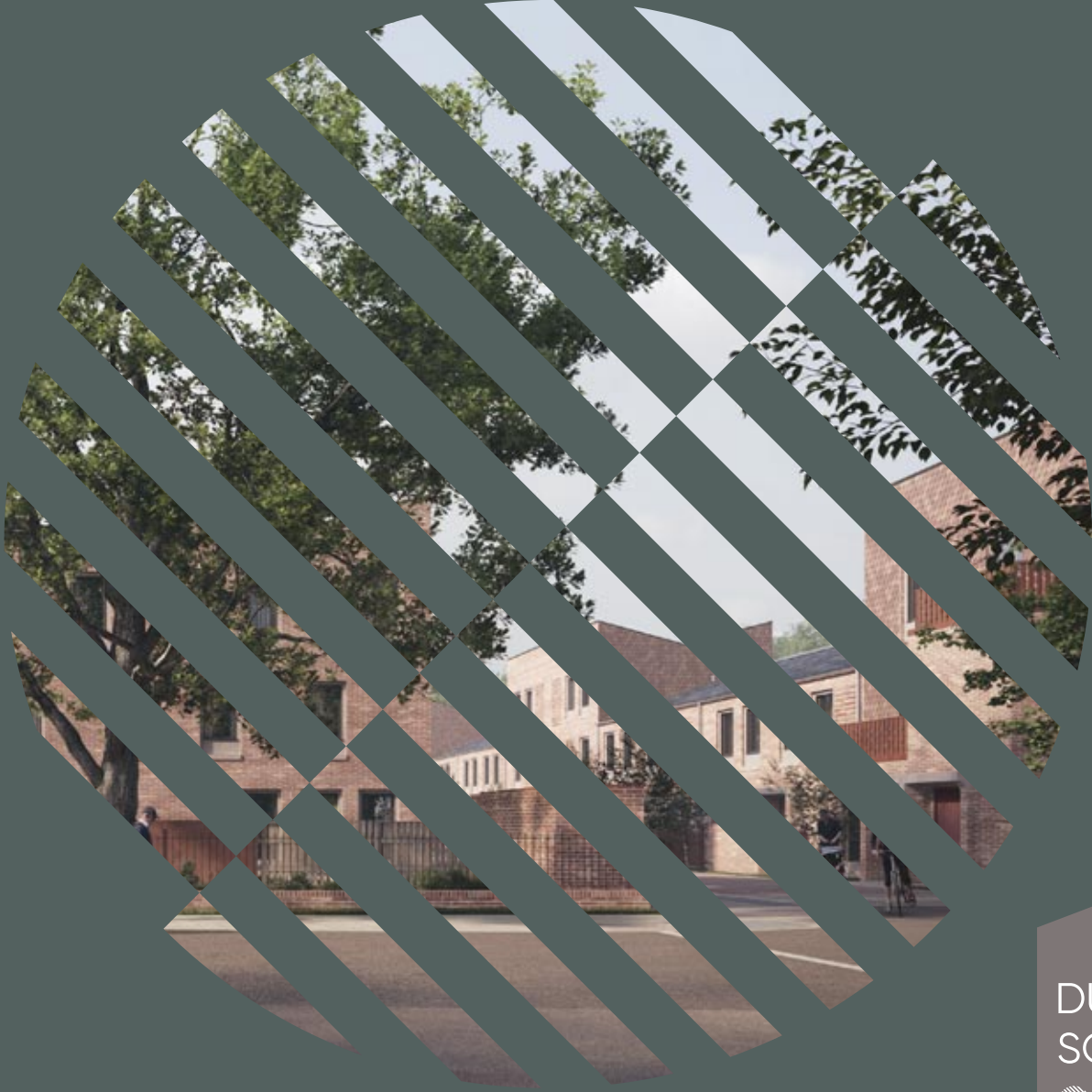


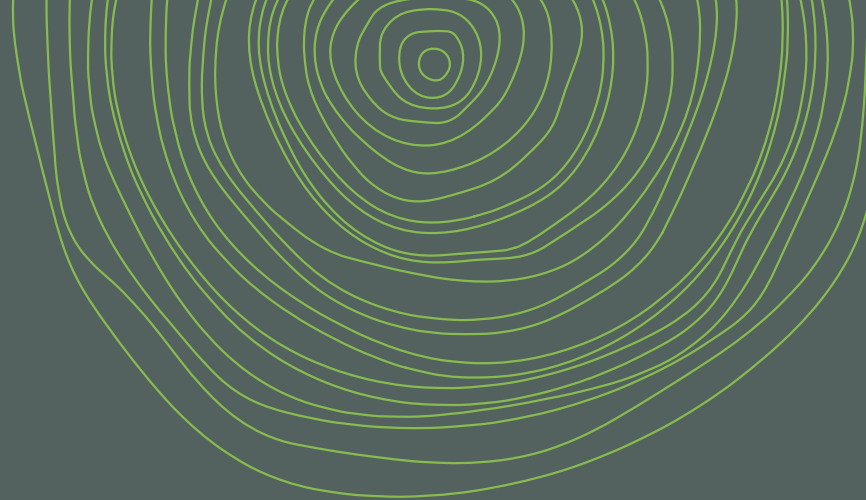


DUNCOMBE SQUARE

 SHAPE HOMES **YORK**



WELCOME TO DUNCOMBE SQUARE



Proudly presented by **Shape Homes York**, Duncombe Square is a distinctive development of 34 certified Passivhaus homes, built for comfort, community and natural space.

Ranging from stylish one-bedroom apartments to spacious four-bedroom houses, each with a balcony or private garden, these highly sustainable homes deliver exceptional energy efficiency.

Designed by award winning architects **Mikhail Riches**, the properties blend traditional brick with contemporary render and clay tiles in keeping with York's local charm and character. Inside, the homes feature double thickness walls and a durable timber frame superstructure made from sustainably sourced wood, ensuring long term resilience.

At the heart of the development is a beautiful central green space for residents to relax, connect, and unwind. Traffic free ginnels make for safe play areas, promoting a true sense of community.

For a better way to live, choose Duncombe Square.

The house type and street scene images within the brochure are computer generated and for illustration purposes only.



