



THE HALCYON

• BINGLEY HOUSE • BECK PAVILION • BOUNDARY VIEW •

A DEVELOPMENT
IN PARTNERSHIP WITH

Joseph Mews

SEKHON GROUP
OF COMPANIES

THE HALCYON



We're witnessing a new chapter for UK investment at the gateway to the Yorkshire Dales - the transformation of a landmark building that will redefine the standard of living in an emerging market.

Introducing The Halcyon - a new residential development from Joseph Mews and Sekhon Group located just outside of Leeds amongst stunning countryside vistas.

As one of the fastest-growing cities in the UK over the last decade, Leeds is fast becoming the most exciting investment market in the country, underpinned by exceptional employment opportunities, a youthful, ambitious population and a vibrant lifestyle. The Halcyon is perfectly positioned to leverage all of this - a residential destination where contemporary living, revolutionary amenities and natural beauty unite amongst country landscapes.

142

LUXURY
APARTMENTS

32

EXCLUSIVE
AMENITIES



CGI's are for illustrative purposes.

01

A NATURAL
BEAUTY

P1

06

A REASON
TO INVEST

P35

02

A FUTURE
CHAMPION

P4

07

RETREAT FROM
THE ORDINARY

P39

03

CAPITAL OF
ENTERPRISE

P8

08

REDEFINING
HOME

P43

04

PERFECTLY
CONNECTED

P18

09

FIXTURES &
FITTINGS

P62

05

LIFE IN
LEEDS

P20

10

ABOUT THE
PARTNERSHIP

P64

BUILDING A FUTURE CHAMPION

Just 24 minutes from The Halcyon is
Leeds - the heart of Yorkshire and the
most exciting emerging investment
market in the UK today.

Over the last five years, Leeds has seen the highest property price growth out of all the 'Big 6' cities in the country, with property values increasing by £51,545 (28%).

Regeneration is the main catalyst for this exceptional price growth and Leeds city-centre is now a hub of progressive, exciting transformation. The most significant of these projects is the South Bank scheme, a large-scale project that is aiming to double the size of the city core, deliver 35,000 new jobs and attract a wave of new tenant demand - all of whom will be potential tenants for The Halcyon.

Despite this exceptional performance, Leeds remains one of the more accessible investment markets in the UK, offering affordability and delivering exceptional rental yields of 5.96% on average.

Forecasts suggest this performance isn't set to slow down either. Over the next four years, experts suggest that Leeds property prices will rise by 14.6% and rental prices will increase by 24%. These are not just exceptional forecasts that The Halcyon stands to benefit from but key indicators of where Leeds is in the property cycle - an investment market that is following in the footsteps of Birmingham and Manchester.

5.96%

AVERAGE RENTAL YIELDS

Affordable investment market with exceptional average rental yields of 5.96%

28%

PROPERTY VALUE INCREASE

Leeds leads the 'Big 6' cities in property price growth, rising by £51,545 (28%) since 2019.

Over the next four years, experts suggest that Leeds property prices will rise by 14.6% and rental prices will increase by 24%.

CAPITAL OF ENTERPRISE

Around 320,000 people are employed in Leeds' financial and professional sectors, which also houses 30 national and international banks, three of the UK's top five building societies and world renowned names such as PwC, Deloitte and KPMG. It's this large professional workforce that we expect to make up the majority of The Halcyon's residents.

pwc

Deloitte

KPMG

The ongoing transformation of Leeds and the lifestyle it can offer has contributed to the city's status as a vibrant employment hub.

Outside of the 'traditional' sectors, Leeds is establishing itself as a haven for progressive startups and digital businesses

Over the last four years, the amount of inward investment into Leeds startups rose from £42 million to £288 million. This has created an engaged and ambitious residential demographic who have disposable income and are looking for high-quality accommodation.

Alongside a thriving employment sector, Leeds is also recognised as a major education hub. The city has a student population of around 68,000, meaning it's a youthful city filled with both students and graduates seeking opportunities at top businesses. Leeds also maintains an impressive graduate retention rate of 27% - meaning around 12,500 graduates stay in the city following their studies - supporting a continuous cycle of demand for property in the local area, ideal for investors at The Halcyon.

