

Properties | Loans | Development



HELMSLEY  
GROUP

# Newsletter Autumn 2025

Developing your wealth through property

4



Riverside masterplan unveiled

8



Cumberland House

10



Yorhouse year one success

## A MESSAGE FROM THE DIRECTORS

**AS THE SUMMER DRAWS TO A CLOSE AND WE EMBARK ON THE FINAL QUARTER OF 2025, WE WANT TO TAKE THIS OPPORTUNITY TO SHARE THE LATEST UPDATES FROM WHAT HAS BEEN ANOTHER BUSY YEAR SO FAR AT HELMSLEY GROUP.**





Commercial property rental in York continues to go from strength to strength with more businesses looking to return to bricks and mortar offices and the opening of new coworking spaces from Patch at Bonding Warehouse and Wizu at East Coast House. We're also seeing a plethora of national brands keen to call York home with a flurry of new openings and stores upsizing, including homewares giant Oliver Bonas.

We've also had some exciting developments on our transformation of Coney Street with the launch of St Martins Yard. This first phase of the Coney Street Riverside project is set to revitalise a hugely underused area of York city centre to offer exclusive new retail, leisure and residential opportunities.

This edition of our newsletter will explore the latest updates on Grade one-listed Cumberland House, as Helmsley Group continues its restoration of the cherished historic building, teaming up with the owners of popular York restaurant Lil's Bar and Bistro to create something truly special on the banks of the River Ouse.

Plus, we share a new launch from residential property agents Yorhouse, as well as the chance to meet team members from retained agents Colenso, and a new face in the Helmsley Group team as we welcome Business Ambassador, Jeremy Oliver.

**Overall, we are delighted to report another successful year so far across the business. We have invested £10m in properties on behalf of our client investors and recorded another profitable year across the Helmsley Group of Companies.**

We have also continued to grow our network of client investors, which now stands at more than 600, as well as revealing our brand new look and feel with the launch of the new Helmsley Group website.

As ever, we are grateful for the dedication and hard work of our brilliant team who continue to deliver quality and well-diversified opportunities on behalf of our investors and we hope you enjoy learning more about these successful stories in the following pages.

**Richard Peak, Max Reeves,  
Ed Harrowsmith, Alexia Swift-Cookson  
and Tom Boyle**

Coney Street Riverside



# CONEY STREET RIVERSIDE UPDATE

## OCCUPIER INTEREST HOTS UP AS NAME AND BRAND FOR FIRST PHASE OF CONEY STREET RIVERSIDE MASTERPLAN UNVEILED



**Our exciting plans for Coney Street Riverside continue to move forward at pace.**

Working in partnership with leading branding, marketing and placemaking consultancy DS.Emotion, we have launched St Martins Yard – our first commercial and residential district at Coney Street Riverside.

The new name and brand reflect the geography of the area, which includes the historic 11th century Church of St Martin le Grand. We are hopeful of building work at St Martins Yard getting underway later this year.

St Martins Yard will see a new passageway from Coney Street to the riverfront created at the St Helen's Square end of Coney Street. It will offer three new ground floor retail units and seven riverside apartments in the heart of the city.

As well as connecting Coney Street to the river, the creation of the new snickelway will also allow for the introduction of restaurants and cafés with outdoor seating. This is in keeping with our ambition to create a much-needed public realm of national standing and improve both connectivity and accessibility within central York.

The existing shopfronts of the listed buildings at 3-7 will be sensitively regenerated to reflect their historic character, with retail space primarily aimed at independent businesses.

We are pleased to report that our agents on St Martins Yard, James Ratcliffe at Colenso and Richard Shuttleworth at Pudney Shuttleworth, are already seeing strong levels of interest from national and international brands to take space at Coney Street Riverside.

Max Reeves, development director at Helmsley Group, said: "Perfectly positioned, between the tranquil riverside and York's bustling city centre, St Martins Yard will provide a quality environment and unmatched location and opportunity for leisure and retail operators.

"A select number of commercial units are available to capitalise on one of the highest footfall areas in York and to help meet the current demand, which is far outstripping supply in the city centre, and we have already received high levels of interest.