LOCATION

Duncombe Square is located in the popular York suburb of Bootham. In walking distance of a range of every day amenities, shops, good schools, York St John University and York Hospital makes this a highly convenient location. While York city centre is approximately one mile away and easily accessible on bike, bus and foot. An active travel path takes residents into the heart of the city via Grosvenor Road, reducing the reliance on cars.

	Walk	Cycle	Miles
York City Centre..... (York Minster)	20 min	6 min	0.9
York Train Station.....	25 min	8 min	1.1
Nearest GP.....	5 min	1 min	0.2
Nearest Dentist.....	7 min	2 min	0.4
York Hospital.....	11 min	2 min	0.5
Local Convenience Store..	5 min	1 min	0.2

PRIMARY SCHOOLS

Clifton Green..... (Ofsted - Good)	6 min	1 min	0.3
Burton Green..... (Ofsted - Good)	16 min	3 min	0.7

SECONDARY SCHOOLS

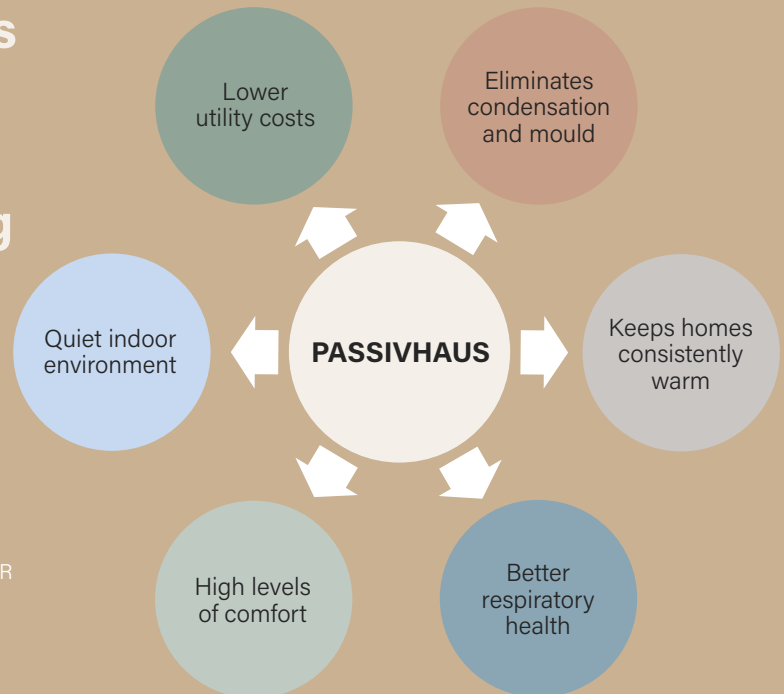
Vale of York Academy..... (Ofsted - Good)	16 min	4 min	0.7
All Saints Catholic School.. (Ofsted - Outstanding)	35 min	12 min	1.6

All distances and journey times are approximate and should be treated as a guide only.
Ofsted rating correct at time of going to print.



WHAT IS A PASSIVHAUS HOME?

Homes built to Passivhaus standards are highly energy efficient and can drastically reduce running costs, without compromising a quality living environment.

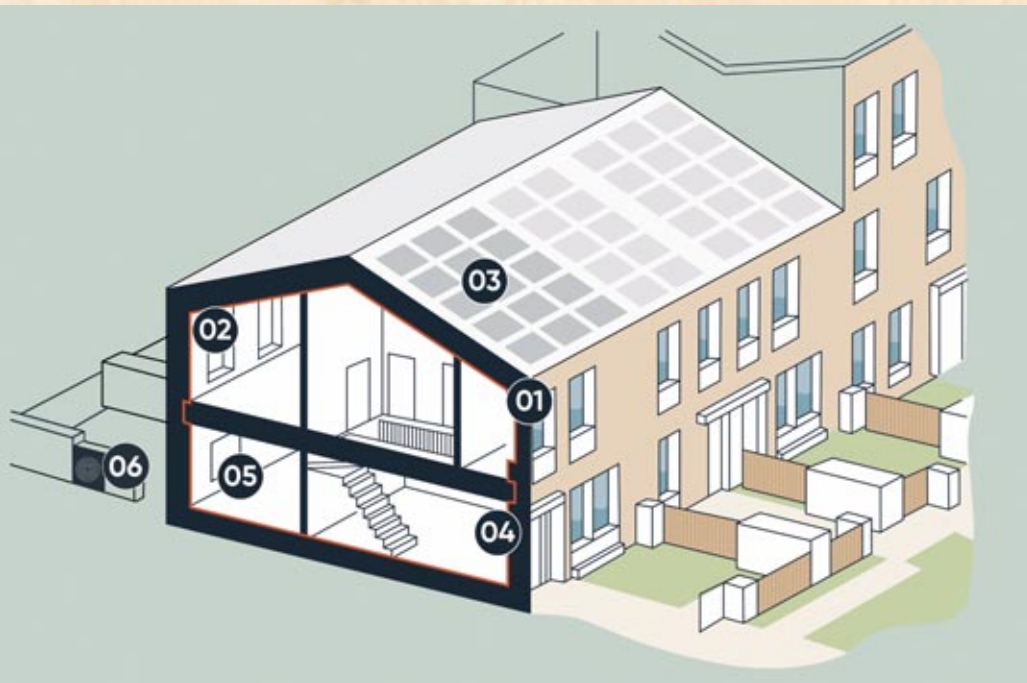


*Please note: The full benefits of Passivhaus performance rely on the correct use and maintenance of installed systems, including the MVHR (Mechanical Ventilation with Heat Recovery), ASHP (Air Source Heat Pump), and Solar PV (Photovoltaic) panels.