27%

GRADUATE
RETENTION
RATE

12.5k

RETAINED
UNIVERSITY
GRADUATES



A TALE OF TWO CITIES

Not only will residents at The Halcyon have access to all that Leeds has to offer, but it is also located just 18 minutes away from another of the UK's emerging investment markets - Bradford.

Often referred to as the rising jewel of the Northern Powerhouse, Bradford offers an ideal mix of competitive property prices, employment opportunities, and substantial regeneration. As the 2025 City of Culture, Bradford is not just a great place to live and work – it's an exceptional place to grow a business. Savills predicts a 28.2% property price growth by 2028, solidifying Bradford as a top choice for investors.

As England's youngest city, Bradford has exceptional rental demand, particularly among younger demographics who are more likely to rent. The University of Bradford, ranking #1 for social mobility and boasting 140,000 graduates, further bolsters this demand.

Upcoming regeneration schemes, like the £35 million One City Park Scheme which is expected to create 750 new jobs alone, are set to further increase demand for upscale rental properties. Other ongoing and upcoming projects include Darley Street Market, set to house 100 vendors, and the City Village, offering 400 new jobs and energy-efficient commercial space. The conversion of Bradford's Odeon cinema into a 3,000-capacity live music venue will further boost the city's cultural scene.

Named Europe's Emerging Destination of the Year by the Luxury Travel Guide in 2018, Bradford also appeals to tourists with its cultural vibrancy and ease of access. Leeds Bradford Airport, 6 miles from the city centre, facilitates international travel, and future rail updates, such as Northern Powerhouse Rail, will reduce travel times to Leeds and Manchester, enhancing Bradford's connectivity and attractiveness for commuters.

Business opportunities are abundant in Bradford, home to global corporations like Morrisons, Jet2Holidays, and Hallmark Cards. With over 16,000 businesses and an economy worth £11.6 billion, Bradford has earned accolades such as Best City in the UK for Investors (Levelling-Up Opportunity Index, 2022) and Number One Location in the UK to Start a Business (Barclays, 2017). The city also benefits from a £200 million fibre broadband network.

Bradford aims to become carbon neutral by 2038 through initiatives promoting walking and cycling, park-and-ride schemes, and strategic planting to reduce air pollution. This sustainability focus appeals particularly to younger generations prioritising energy efficiency and environmental responsibility.

28.2%

PRICE GROWTH

Bradford is set to see property prices rise by 28.2% over the next four years

£52.6K

PAST PERFORMANCE

Property prices have increased by 44.4% over the past 10 years, an average of £52,603

33.8%

RENTAL GROWTH

One of the top UK cities for rental price growth between 2020-23

£11.6B

ECONOMY

Bradford has the 10th largest city economy in England

£22B

NORTHERN POWERHOUSE RAIL

A new high-speed rail link could boost the economy by £22bn over the next 3 decades

26.3%

YOUNG POPULATION

26.3% of Bradford's population is aged under 18, making Bradford the youngest city in the UK

250K

LOCAL WORKFORCE

Bradford is home to over 16,000 businesses employing around 250,000 people with a combined turnover of over £30 billion

7.02%

RENTAL YIELDS

Bradford remains an affordable market for investors with some of the highest average rental yields in the UK

