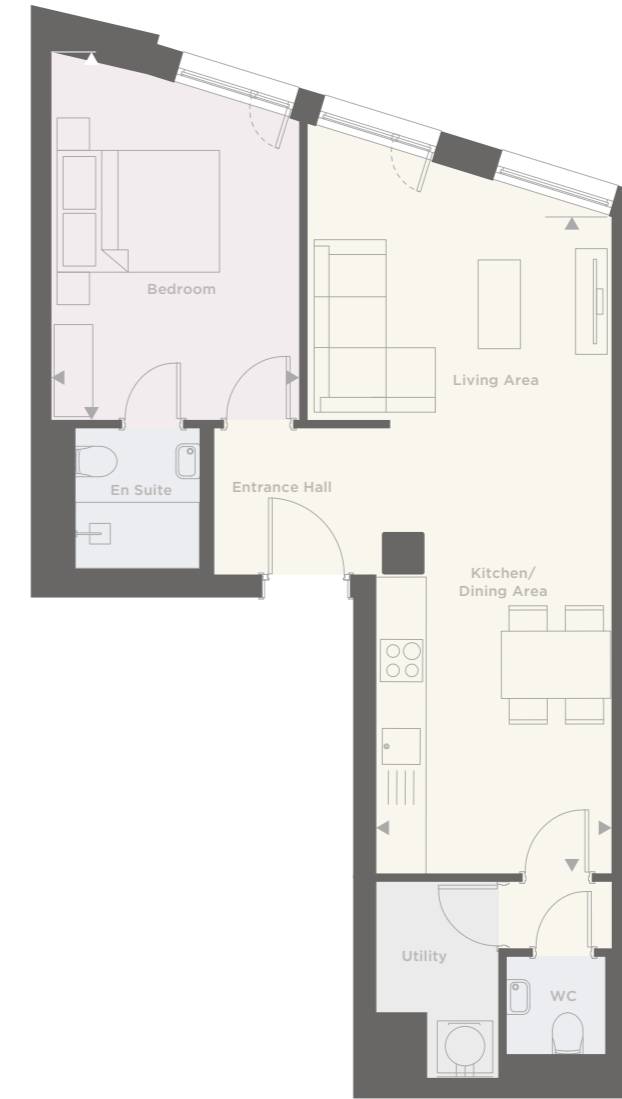
ONE BEDROOM APARTMENTS



Kitchen/Living/Dining Room 6170mm x 4135mm 20'3" x 13'7"
 Bedroom 3795mm x 2725mm 12'5" x 8'11"

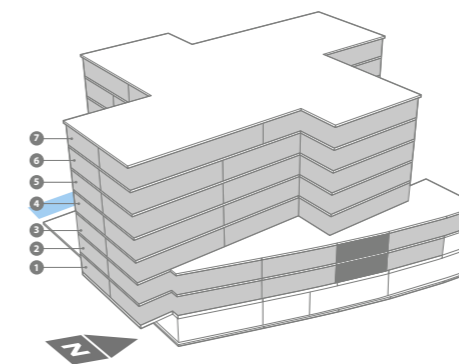


Apartments
 Floor 1: 1.2
 Floor 2: 2.2



Kitchen/Living/Dining Room 7965mm x 2855mm 26'1" x 9'4"
 Bedroom 4465mm x 3005mm 14'8" x 9'10"

■ - Column



Apartments
 Floor 1: 1.10
 Floor 2: 2.10

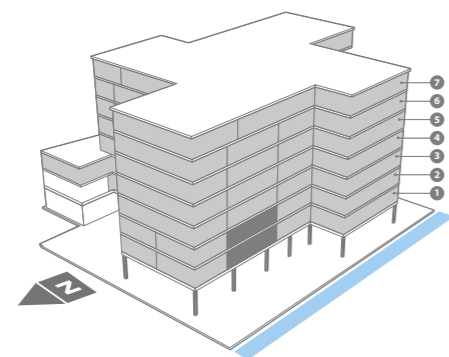
2

TWO BEDROOM APARTMENTS



Kitchen/Living/Dining Room	7705mm x 4085mm	25'3" x 13'5"
Bedroom 1	5755mm x 2285mm	18'10" x 7'6"
Bedroom 2	3415mm x 2875mm	11'2" x 9'5"

■ - Column



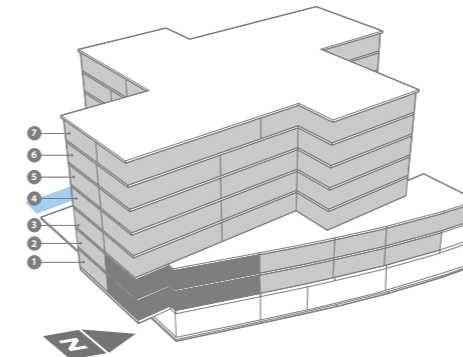
Apartments

Floor 1: 1.3
Floor 2: 2.3



Kitchen/Living/Dining Room	7850mm x 6020mm	25'9" x 19'9"
Bedroom 1	7820mm x 3845mm	25'8" x 12'7"
Bedroom 2	4970mm x 4440mm	16'3" x 14'7"