DID YOU KNOW?
Passivhaus homes reduce
internal pollutants,
eliminate condensation
and mould and can reduce
airborne infections

ENERGY EFFICIENT



CERTIFIED PASSIVHAUS

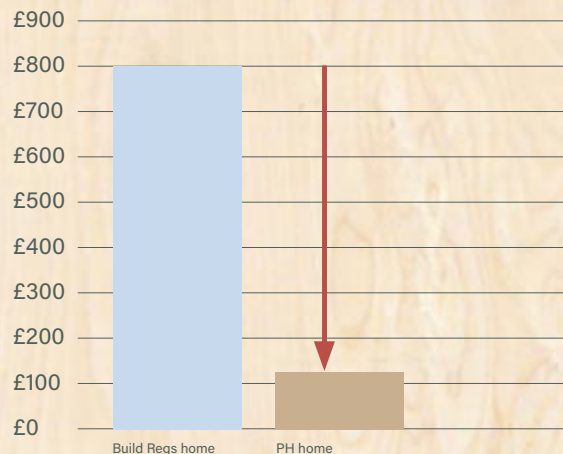
- 01 Insulation
- 02 Airtightness
- 03 Solar PV panels
- 04 South facing windows
- 05 Mechanical ventilation heat recovery
- 06 Air source heat pump

- Accurate design modelling
- Very high levels of insulation
- Very high performance triple glazed windows with insulated frames
- Airtight building fabric
- Double thickness walls
- Mechanical ventilation system with highly efficient heat recovery

average
83%
lower bills*

*Source Passivhaus Trust

Annual estimated heating cost, 2023



A person wearing a plaid shirt and jeans is riding a bicycle away from the camera on a paved path. The path is lined with trees and foliage, and the scene is brightly lit with dappled sunlight. A semi-transparent grey house-shaped graphic is overlaid on the left side of the image, containing the main text and a decorative line.

MORE BIKE, LESS CAR

Situated in the desirable Bootham area, Duncombe Square is designed to support a more sustainable way of living, and does not have parking provision for every home. Due to its central location, you'll have easy access to public transport, local cycle routes, and everything you need within walking distance. It's a great choice for those who want to reduce their carbon footprint and enjoy the benefits of a connected, low car lifestyle.

Travel plan incentives available





	LENDAL NORTH 2 Bedroom Home		NEWBOROUGH 3 Bedroom Home		GROSVENOR NORTH 4 Bedroom Home		BOOTHAM 1 Bedroom Apartment
	LENDAL SOUTH 2 Bedroom Home		MINSTER 3 Bedroom Home		GROSVENOR SOUTH 4 Bedroom Home		PEMBROKE 1 Bedroom Apartment

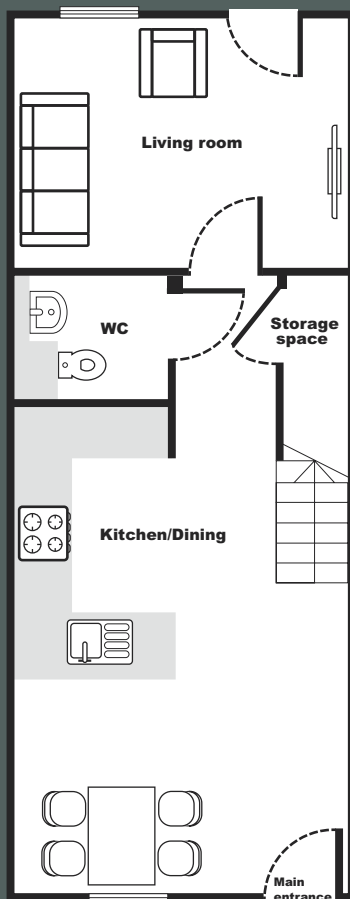
SITE PLAN

▲ Social Rent ▼ Shared Ownership

*Car Park - two spaces for EV and one for the enterprise car club.



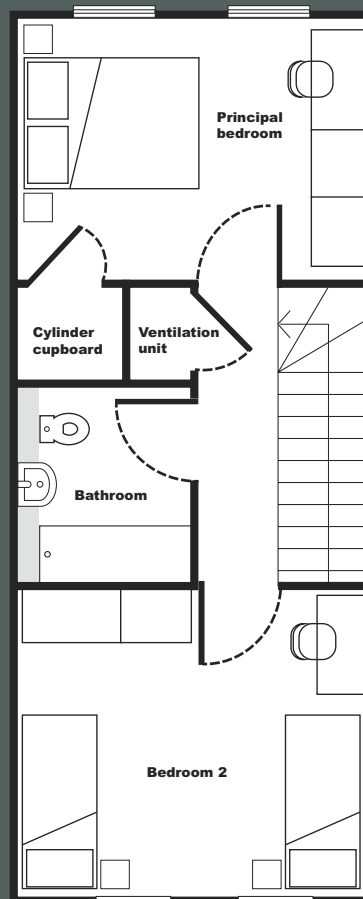
LENDAL NORTH



GROUND FLOOR

Kitchen/Dining
4m x 5.3m 13'1" x 17'4" max

Living room
4m x 3m 13'1" x 9'8"



FIRST FLOOR

Principal bedroom
4m x 3m 13'1" x 9'8"

Bedroom 2
4m x 3.45m 13'1" x 11'3"

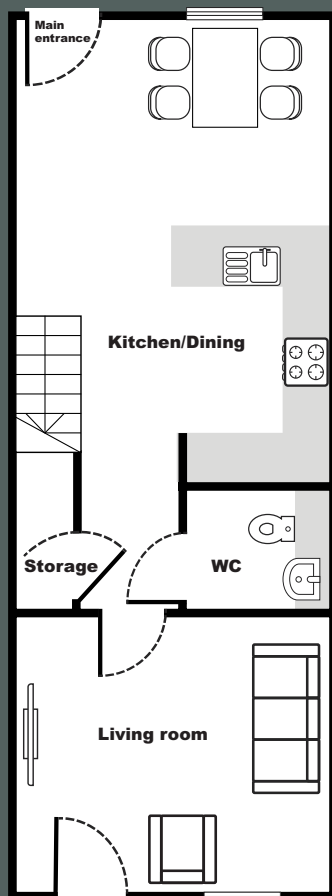


LENDAL NORTH 2 Bedroom Home

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



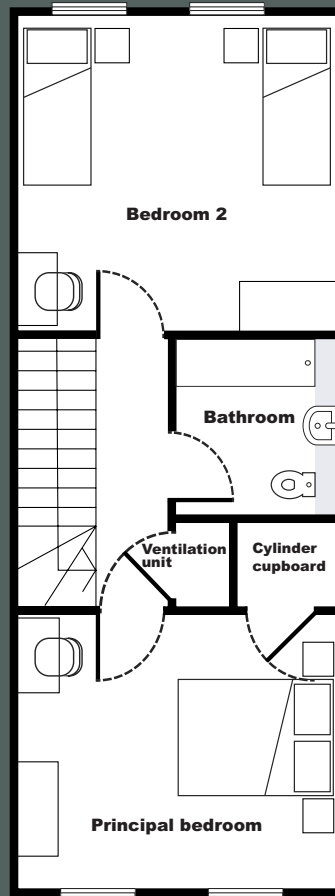
LENDAL SOUTH



GROUND FLOOR

Kitchen/Dining
4m x 5.3m 13'1" x 17'4" max

Living room
4m x 3m 13'1" x 9'8"