EDUCATION

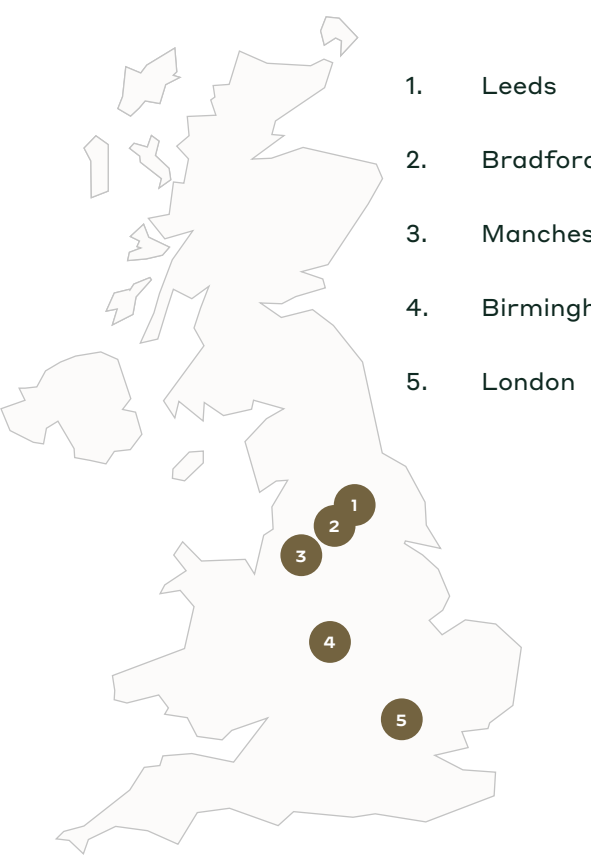
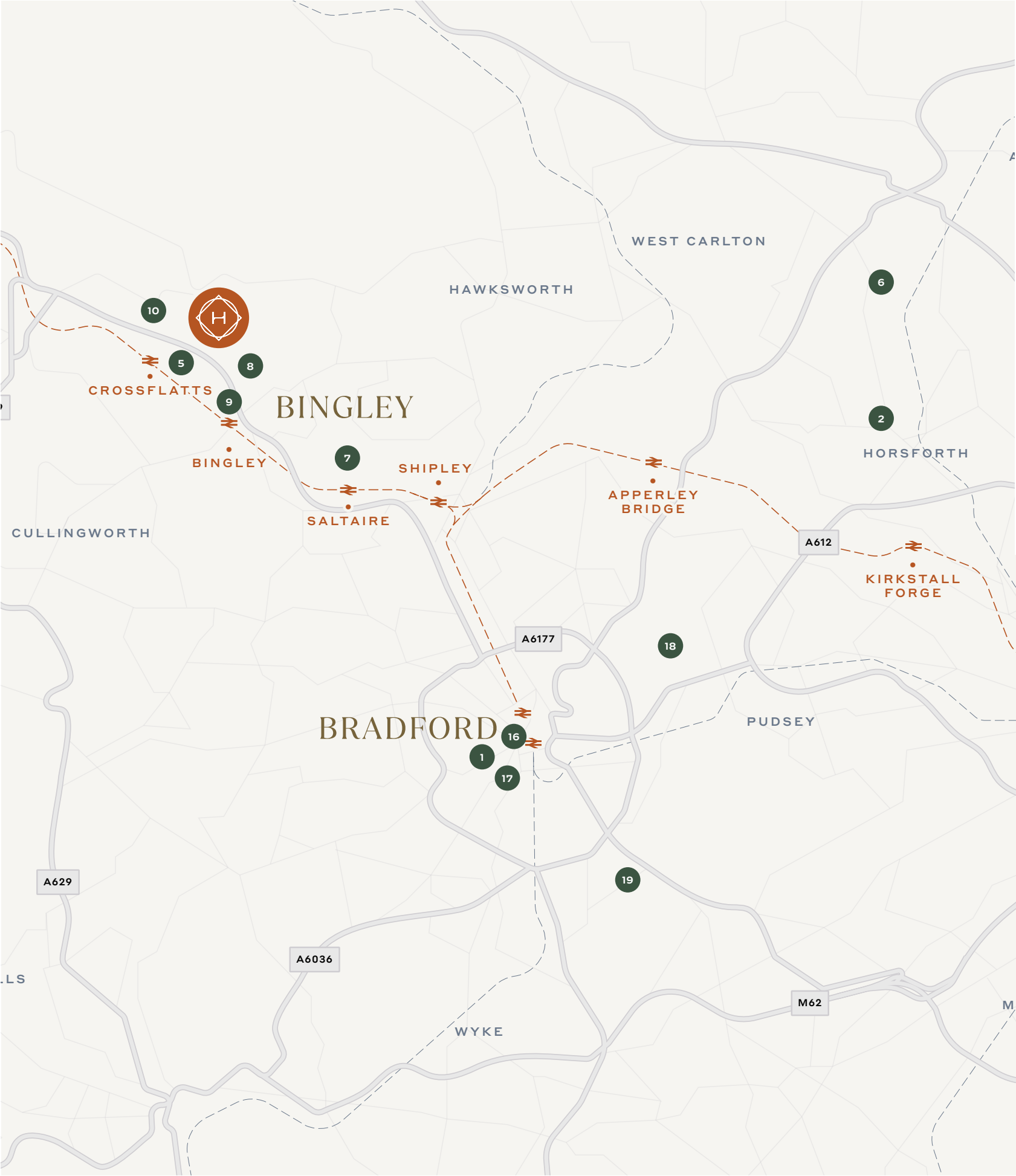
- 1. University of Bradford
- 2. Leeds Trinity University
- 3. University of Leeds
- 4. Leeds Beckett University
- 5. Bingley Grammar School