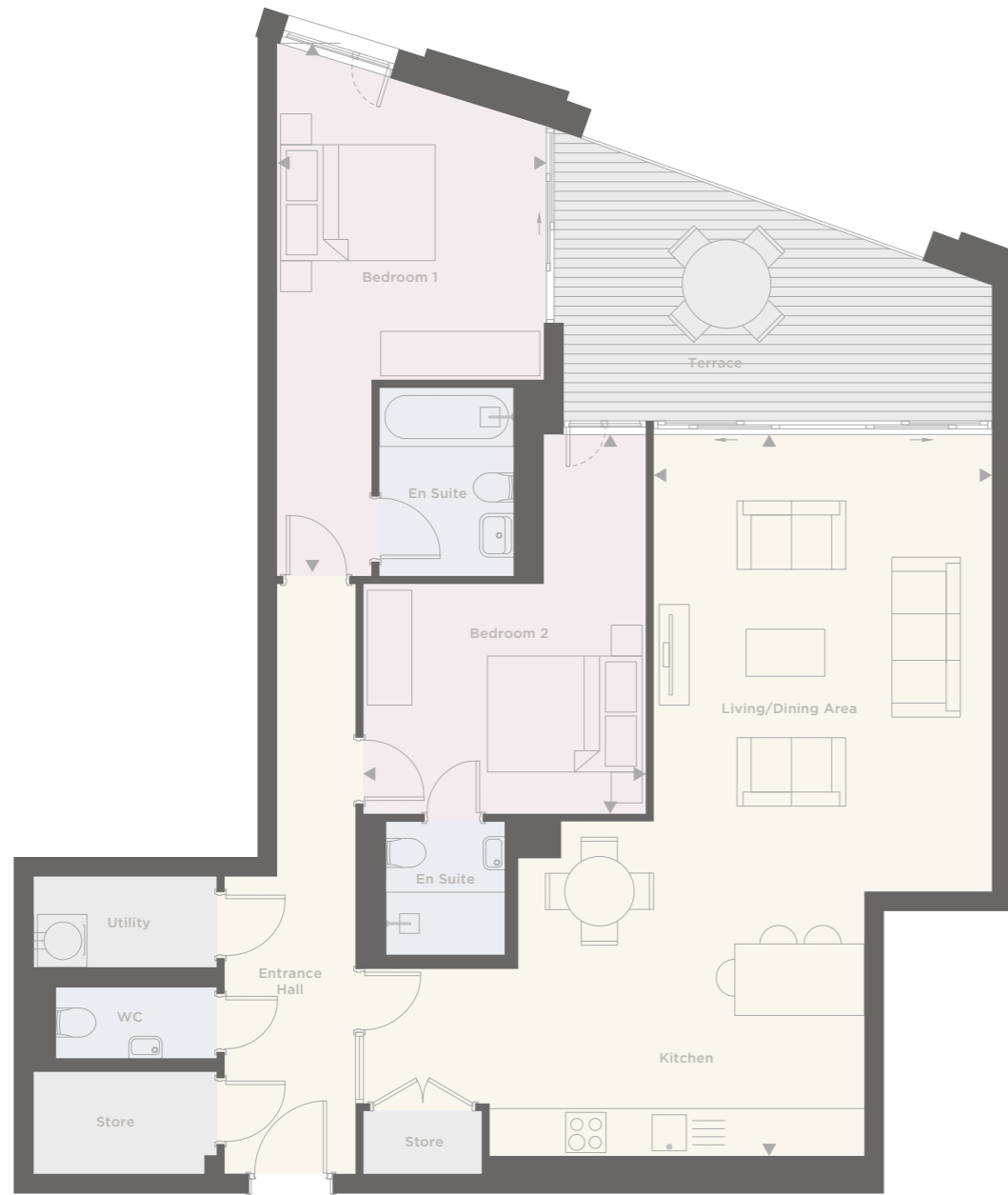
■ - Column



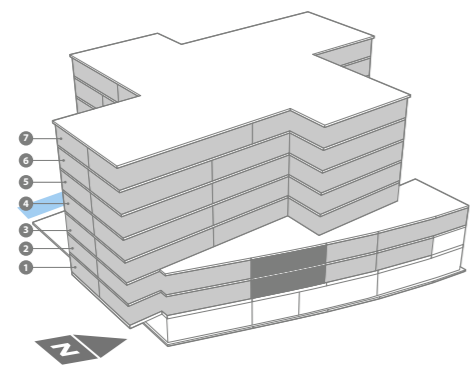
Apartments

Floor 1: 1.8
Floor 2: 2.8

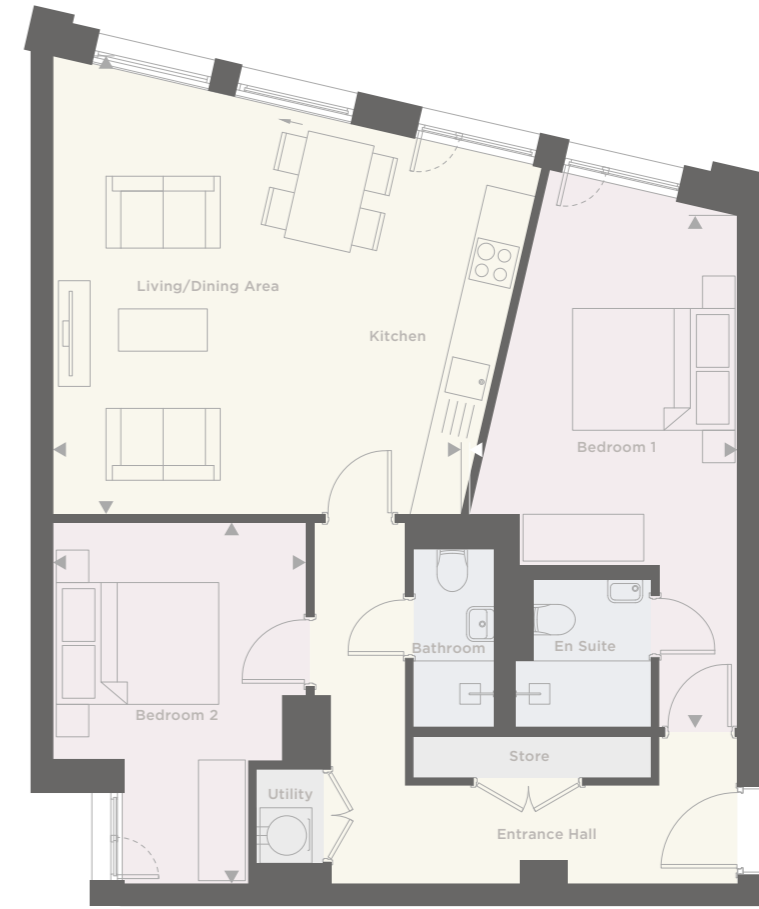
TWO BEDROOM APARTMENTS



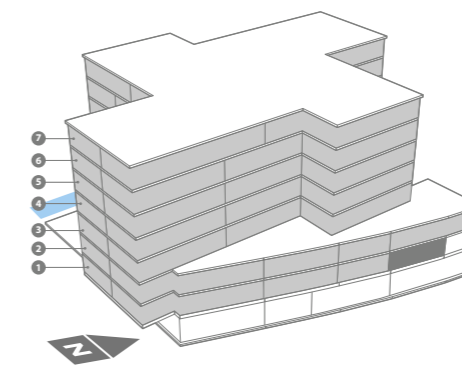
Kitchen/Living/Dining Room	9190mm x 4310mm	30'2" x 14'1"
Bedroom 1	6790mm x 3400mm	22'3" x 11'2"
Bedroom 2	4830mm x 3580mm	15'10" x 11'9"



Apartments
 Floor 1: 1.9
 Floor 2: 2.9



Kitchen/Living/Dining Room	5560mm x 4960mm	18'3" x 16'3"
Bedroom 1	6250mm x 3265mm	20'6" x 10'8"
Bedroom 2	4395mm x 3080mm	14'5" x 10'1"



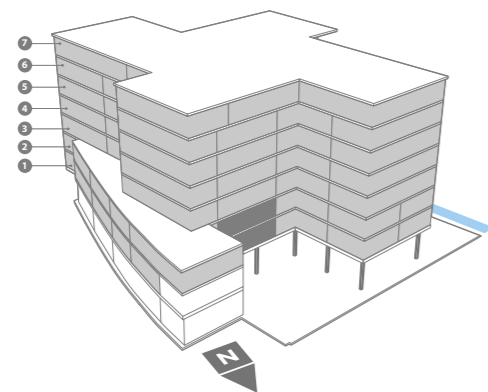
Apartment
 Floor 1: 1.11

2

TWO BEDROOM APARTMENTS



Kitchen/Living/Dining Room	9645mm x 3970mm	31'8" x 13'0"
Bedroom 1	4745mm x 3045mm	15'7" x 10'0"
Bedroom 2	6000mm x 2700mm	19'8" x 8'10"

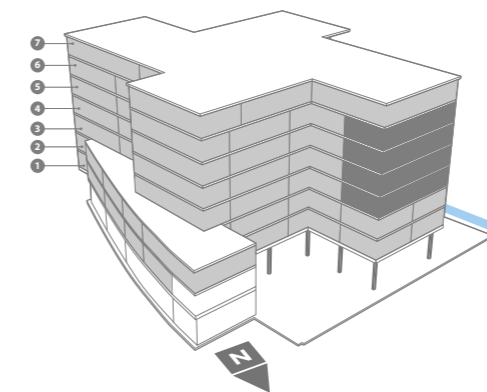


Apartments
Floor 1: 1.12
Floor 2: 2.12



Kitchen/Living/Dining Room	6170mm x 6165mm	20'3" x 20'3"
Bedroom 1	5920mm x 3020mm	19'5" x 9'11"
Bedroom 2	4610mm x 3575mm	15'1" x 11'8"