**“We are confident this development will draw and captivate both locals and tourists from across the globe.”**

**MAX REEVES**

“The residences at St Martins Yard will create a benchmark for York city centre living. With south facing views over the river to one elevation and superb views of York Minster to the other, this unique setting provides a stunning location.

“St Martins Yard is at the heart of our transformative Coney Street regeneration area, a much-anticipated project that will enhance connectivity between York’s vibrant city centre and its iconic riverside.

“We are confident this development will draw and captivate both locals and tourists from across the globe.”

On completion Coney Street Riverside will bring extensive public realm and 250,000 sq ft of mixed-use retail, leisure, commercial, residential and student space to the heart of York.

To discover more about St Martins Yard visit [www.stmartinsyard.co.uk](http://www.stmartinsyard.co.uk). For Coney Street Riverside [www.coneystretriverside.co.uk](http://www.coneystretriverside.co.uk).



**NEXT: SUCCESS IN THE CITY**



# COMMERCIAL, RETAIL AND LEISURE SUCCESS IN THE CITY

**Our 45-year track record in property investment in York and North Yorkshire has demonstrated time and again the vibrancy of this region's property landscape and this year has been no exception.**

Helmsley Group has secured 42,000 sq ft of prime office lettings in York, marking a significant boost in the city's office market as demand for office space has seen a resurgence with businesses returning to in person and hybrid working models.

We are proud to have secured significant recent lettings including co-working space business Patch opening its first York site in the Grade II-listed Bonding Warehouse, flexible workspace provider Wizu leasing 24,500 sq ft of East Coast House and NHS service provider Nimbuscare Ltd moving into Holgate Business Park's Gateway 1.

Head of Asset Management at Helmsley Group, Alexia Swift-Cookson, said: "It's been fantastic to see increased demand for office space in York and we're proud to be providing national brands and organisations with offices in York."



“In reaction to changing workplace models impacted by the pandemic, we look forward to continuing this momentum, bringing workers back into the city and reaping the benefits this will bring to local businesses and the city’s economy.”

Chair of the York and North Yorkshire Chamber of Property and Economic Forum, Steve Secker commented: “These deals demonstrate that York is a fantastic place for an office, feedback which is echoed by many of our members. We commend Helmsley Group on securing these strong lettings and for its positive work across the city, including on its forthcoming Coney Street Riverside development.”

This success has also been replicated in York’s retail and leisure sphere with multiple national brands opening York stores and moving to bigger units within the city. Home and lifestyle brand Oliver Bonas is a perfect example of this expansion. Having grown its York following, the store has now moved to a bigger, more prominent unit at King’s Square. The former Boots premises has seen a full fit out with plans in progress to develop the currently unused upper floors into residential space.

With many more household names and national brands looking to call York home, space in York is in high demand. Head of Commercial Agency at Colenso Property, James Ratcliffe, added: “Over the last 12 months, York’s retail rental market has strengthened significantly. We’ve not just seen new store openings but also numerous businesses upsizing to new stores and extending existing leases. Outside of the city centre, we’ve also seen success in the retail market with Go Outdoors opening the biggest store in its estate on York’s outskirts.”

Recent city centre openings include clothing brand Rodd & Gunn on Stonegate and Evans Bicycles on Coney Street. Brands including Oliver



Bonas and Lush have upsized to larger stores, as well as JD Sports upsizing from Coney Street into the former Superdry unit on Daveygate.

Ratcliffe continues: “From a leisure perspective, we also had some exciting new openings in the city including gourmet chocolate drinks cafe Knoops, coffee shop and deli Bottega Milanese and a new Northern Monk Refectory set to open at Little Stonegate.

“Not only are we getting weekly calls from major brands looking to move to York but also through more flexible lease offerings, we’ve been able to provide opportunities for smaller independent brands to occupy space in York’s Feasgate, an area which has been historically vacant.”