TRAVEL & CULTURE

- 6. Leeds Bradford Airport
- 7. Saltaire (UNESCO Site)
- 8. Bingley Five Rise Locks

HEADQUARTERS

- 9. Damart UK
- 10. Northern Rock
- 11. Channel 4
- 12. PwC Leeds
- 13. First Direct
- 14. BT
- 15. Arla Foods
- 16. PwC Bradford
- 17. Vanquis Bank
- 18. Morrisons
- 19. Hallmark Cards



CONNECTING THE NORTHERN POWERHOUSE

Connectivity is critical in the modern rental market - tenants want to know that they have options in terms of travelling around the local area as well as reaching destinations further afield.

The Halcyon is designed specifically to take advantage of Leeds' inherent connectivity, ensuring residents can always get where they need to be.

PERFECTLY CONNECTED

Leeds train station is just 24 minutes away from The Halcyon and is the third busiest in the UK due to the links it offers to key city destinations around the country. After a £500m redevelopment, the station has been transformed into a truly modern travel hub, serving 30 million people a year.

Leeds Bradford Airport is also just over 20 minutes away by road, offering domestic and international flights to popular destinations. Over £100m has already been invested into the main terminal as part of a project expected to complete in 2026. This is expected to create 1,500 new roles directly and 4,000 new roles indirectly. With 2,100 people already working there, the airport is a clear catalyst for increasing demand in the local rental market.

Going forward, the West Yorkshire Combined Authority is looking to expand local connectivity with the West Yorkshire Mass Transit Plan. This £2 billion project would introduce two entirely new tram links across Leeds and Bradford, further connecting the two cities and ensuring faster travel around the region. In addition, the proposed Northern Powerhouse Rail project, which will replace the Northern Leg of HS2, aims to cut journey times throughout the North reducing the commute between Leeds and Manchester to just 33 minutes.

£2B

TRANSPORT
INFRASTRUCTURE
PROJECT

ON FOOT



BY RAIL



BY ROAD



EXAMPLE COMMUTES



Commute times from Crossflatts Station to key employers and locations. Combines walking and rail travel times

UNRIVALED NIGHTLIFE

Home to just under 800,000 people, Leeds is the third largest city in the UK and has a relatively young population with an average age of 35. As demand for the city grows and inward investment creates an entirely new skyline, the quality of life in the city has vastly improved.

Leeds has a vibrant nightlife with a fantastic reputation nationally, supported by exciting bars and restaurants, including five Michelin-recommended establishments, high-end shopping, independent retailers and entertainment for people of all ages.

Leeds plays host to a vibrant nightlife of acclaimed bars, five Michelin-recommended restaurants, high-end shopping and independent retailers.