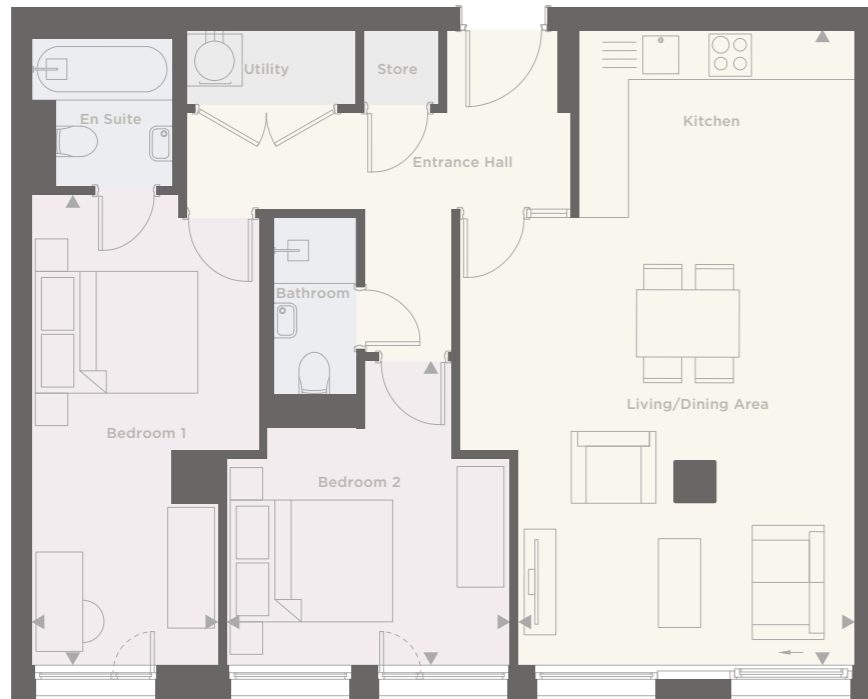
■ - Column



Apartments
Floor 3: 3.1 **Floor 5:** 5.1
Floor 4: 4.1 **Floor 6:** 6.1

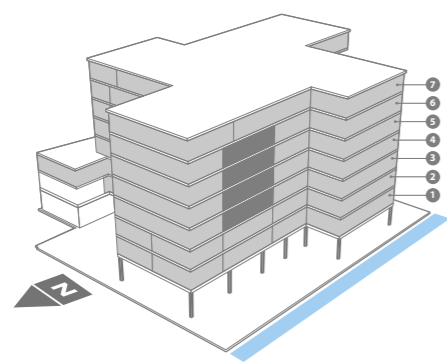
2

TWO BEDROOM APARTMENTS



Kitchen/Living/Dining Room	7705mm x 4085mm	25'3" x 13'5"
Bedroom 1	5705mm x 2265mm	18'8" x 7'5"
Bedroom 2	3685mm x 3435mm	12'1" x 11'3"

■ - Column

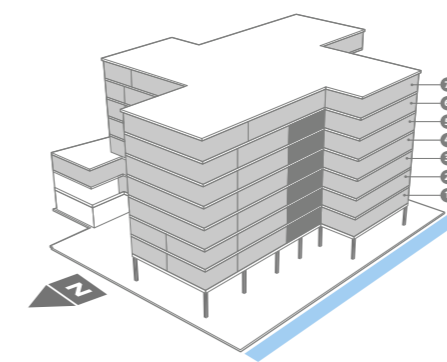


Apartments

Floor 3: 3.2	Floor 5: 5.2
Floor 4: 4.2	Floor 6: 6.2



Kitchen/Living/Dining Room	7455mm x 4095mm	24'5" x 13'5"
Bedroom 1	6530mm x 3035mm	21'5" x 9'11"
Bedroom 2	3410mm x 2735mm	11'2" x 8'11"

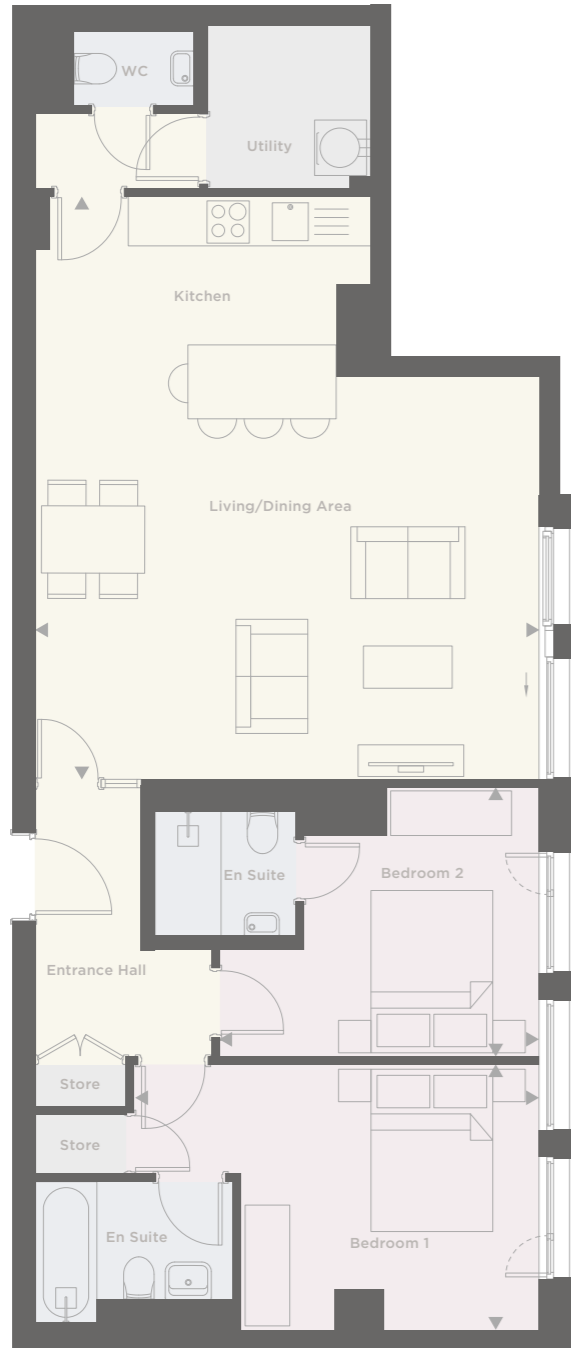


Apartments

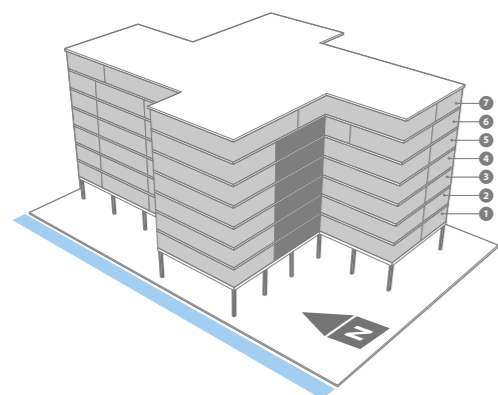
Floor 1: 1.4	Floor 4: 4.3
Floor 2: 2.4	Floor 5: 5.3
Floor 3: 3.3	Floor 6: 6.3

2

TWO BEDROOM APARTMENTS



Kitchen/Living/Dining Room	7080mm x 6125mm	23'3" x 20'1"
Bedroom 1	4910mm x 3220mm	16'1" x 10'6"
Bedroom 2	3870mm x 3265mm	12'8" x 10'8"