**Overall, it’s been fantastic to see such confidence in York’s market and we look ahead with eagerness to future opportunities within the city.**

# CUMBERLAND HOUSE RESTORATION TAKES MAJOR STEP FORWARD

## Helmsley Group is spearheading the restoration of a cherished historic building in York

With a longstanding commitment to preserving the city's architectural heritage, Helmsley Group took on the challenge of saving and repurposing Cumberland House, a historically significant building in the city centre overlooking the River Ouse.

Helmsley Group initially pursued a sensitive residential scheme that honoured the Grade 1 listed building's original use. Despite having strong interest from a purchaser, who was willing to invest significantly in bringing the property back to life, and backing from conservation officers, the original planning application was refused by York City Council, prompting the team to rethink their approach.

Through an introduction made by James Ratcliffe, Head of Commercial Agency at Colenso, Helmsley Group met with Shaun Binns and Jamie-Leigh Binns, owners of popular York restaurant Lil's Bar and Bistro.

The pair, who have a shared passion for York's heritage and community, have now agreed to launch a new hospitality venture at Cumberland House.

Cumberland House occupies a high-profile location at the corner of Cumberland Street and King's Staith, situated among a mix of riverside bars and eateries.

The proposed plans will see the site transform from its previous office use into a new eatery, whilst being sensitively repurposed and restored to ensure its long-term use.

James Ratcliffe said: "We are incredibly fortunate to have found such dedicated stakeholders in Shaun and Jamie. Their commitment to the area and enthusiasm for this opportunity are exactly what's needed to breathe new life into this important building."

Together, a revised planning application has now been submitted. Shaun and Jamie are eager to bring the property back into public use and help ensure the building plays a vibrant role in the ongoing regeneration of the area.

Tom Riddolls, Development Surveyor at Helmsley Group, added: "It's fantastic to have Shaun and Jamie on board to continue Helmsley Group's vision of bringing York's vacant heritage buildings back into use.

"This project is not just about preservation; it's about protecting York's unique character for future generations.

"We are now all hoping for swift support for our plans from York City Council so that this landmark property can finally be restored and given a meaningful, sustainable future."





**“This project is not just about preservation; it’s about protecting York’s unique character for future generations.**

**TOM RIDDOLLS, DEVELOPMENT  
SURVEYOR AT HELMSLEY GROUP**



## **JEREMY OLIVER JOINS HELMSLEY GROUP AS BUSINESS AMBASSADOR**

**We’re delighted to welcome Jeremy Oliver to Helmsley Group as our new Group Business Ambassador.**

Jeremy brings over 35 years of experience in business advisory, accountancy, and strategic development, having spent more than three decades at Garbutt & Elliott (now Azets). He has worked closely with SMEs, family businesses, and entrepreneurs across Yorkshire, building a strong reputation and network.

In his new role, Jeremy will focus on business development, client engagement, and expanding investor relationships across our portfolio. He’ll also support the identification and growth of new opportunities throughout the region.

Speaking about his appointment, Jeremy said: “I’m thrilled to be joining Helmsley Group at such an exciting time and to contribute to its vision for growth and regeneration across York and the wider region.”

**We’re excited to have Jeremy on board and look forward to the impact he’ll make as we continue to grow.**



# YORHOUSE CELEBRATES SUCCESSFUL FIRST YEAR AND EXPANSION INTO RESIDENTIAL SALES

**Residential lettings business Yorhouse Lettings is looking to the future with confidence following a busy first year of trading.**

As well as letting over 50 properties in the last 12 months and completing multiple refurbishments for sale or re-letting, this success also encompasses expansion of the business with the recent launch of Yorhouse Residential, a boutique estate agency focused on bespoke sales services for property in York and North Yorkshire.

Yorhouse distinguishes itself from large corporate estate agencies by offering truly tailored services, hands-on support and personalised sales strategies designed to prioritise the client's goals.

Working with the Helmsley Group of Companies, Yorhouse benefits from extensive local market expertise and is set to collaborate with the Helmsley Group on future residential sales projects.

The business will be led by Aleksandra Stallard, previously of Hunters Estate Agents and The Property Franchise Group, who brings 14 years of experience in the property industry and in-depth local knowledge to her role as Head of Residential Sales at Yorhouse.