250+
BARS &
RESTAURANTS



GAUCHO



TATTOO

THE ALCHEMIST

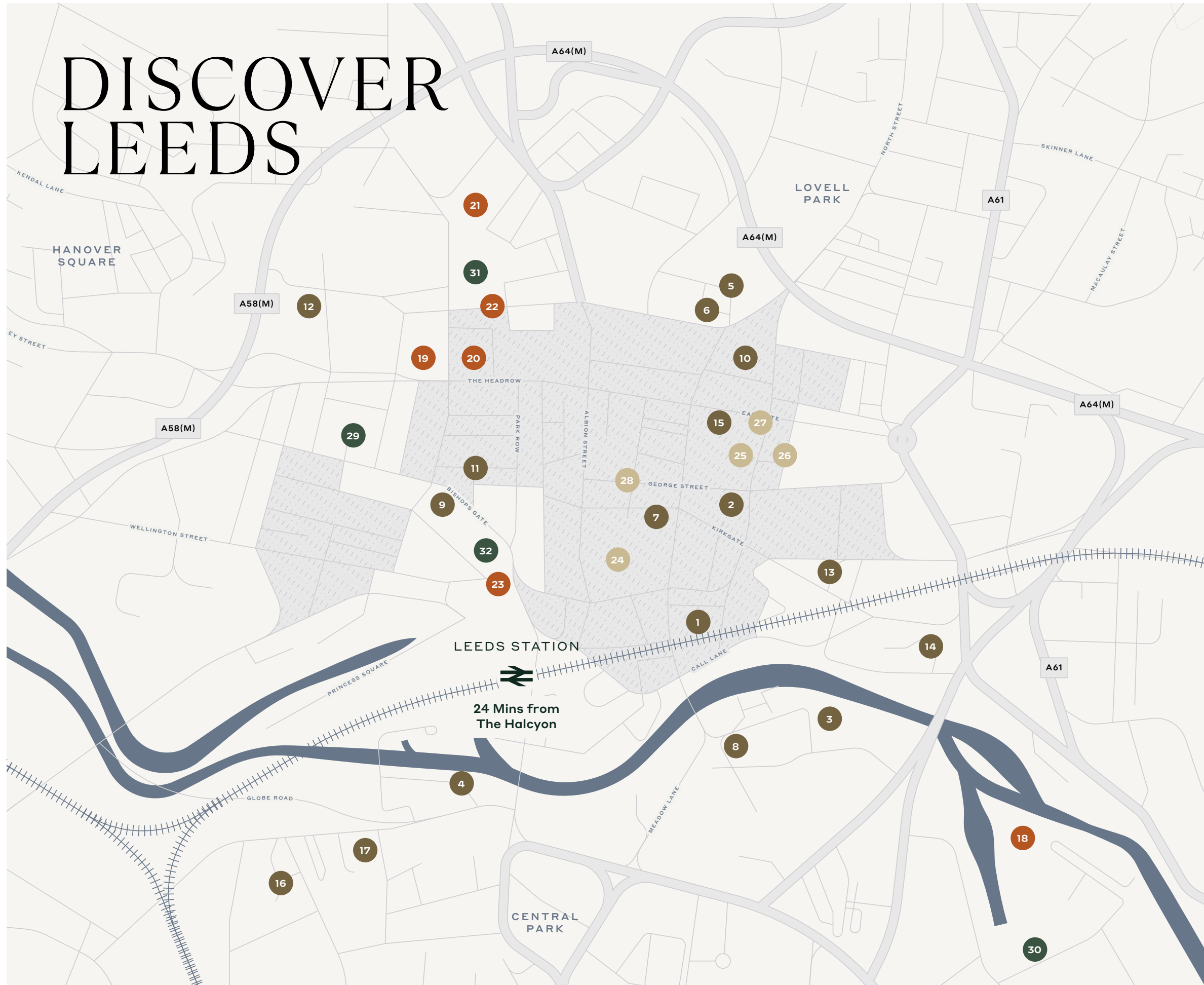
Bill's

CULTURAL POWERHOUSE

Culturally, Leeds is a powerhouse. It's the only city outside of London to have a resident opera and ballet company alongside Leeds Art Gallery, four major theatres, a world-class arena featuring internationally-recognised acts and countless independent arts and music venues offering a feast for both eyes and ears. Every day you'll find an abundance of local events and live music in vibrant outdoor spaces, cosy clubs and beautiful historic venues. The city is also home to the iconic Elland Road Stadium, home to Premier League football club, Leeds United, since 1919.

Local government continues to pour investment into the city's cultural scene, culminating in LEEDS 2023 - a yearlong celebration of the city's diversity and cultural initiatives that boosted the city's visitor economy, generated both direct and indirect revenue streams and truly put Leeds on the map internationally.