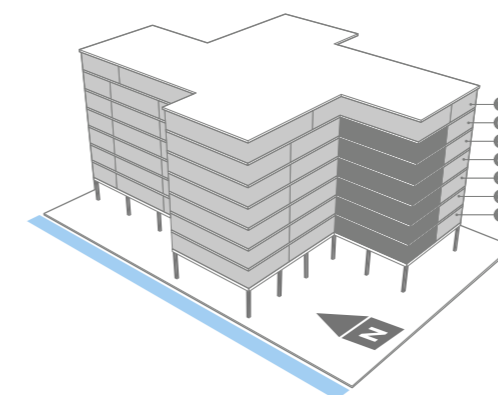
Apartments

Floor 1: 1.6	Floor 4: 4.5
Floor 2: 2.6	Floor 5: 5.5
Floor 3: 3.5	Floor 6: 6.5



Kitchen/Living/Dining Room	7895mm x 5160mm	25'11" x 16'11"
Bedroom 1	5425mm x 3735mm	17'9" x 12'3"
Bedroom 2	4175mm x 3285mm	13'8" x 10'9"

■ - Column



Apartments

Floor 1: 1.7	Floor 4: 4.6
Floor 2: 2.7	Floor 5: 5.6
Floor 3: 3.6	Floor 6: 6.6

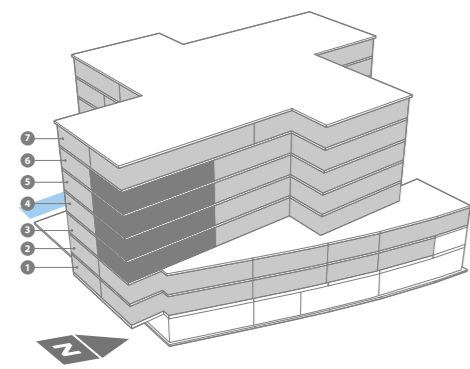
2

TWO BEDROOM APARTMENTS



Kitchen/Living/Dining Room	7050mm x 6020mm	23'1" x 19'9"
Bedroom 1	4010mm x 3910mm	13'2" x 12'10"
Bedroom 2	4065mm x 2770mm	13'4" x 9'1"

■ - Column



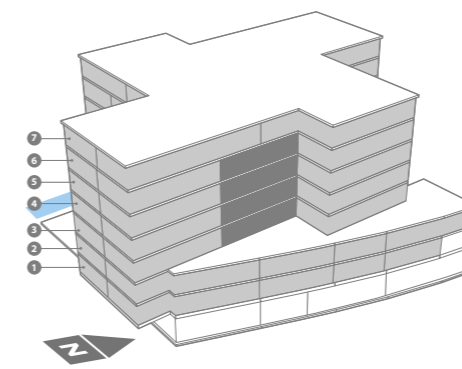
Apartments

Floor 3:	3.7	Floor 5:	5.7
Floor 4:	4.7	Floor 6:	6.7



Kitchen/Living/Dining Room	6465mm x 5835mm	21'2" x 19'2"
Bedroom 1	4630mm x 3475mm	15'2" x 11'5"
Bedroom 2	5215mm x 2750mm	17'1" x 9'0"

■ - Column



Apartments

Floor 3:	3.8	Floor 5:	5.8
Floor 4:	4.8	Floor 6:	6.8

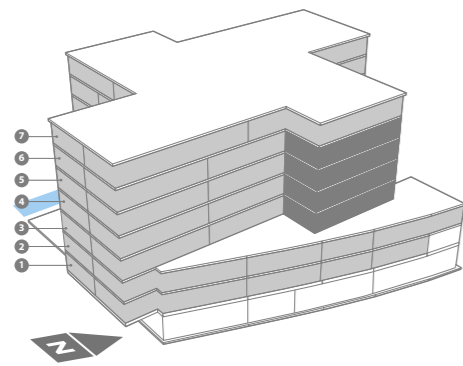
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TWO BEDROOM APARTMENTS



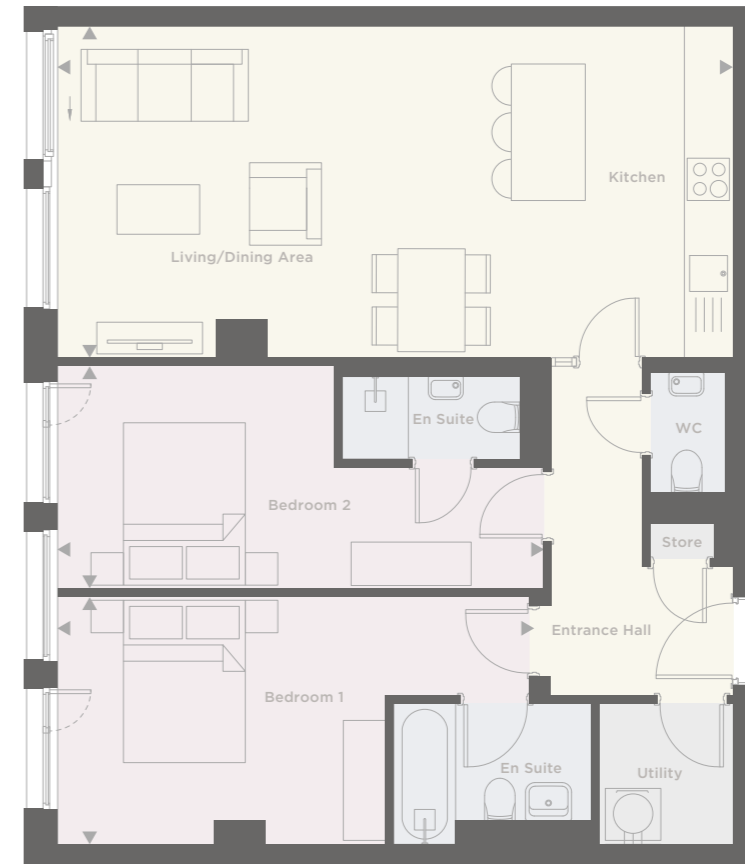
Kitchen/Living/Dining Room	8140mm x 4255mm	26'8" x 13'11"
Bedroom 1	5905mm x 4145mm	19'4" x 13'7"
Bedroom 2	3940mm x 3005mm	12'11" x 9'10"

■ - Column

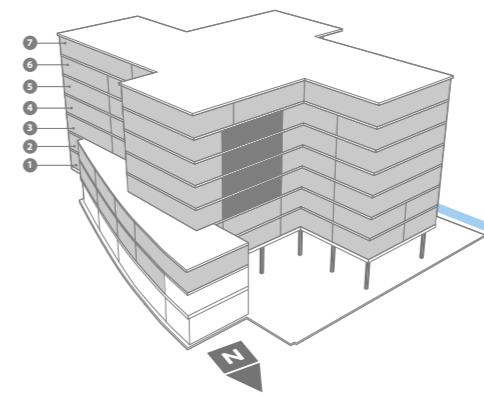


Apartments

Floor 3:	3.9	Floor 5:	5.9
Floor 4:	4.9	Floor 6:	6.9



Kitchen/Living/Dining Room	8200mm x 4020mm	26'11" x 13'2"
Bedroom 1	5735mm x 3000mm	18'10" x 9'10"
Bedroom 2	5890mm x 2700mm	19'4" x 8'10"