FIRST FLOOR

Principal bedroom
4m x 3.46m 13'1" x 11'4"

Bedroom 2
4m x 3m 13'1" x 9'8"

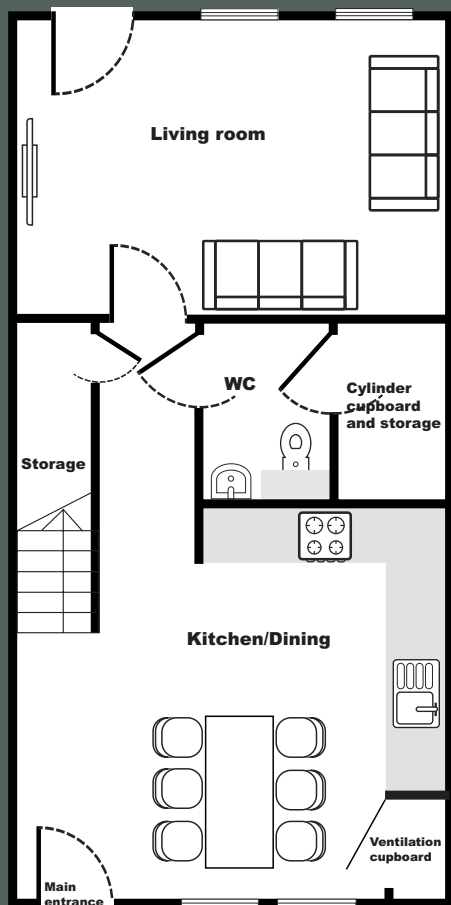


LENDAL SOUTH 2 Bedroom Home

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



NEWBOROUGH



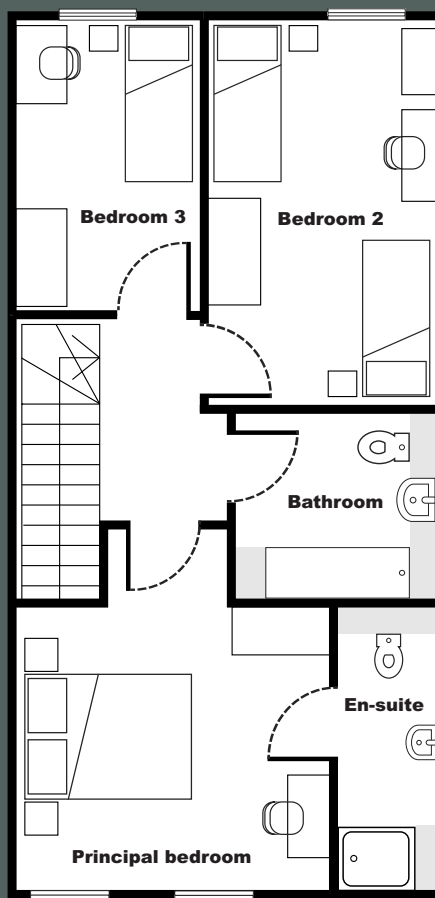
GROUND FLOOR

Kitchen/Dining

4.9m x 4.2m 16'0" x 13'8" max

Living room

4.9m x 3.48m 16'0" x 11'4"



FIRST FLOOR

Principal bedroom

3.6m x 3m 11'8" x 9'8"

Bedroom 2

2.7m x 4.6m 8'9" x 15'1"

Bedroom 3

2.1m x 3.48m 6'9" x 11'4"