On the launch of the business Aleksandra said: "We're really proud to be launching a unique offering to the York estate agency market and providing a more thoughtful, results-driven alternative to traditional estate agency.

**"With Yorhouse, there is no one size fits all package, and every sale is tailored to the needs of the client. I have lived and worked in York for almost 20 years, I know and love the property market here and am looking forward to working with our clients to share our fresh take on residential estate agency."**

Yorhouse offers a range of services including expert zero pressure valuations, free property consultations and pre-sale advice across staging, repairs, refurbishments and presentation.

Each Yorhouse client will receive a targeted and client-tailored marketing plan, professional photography and dedicated property portals with website and social media presence.





The Yorhouse team will also be responsible for viewings management, buyer qualification and negotiation and progression support throughout each transaction. With experience across traditional private treaty and auction sales, Yorhouse has the flexibility to advise on the best solution for each sale.

Director, Michelle Bailey, commented: "We're delighted by the success of Yorhouse Lettings and excited to now offer even more of our personalised services to the sales sector through Yorhouse Residential.

"It is our mission to support landlords and owners throughout the entire life cycle of a property, tailoring our services to the evolving needs of our clients and dynamics of the York market.

"Our team has many years of experience in the regional marketplace, and we are hugely excited about the opportunities for further growth."

**Find out more about  
Yorhouse Residential at  
[www.yorhouse.com/sales](http://www.yorhouse.com/sales)**



# COLENZO

## MEET THE TEAM

### James Ratcliffe, Head of Commercial Agency at Colenso

#### 1. Can you tell us about your role at Colenso Group and how it connects with Helmsley Group?

Colenso are fortunate to be retained agents and property managers for Helmsley Group. This means on a day-to-day basis we assist and advise them on their acquisitions, disposals and commercial property management. I personally head up the commercial agency arm of Colenso and handle lettings and sales, as well as some rent review, lease renewal and freehold acquisition work.

#### 2. How did you begin working in the property sector?

My father was a small housebuilder which I think fired up my initial interest in property. After studying Real Estate Management at university, I realised I was most interested in the commercial sector. I now work across all markets namely retail, leisure, industrial, office and land and still get the same buzz that I did 14 years ago when I successfully buy, sell, lease or let something for our clients.

#### 3. What's been your favourite project to collaborate on with Helmsley Group so far?

Cumberland House is one of the most stunning buildings in the city centre and has an incredible history. When York City Council rejected Helmsley's application to convert the property back into a residential dwelling, we were instructed to market the property. We



subsequently let the property to Shaun and Jamie-Leigh Binns who own all of the surrounding riverside restaurants, pubs and bars. The property is now in the hands of experienced restaurateurs who will be safe custodians for this heritage asset for generations to come.

#### 4. Is there an upcoming project with Helmsley that you're particularly excited about?

As the first phase of the Coney Street Riverside redevelopment, St Martins Yard is a very exciting opportunity which we have just launched to market. It has curated interest from some of the biggest retail and leisure brands, not only in the country but internationally, so watch this space!

#### 5. What do you enjoy doing outside of work?

I love my golf and am a member of Fulford Golf Club. When I'm not hacking around Fulford I enjoy football, tennis and I'm now addicted to padel like everyone else.

#### 6. Tell us something most people don't know about you

I was once in the live audience of BBC's Question Time although unfortunately my question wasn't selected by the show's directors – likely because it was too stern for our slippery UK politicians!