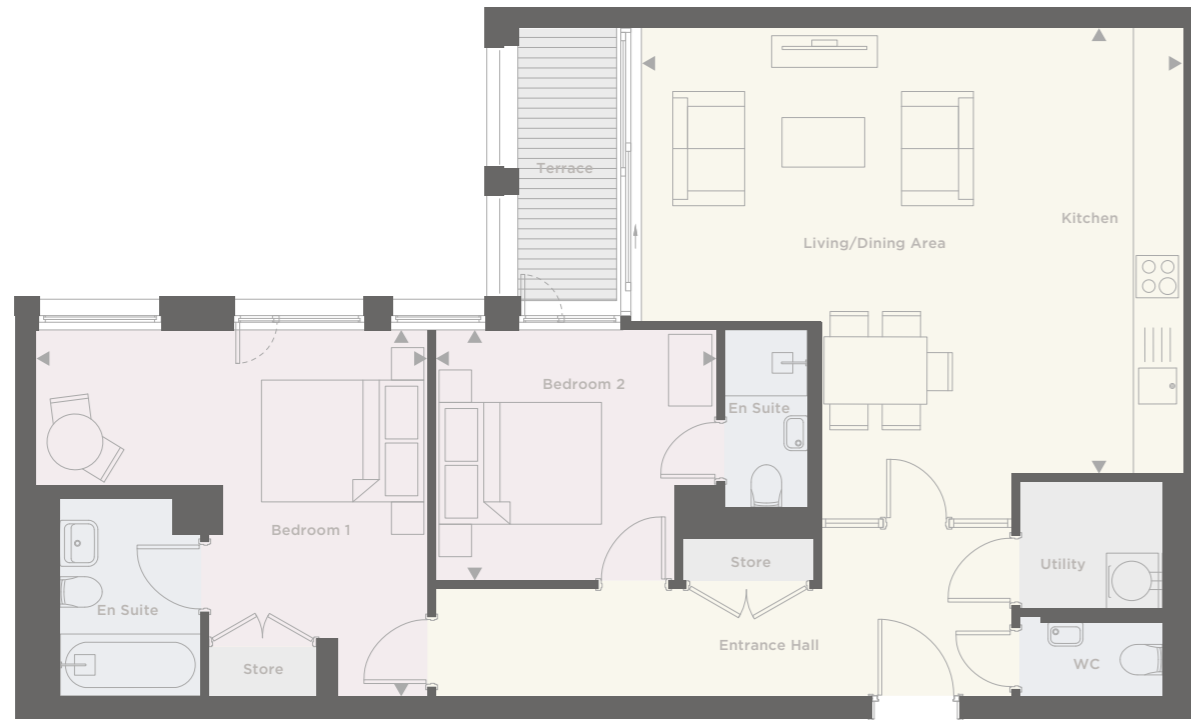


Apartments

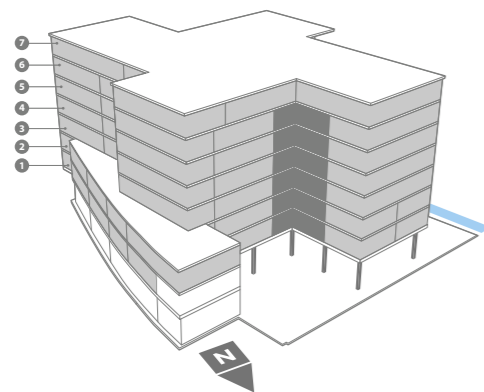
Floor 3:	3.10	Floor 5:	5.10
Floor 4:	4.10	Floor 6:	6.10

2

TWO BEDROOM APARTMENTS

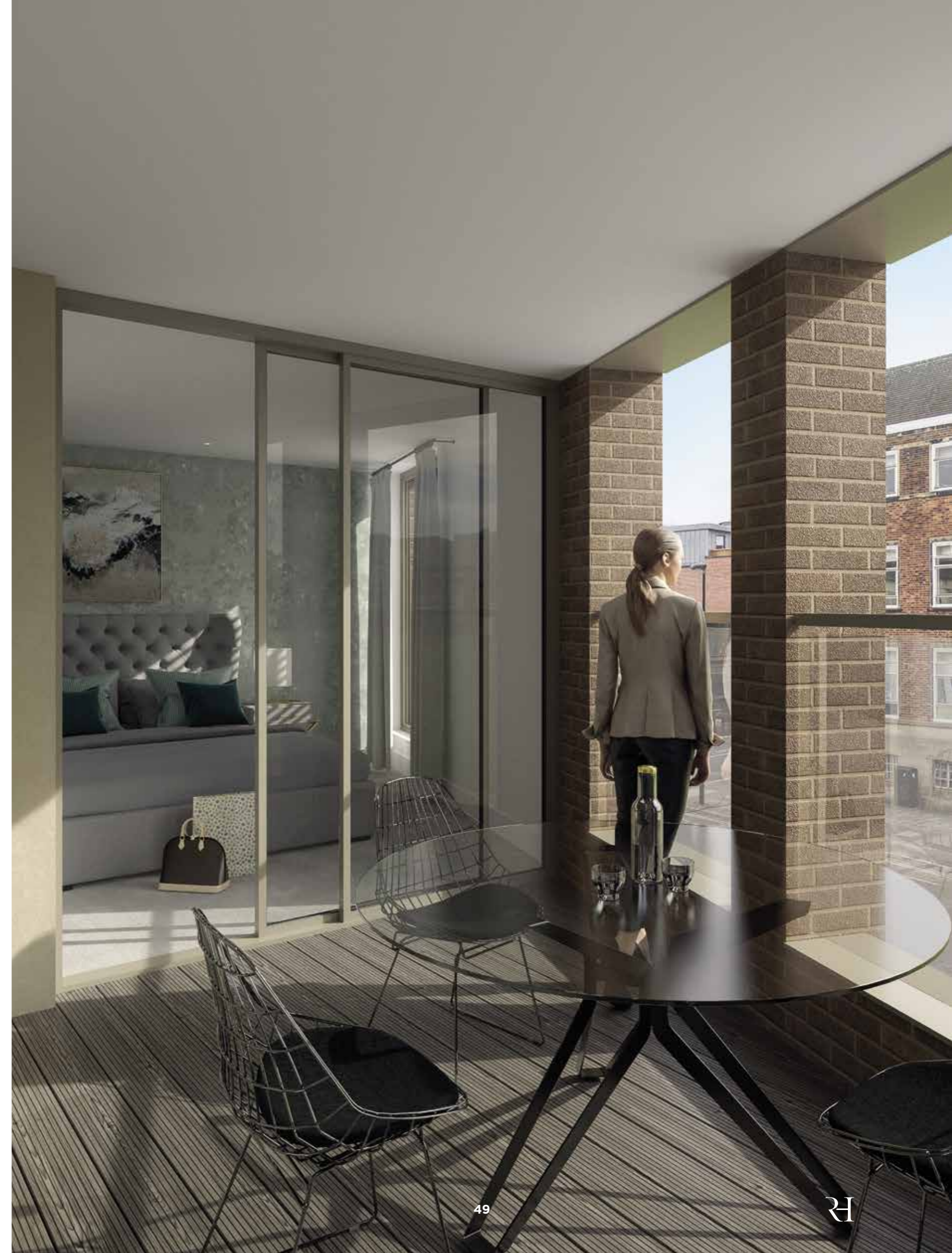


Kitchen/Living/Dining Room	6575mm x 5405mm	21'7" x 17'9"
Bedroom 1	4750mm x 4460mm	15'7" x 14'7"
Bedroom 2	3405mm x 3035mm	11'2" x 9'11"



Apartments

Floor 1: 1.13	Floor 4: 4.11
Floor 2: 2.13	Floor 5: 5.11
Floor 3: 3.11	Floor 6: 6.11