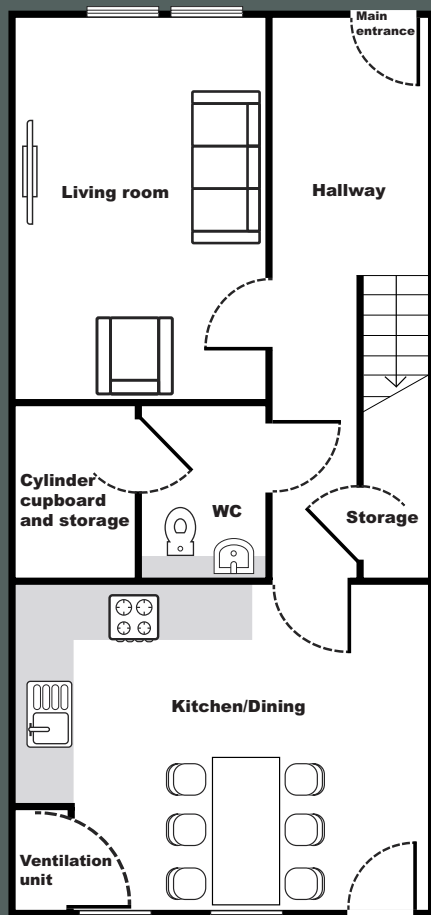


NEWBOROUGH 3 Bedroom Home

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



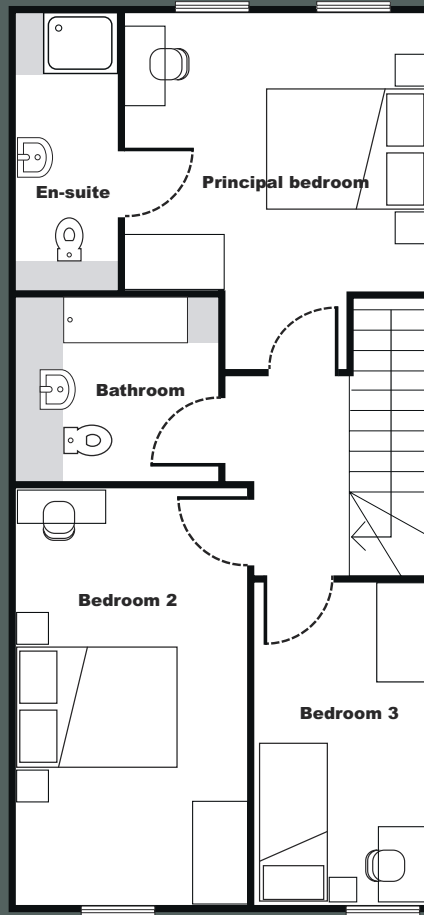
MINSTER



GROUND FLOOR

Kitchen/Dining
4.9m x 3.5m 16'1" x 11'5"

Living room
2.9m x 4.2m 9'5" x 13'8"



FIRST FLOOR

Principal bedroom
3.6m x 3.9m 11'8" x 12'8" max

Bedroom 2
2.65m x 4.6m 8'7" x 15'1"

Bedroom 3
2m x 3.48m 6'6" x 11'4"

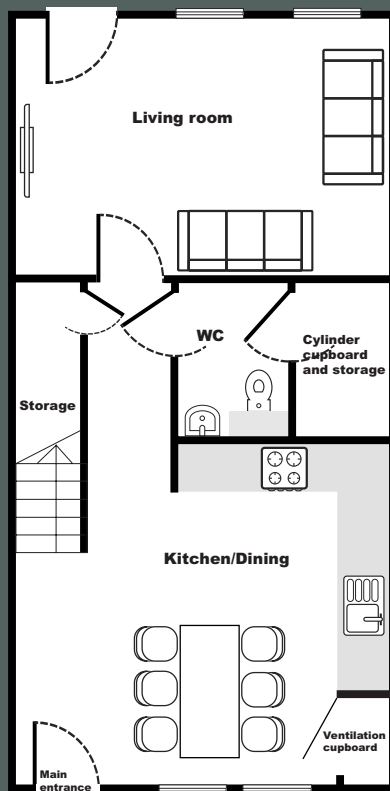


MINSTER 3 Bedroom Home

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



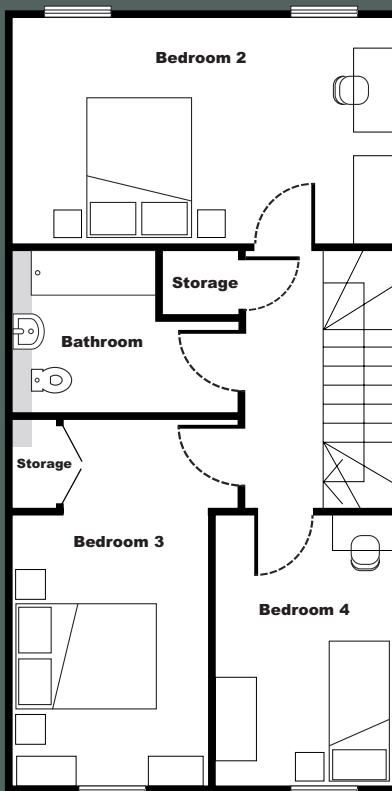
GROSVENOR NORTH



GROUND FLOOR

Kitchen/Dining
3.3m x 4.8m 10'8" x 15'7" max

Living room
5.2m x 3.5m 17'1" x 11'5"

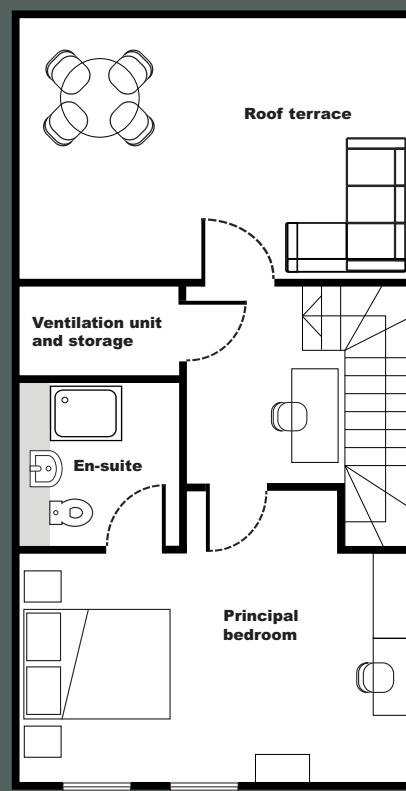


FIRST FLOOR

Bedroom 2
5.2m x 2.7m 17'1" x 8'9"

Bedroom 3
3.1m x 4.8m 10'2" x 15'7" max

Bedroom 4
2.4m x 3.48m 7'9" x 11'4"



SECOND FLOOR

Principal bedroom
5.24m x 3.6m 17'2" x 11'8" max

Roof terrace
5.5m x 3.2m 18'0" x 10'5"