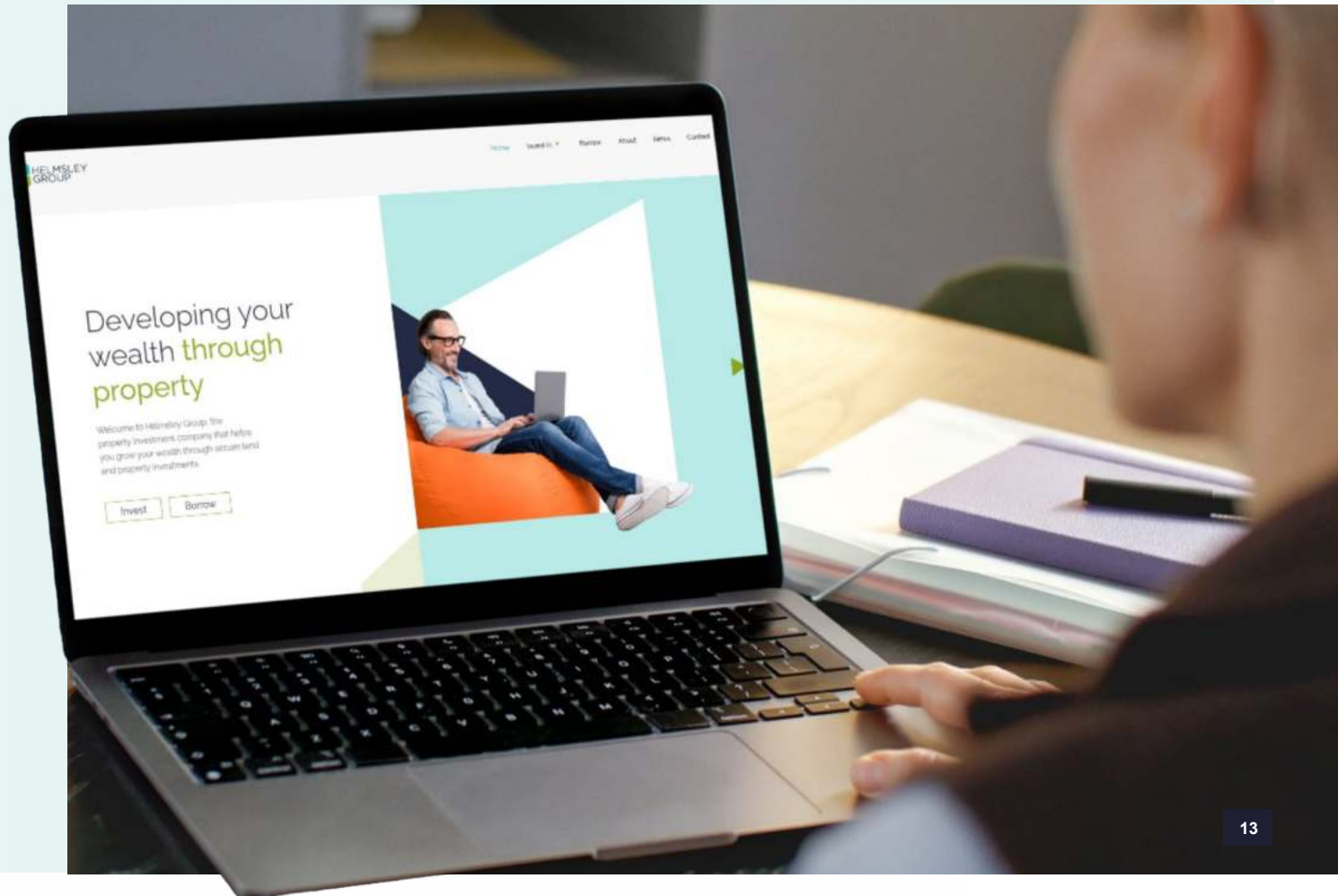
# CHECK OUT OUR NEW WEBSITE

**We're excited to share the launch of our new website, showcasing our expertise and investment opportunities with a fresh new look and feel.**

The updated site makes it easier than ever to explore our investment options, whether

you're interested in borrowing, learning more about property or development investment, or discovering more about our 45-year track record in the industry.

A big thank you to everyone involved in bringing the new site to life, especially the teams at DS, Emotion and Aberfield Communications.





01904 682 800  
mail@helmsley.co.uk  
[helmsley.co.uk](http://helmsley.co.uk)

Helmsley Group Limited, Colenso House, Omega 1, Monks Cross Drive, Monks Cross, York YO32 9GZ  
Regulated by the Financial Conduct Authority (FRN 715178/665743)