3

THREE BEDROOM APARTMENTS

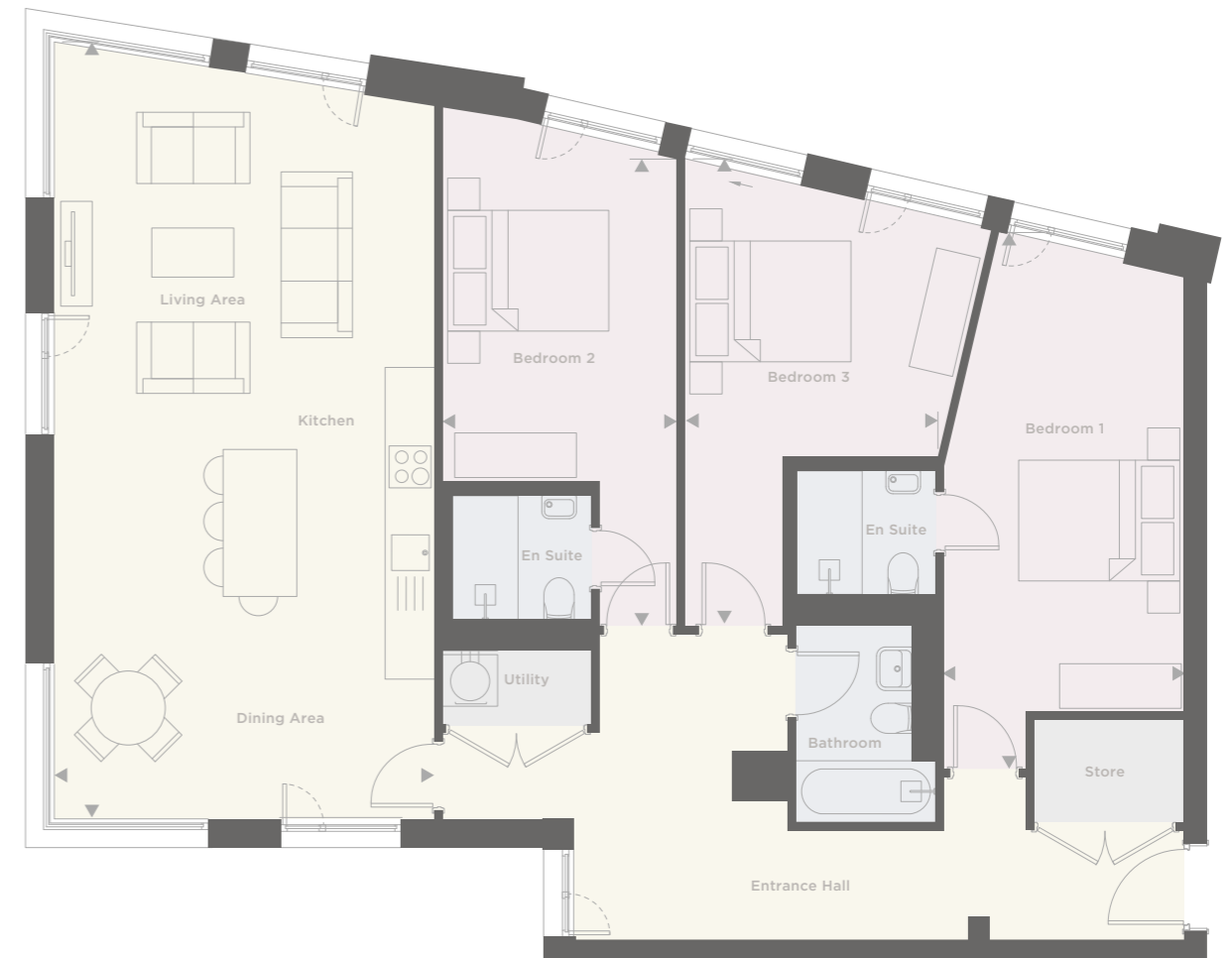
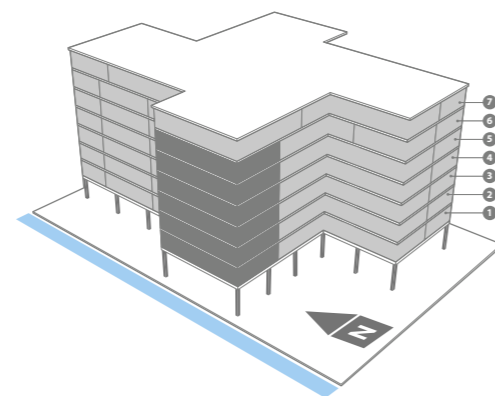


Kitchen/Living/Dining Room	7990mm x 4825mm	26'3" x 15'10"
Bedroom 1	5825mm x 3225mm	19'1" x 10'7"
Bedroom 2	3305mm x 2910mm	10'10" x 9'6"
Bedroom 3	4525mm x 3455mm	14'10" x 11'4"

■ - Column

Apartments

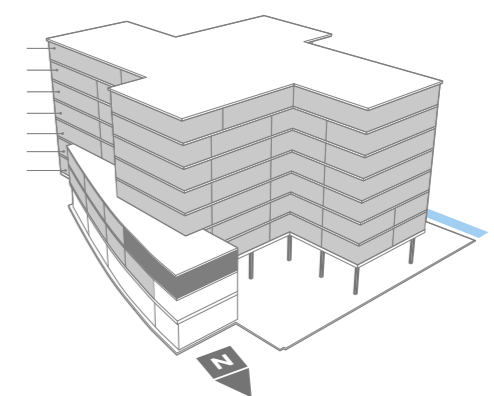
Floor 1: 1.5	Floor 4: 4.4
Floor 2: 2.5	Floor 5: 5.4
Floor 3: 3.4	Floor 6: 6.4



Kitchen/Living/Dining Room	9510mm x 4650mm	31'2" x 15'3"
Bedroom 1	6575mm x 2740mm	21'7" x 9'0"
Bedroom 2	5745mm x 2865mm	18'10" x 9'5"
Bedroom 3	5720mm x 3090mm	18'9" x 10'1"

Apartment

Floor 2: 2.11



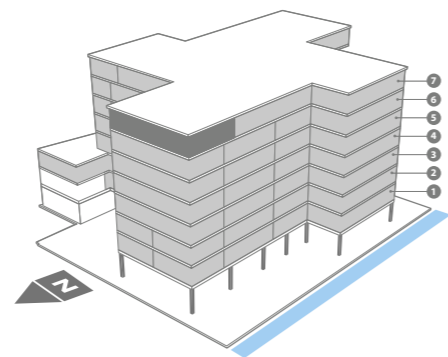
3

THREE BEDROOM APARTMENTS



Kitchen/Living/Dining Room	8320mm x 6575mm	27'3" x 21'7"
Bedroom 1	5335mm x 3765mm	17'6" x 12'4"
Bedroom 2	5010mm x 3915mm	16'5" x 12'10"
Bedroom 3	4170mm x 3070mm	13'8" x 10'1"

■ - Column
W - Wardrobe

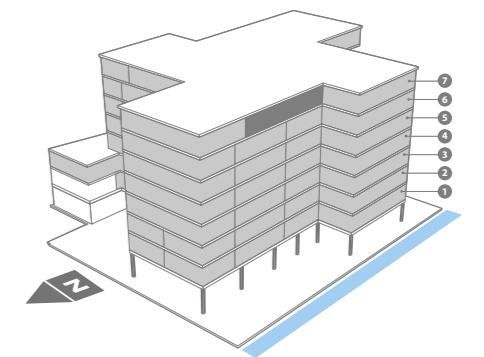


Apartment
Floor 7: 7.1



Kitchen/Living/Dining Room	8400mm x 5570mm	27'7" x 18'3"
Bedroom 1	6560mm x 3750mm	21'6" x 12'3"
Bedroom 2	4850mm x 3195mm	15'11" x 10'5"
Bedroom 3	3660mm x 2780mm	12'0" x 9'1"