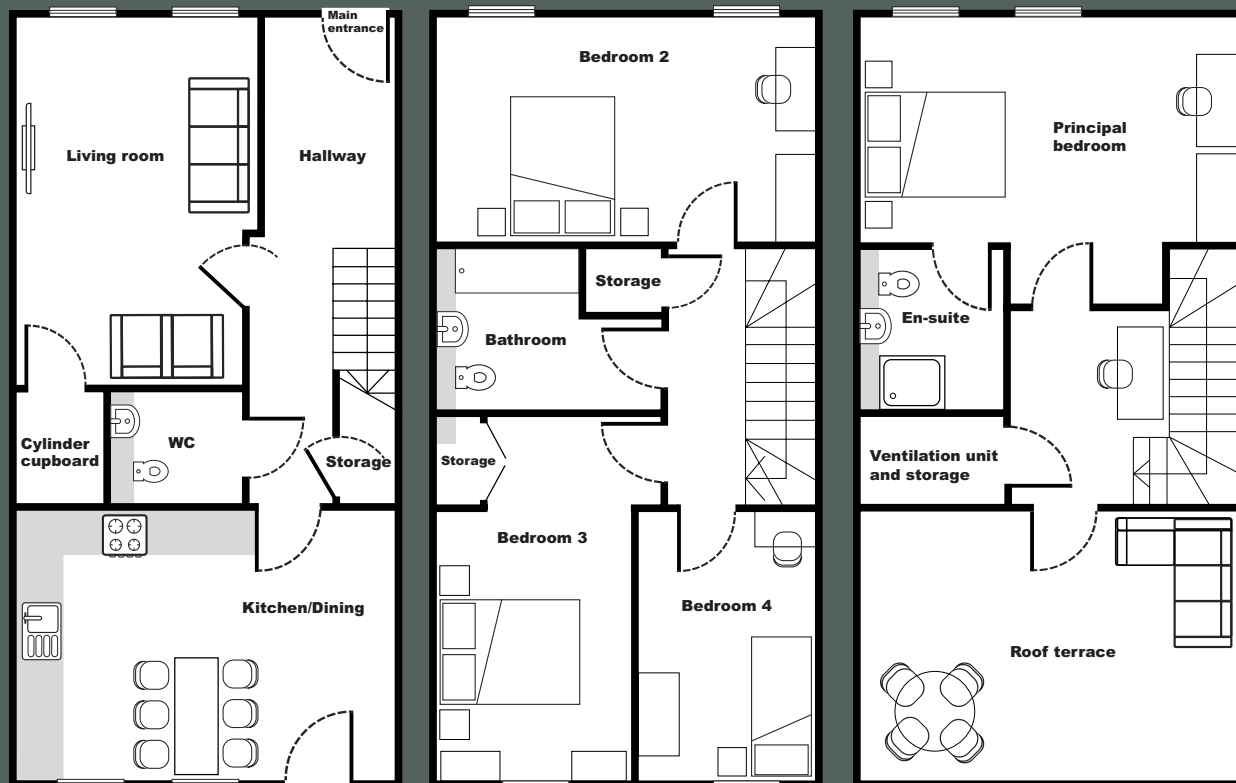


GROSVENOR NORTH 4 Bedroom Home

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



GROSVENOR SOUTH



GROUND FLOOR

Kitchen/Dining
5.2m x 3.4m 17'0" x 11'2"

Living room
3.3m x 4.8m 10'8" x 15'7" max

FIRST FLOOR

Bedroom 2
2.7m x 3.4m 8'9" x 11'2"

Bedroom 3
5.3m x 2.8m 17'4" x 9'2"

Bedroom 4
2.36m x 3.4m 7'7" x 11'2"

SECOND FLOOR

Principal bedroom
5.25m x 3.7m 17'2" x 12'1"

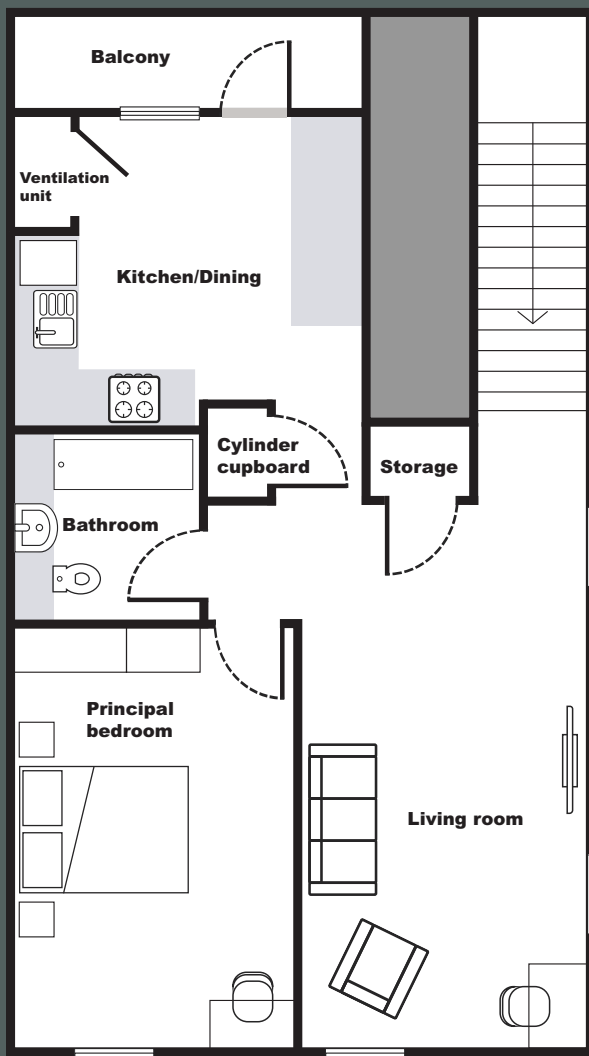
Roof terrace
5.5m x 3.2m 18'0" x 10'5"

GROSVENOR SOUTH 4 Bedroom Home

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



BOOTHAM



FIRST FLOOR

Kitchen/Dining
3m x 3.8m 9'8" x 12'5" max

Living room
6m x 3m 17'7" x 9'8" max

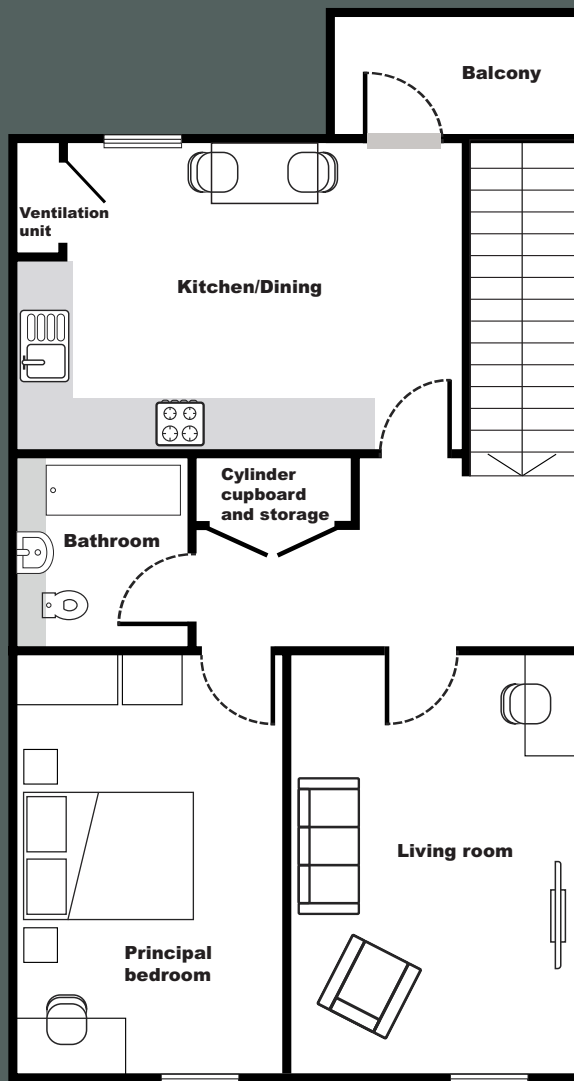
Principal bedroom
4.6m x 3m 15'1" x 9'8"

BOOTHAM 1 Bedroom Apartment

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.



PEMBROKE



SECOND FLOOR

Kitchen/Dining
3m x 5.1m 9'8" x 16'7"

Living room
4.6m x 3m 15'1" x 9'8" max

Principal bedroom
4.6m x 3.1m 15'1" x 10'2"

PEMBROKE 1 Bedroom Apartment

The room measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction.

HOUSES

SUSTAINABLE FEATURES

- Passivhaus certified, world leading energy efficiency standard
- Solar PV panels
- Air source heat pump (ASHP)
- Mechanical ventilation heat recovery (MVHR)
- Triple glazed windows
- Communal green space

INTERNAL

- Fitted Howdens kitchen with Silestone worktop
- Integrated kitchen appliances
- White emulsion to walls and ceilings
- Contemporary bathrooms
- Downstairs WC
- Soft wood staircase
- Oak veneer surrounds on windows
- Shutters on selected downstairs windows

EXTERNAL

- Secure and covered bike storage
- Private garden
- Composite external doors
- External lighting
- Shared ginnels to the rear
- Communal planting beds
- Communal cargo bike storage

GENERAL

- 10 Year ICW structural warranty
- After sales support from Shape Homes York

APARTMENTS

SUSTAINABLE FEATURES

- Passivhaus certified, world leading energy efficiency standard
- Solar PV panels
- Mechanical ventilation heat recovery (MVHR)
- Electric heaters
- Triple glazed windows
- Communal green space

INTERNAL

- Fitted Howdens kitchen with Silestone worktop
- Integrated kitchen appliances
- White emulsion to walls and ceilings
- Understairs bike storage
- Contemporary bathrooms
- Oak veneer surrounds on windows

EXTERNAL

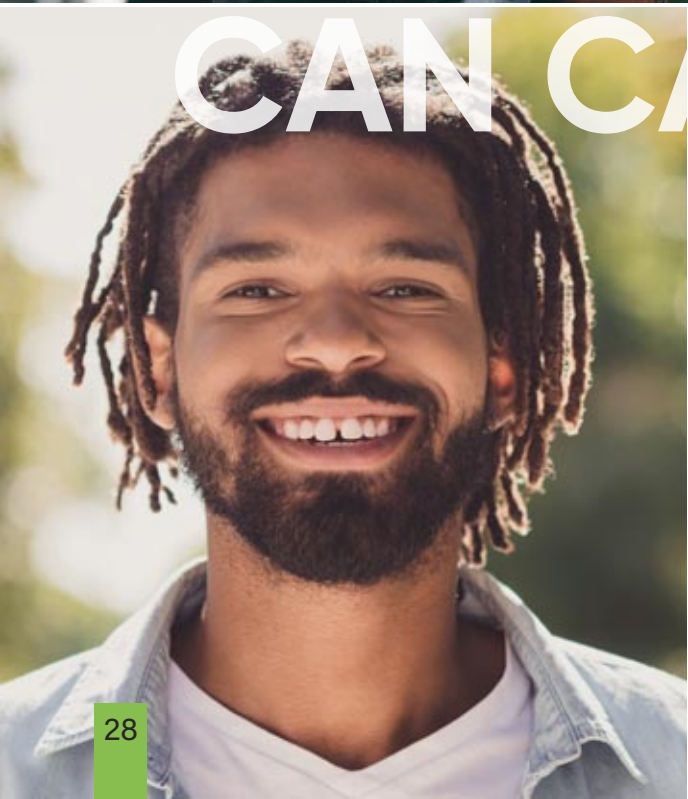
- Private balcony
- Composite external doors
- External lighting to the front door and balcony
- Communal cargo bike storage