W - Wardrobe



Apartment
Floor 7: 7.2

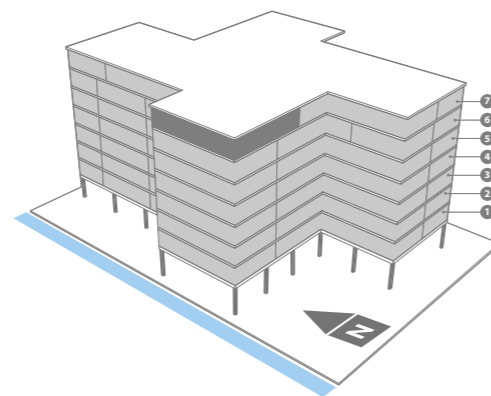
3

THREE BEDROOM APARTMENTS



Kitchen/Living/Dining Room	9940mm x 9130mm	32'7" x 29'11"
Bedroom 1	6245mm x 4120mm	20'6" x 13'6"
Bedroom 2	7490mm x 3000mm	24'7" x 9'10"
Bedroom 3	6275mm x 2900mm	20'7" x 9'6"

■ - Column
W - Wardrobe

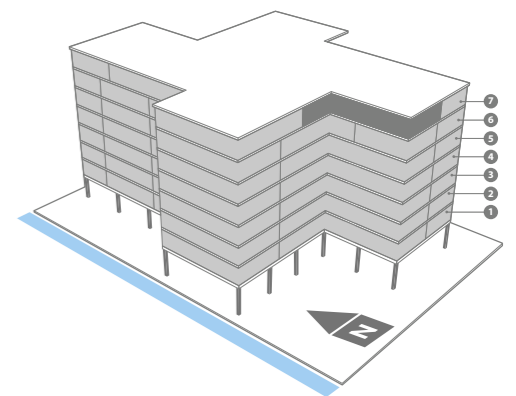


Apartment
Floor 7: 7.3



Kitchen/Living/Dining Room	8135mm x 7445mm	26'8" x 24'5"
Bedroom 1	6765mm x 6125mm	22'2" x 20'1"
Bedroom 2	4060mm x 2725mm	13'4" x 8'11"
Bedroom 3	4500mm x 3930mm	14'9" x 12'10"

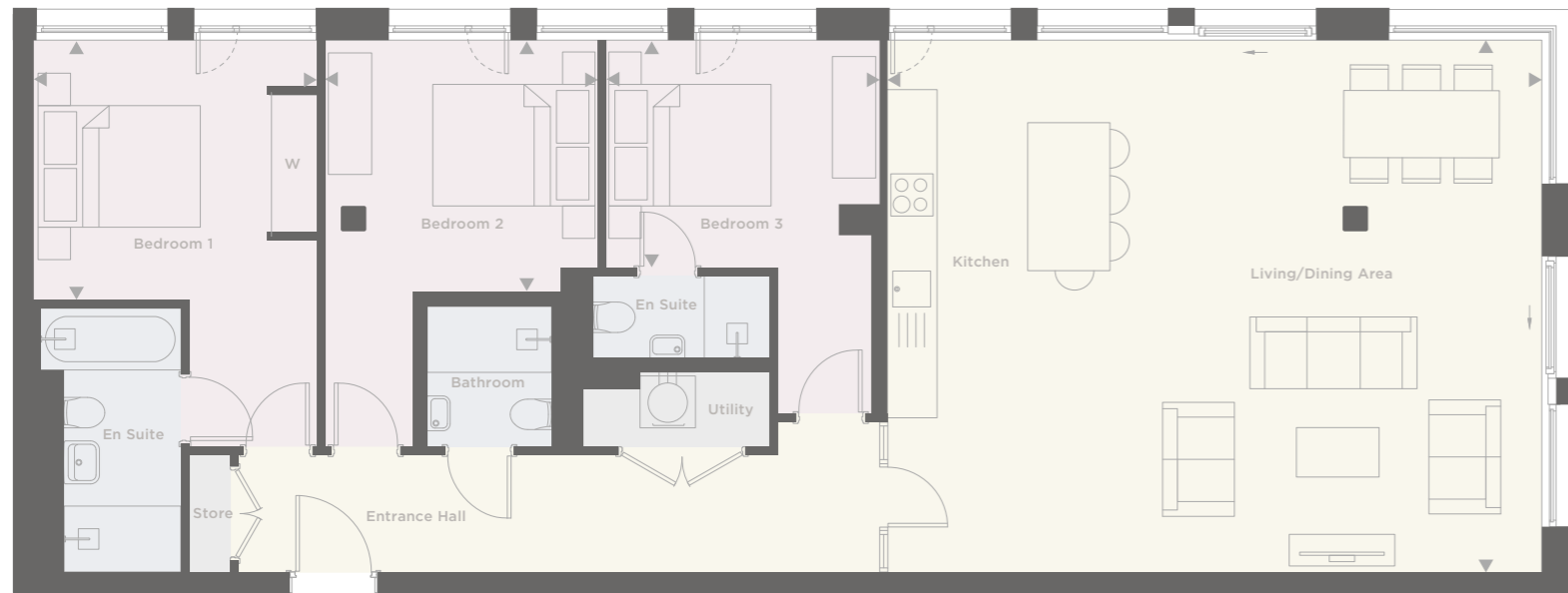
■ - Column
W - Wardrobe



Apartment
Floor 7: 7.4

3

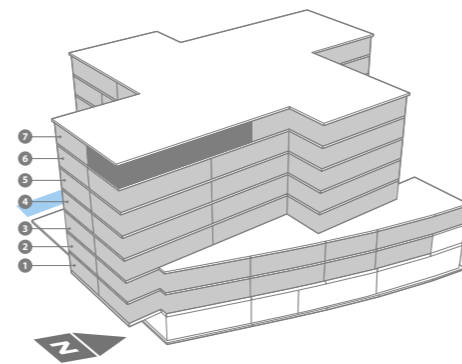
THREE BEDROOM APARTMENTS



Kitchen/Living/Dining Room	7945mm x 6465mm	26'1" x 21'2"
Bedroom 1	3440mm x 3160mm	11'3" x 10'4"
Bedroom 2	3315mm x 3065mm	10'10" x 10'0"
Bedroom 3	3320mm x 2765mm	10'10" x 9'1"

■ - Column
W - Wardrobe

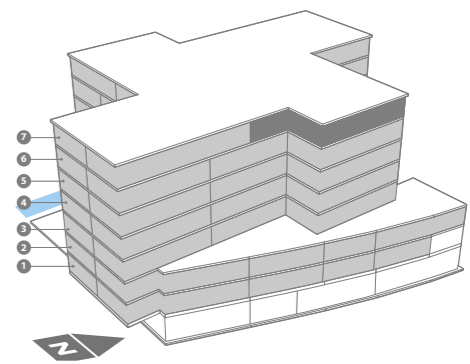
Apartment
Floor 7: 7.5



Kitchen/Living/Dining Room	9940mm x 6170mm	32'7" x 20'3"
Bedroom 1	6370mm x 4120mm	20'11" x 13'6"
Bedroom 2	6465mm x 3685mm	21'2" x 12'1"
Bedroom 3	5265mm x 3360mm	17'3" x 11'0"