GENERAL

- 10 Year ICW structural warranty
- After sales support from Shape Homes York

SPECIFICATION





A PLACE ANYONE
CAN CALL HOME





YORK UNIVERSITY



STREET FOOD



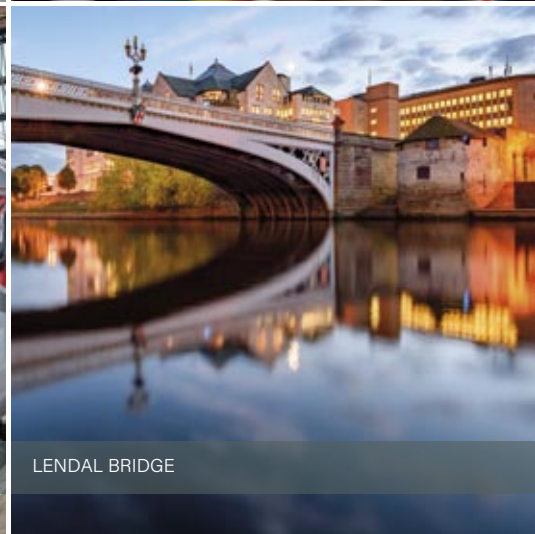
YORK PRIDE PARADE



YORK MINSTER



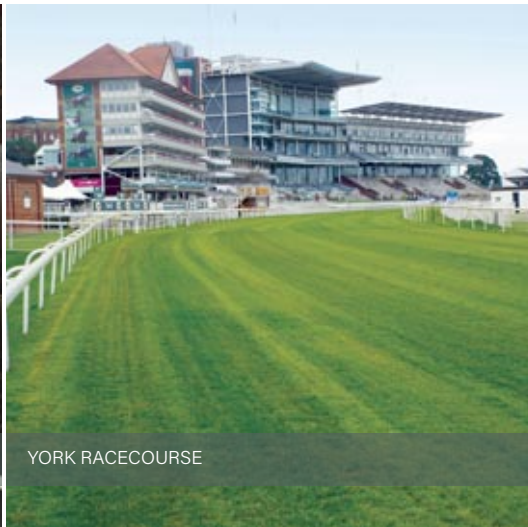
YORK STATION



LENDAL BRIDGE



30 THE SHAMBLES



YORK RACECOURSE



CITY CENTRE



SHAPE
HOMES
YORK



Shape Homes York is a brand created by City of York Council to support the objectives of its housing delivery programme. It provides a clear route for those interested in high quality market sale or shared ownership homes, while remaining focused on delivering well designed, energy efficient neighbourhoods. Each site is carefully considered and developed in close collaboration with local communities.

We engage early with residents and stakeholders to ensure that every development reflects local needs and helps build lasting, sustainable communities.

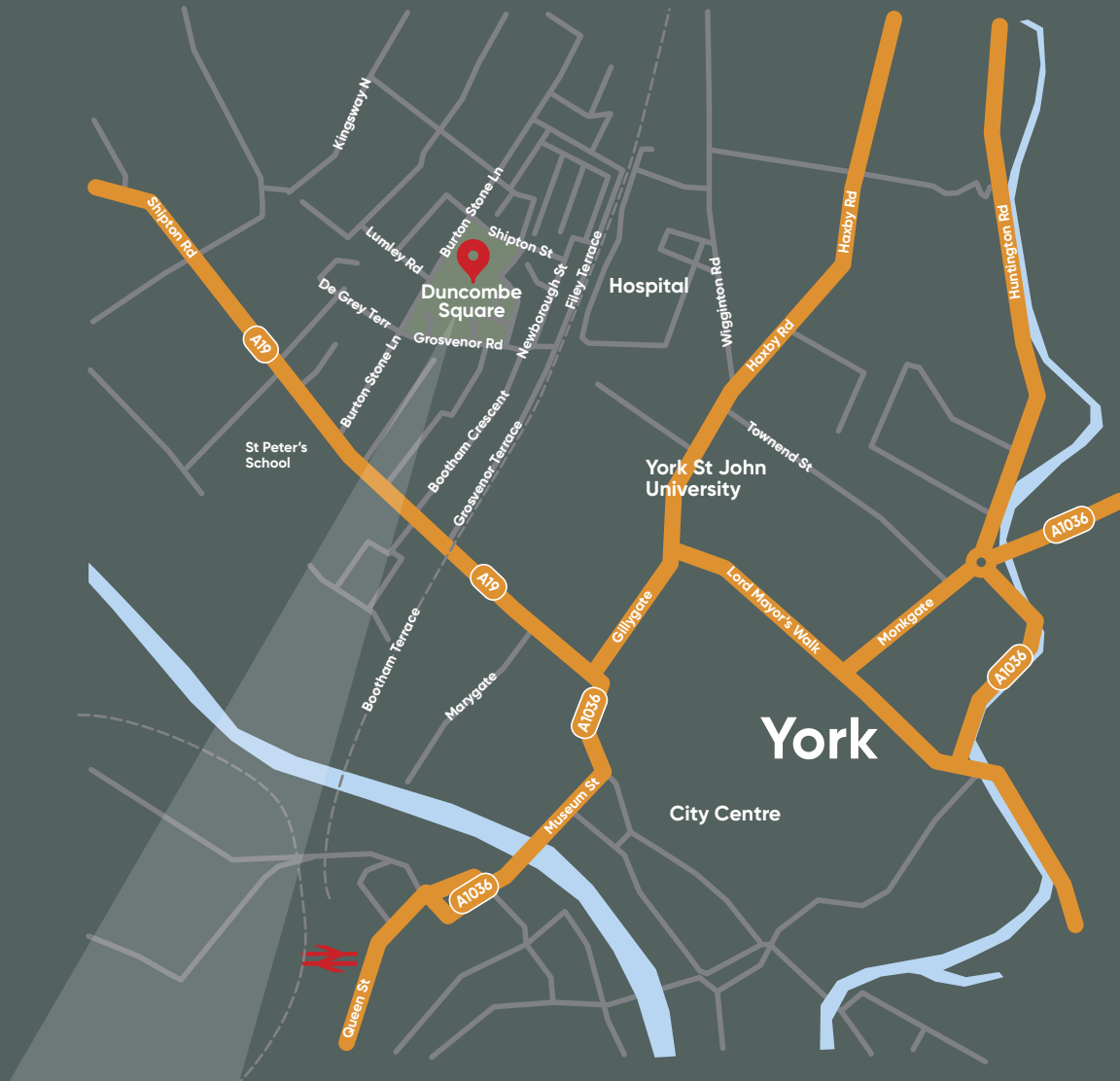
ABOUT US

A photograph of a woman and a young child climbing a rope structure outdoors. The woman, with dark hair, is wearing a dark blue cardigan over a striped shirt and is looking down at the child with a smile. The child, with curly brown hair, is wearing a blue and red striped long-sleeved shirt and blue jeans, and is smiling at the camera. They are both holding onto thick green ropes. The background is a blurred green field.

**WE BUILD COMMUNITIES,
NOT JUST DEVELOPMENTS**







WE ARE HERE

Duncombe Square, York YO30 6BZ



SHAPE
HOMES
YORK



CITY OF
YORK
COUNCIL



Caddick
Construction.



Homes
England

Duncombe Square, York YO30 6BZ

01904 621 138 / 07701 277 891

shapehomesyork.com

THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the sales negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architectural plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the sales negotiator and confirmed with solicitors. The house types and street scene are computer generated images and for illustration purposes only. All details correct at the time of going to print.