■ - Column
W - Wardrobe

Apartment
Floor 7: 7.6



3

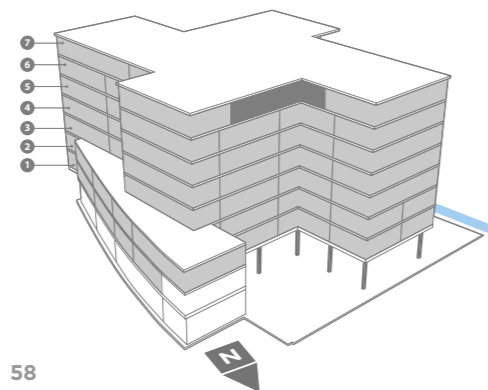
THREE BEDROOM APARTMENTS



Kitchen/Living/Dining Room	9715mm x 6630mm	31'10" x 21'9"
Bedroom 1	5395mm x 2850mm	17'8" x 9'4"
Bedroom 2	6645mm x 3415mm	21'9" x 11'2"
Bedroom 3	4670mm x 3050mm	15'4" x 10'0"

■ - Column
W - Wardrobe

Apartment
Floor 7: 7.7



SPECIFICATION

Kitchen

- Soft close cabinets
- Composite worktop and splashback in grey
- High matt white worktop to peninsula units with LED strip under seating and wireless charging
- NEFF integrated Slide&Hide® oven
- NEFF integrated combi microwave oven*
- NEFF integrated fridge-freezer
- NEFF integrated dishwasher
- Stainless steel Franke sink and mixer tap
- NEFF extractor hood

Bathrooms, en-suites & WCs

- Fully tiled bathrooms and en-suites
- Recessed cosmetic cabinets
- Vessini sanitaryware
- Vessini chrome fittings
- Chrome towel rails
- Automatic feature lighting
- Feature bath if space allows (7th floor only*)

Interior

- Walnut veneer doors
- High quality wooden flooring
- High quality carpets to bedroom(s)
- Mood lighting
- Recessed LED downlighters to bedroom(s)
- Underfloor heating to kitchen, living room and bathroom
- Smart device compatible heating controls
- Fitted wardrobes (7th floor only)

Media

- A range of data and broadband connections
- USB sockets to the bedroom(s), kitchen and living space

Communal

- Private and secure gated development
- 3 lifts to all floors
- Private allocated parking (by additional purchase) in fully lit parking area
- Full digital colour video entry system
- 12 hour concierge
- Storage lockers
- Refuse chute
- Sprinkler system throughout

Security

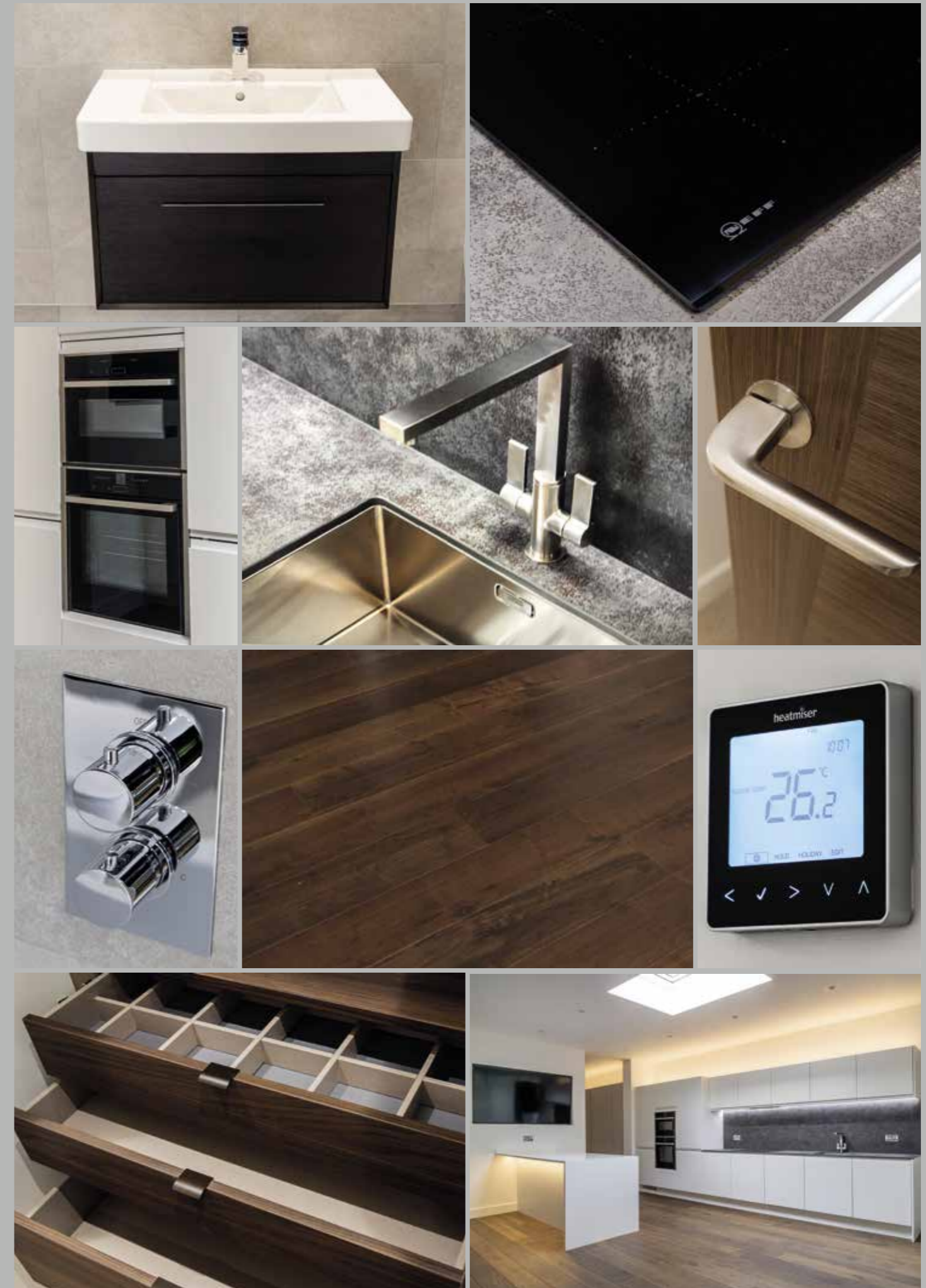
- Digital HD CCTV system
- Complete 'monitoring ready' intruder alarms to all apartments
- Fire alarm

Tenure

- 999 year lease

Warranty

- 10 year Checkmate warranty



THE DEVELOPER

At Newby we pride ourselves on creating unique homes which resonate in profound luxury and timeless interiors. We are a developer that undertakes a variety of land projects, land promotion, asset management, development management, development in its own right and land consultancy.

Our ambition is to deliver projects that are truly relevant to the communities in which they are built. High quality inclusive developments that drive positive socio-economic change.

Founded in 2008, our success is built on a strong track record of meticulously planned design solutions and bespoke properties for our end user. We have built our reputation through taking pride in delivering unique and timeless designs, creating places that are each a projection of our and our end user's vision.

Current Projects



Glasshouses Mill, Nidderdale



Springfield Court, Harrogate



West House Gardens, Birstwith

Previous Local Success



Devonshire Place, Harrogate



Castle Chambers, York



Windsor Court, Harrogate





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