BARS & RESTAURANTS

1. Call Lane
2. The Ivy Asia Leeds
3. HOME
4. Water Lane Boathouse
5. Blind Tyger
6. Belgrave Music Hall
7. Whitelock's Ale House
8. The Adelphi
9. BOX Leeds
10. OHANA
11. Tattu
12. FINT
13. Duck & Drake
14. The Palace
15. Headrow House
16. Northern Monk Refectory
17. The Midnight Bell

CULTURE

18. Royal Armouries Museum
19. Leeds Town Hall
20. Leeds Art Gallery
21. Civic Hall
22. The Electric Press
23. The Queens Hotel

RETAIL

24. Trinity Leeds
25. Victoria Quarter
26. Victoria Leeds
27. County Arcade
28. Albion Place

PARKS & GARDENS

29. Park Square
30. Leeds Dock
31. Millennium Square
32. City Square

A RETAIL DESTINATION

Home to more than 75 luxury retailers and multiple large and boutique shopping centres, Leeds has emerged as one of the UK's premier retail destinations.



75+
LUXURY
RETAILERS



Mulberry

COACH

LOUIS VUITTON

Vivienne Westwood

ROLEX





A REASON TO INVEST

Over the last five years, Leeds has seen the highest property price growth out of all the 'Big 6' cities in the country and forecasts suggest this performance isn't set to slow down. These are not just exceptional projections that The Halcyon stands to benefit from but key indicators of where Leeds is in the property cycle - an investment market that is following in the footsteps of Birmingham and Manchester.

The Halcyon will benefit from Leeds' property cycle, mirroring Birmingham and Manchester's trends.

14.6%

PRICE GROWTH

Leeds is set to see property prices rise by 14.6% over the next four years.

24%

RENTAL GROWTH

Leeds rental prices are expected to increase by 24% over the next four years.

5.96%

RENTAL YIELDS

Leeds remains one of the most affordable and accessible markets in the UK, which is driving exceptional rental yields.

30M

RAIL TRAVEL

Leeds train station is the 3rd busiest in the UK and serves around 30 million people a year, making it a major transport hub.

£52.5K

PROPERTY GROWTH

Leeds property prices have increased by £51,545 over the last five years and are set to rise further.

£288M

INVESTMENT

Over the last four years, Leeds start-ups have seen inward investment rise from £42 million to £288 million.

320K

LOCAL WORKFORCE

The Leeds professional and financial district is home to around 320,000 professionals, which also houses 30 national and international banks alongside PwC, Deloitte and KPMG.

27%

GRADUATE RETENTION

With a student population of 68,000 and a graduate retention rate of 27%, around 12,500 graduates stay in the city each year and contribute to consistent rental demand.

A RETREAT FROM THE ORDINARY

Open-plan layouts, sumptuous interior design motifs and fantastic views of the surrounding area deliver bright and expansive spaces.

CGI's are for illustrative purposes.



The Halcyon is a unique investment opportunity and a destination that residents will be proud to call home. This development is changing the face of the Yorkshire buy-to-let market, featuring amenities never-before-seen within the Northern residential sector.

Halcyon epitomises the word 'destination' - a retreat for residents seeking a high-end lifestyle amongst breathtaking countryside. For investors, it's perfectly placed to take advantage of an emerging market in the north of the UK, whilst also appealing to the young professional tenants seeking a relaxed way of life without giving up access to exciting cities such as Leeds.

Comprising 142 beautiful apartments over three unique launches, The Halcyon will introduce a new standard of modern living to an exciting, emerging market - all without compromising the distinctive character the existing building retains. The site itself has a deep heritage, purpose-built with uniquely Structuralist elements, giving it a style that is truly individual.

Inside the development, The Halcyon is setting new benchmarks for quality apartment living. Sweeping staircases, an impressive reception area and skybridge give way to refined one and two-bedroom apartments that are significantly larger than the market average, utilising open-plan layouts, sumptuous interior design motifs and fantastic views of the surrounding area to deliver bright and expansive spaces.

114

ONE BEDROOM
APARTMENTS

26

TWO BEDROOM
APARTMENTS

2

THREE BEDROOM
APARTMENTS

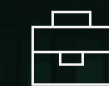
32

EXCLUSIVE
AMENITY SPACES

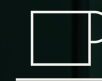
The Halcyon will introduce a new standard of modern living to an exciting, emerging market

WORLD CLASS RESIDENT AMENITIES

As the Build to Rent industry in the UK grows, the Private Rented sector must evolve to remain competitive. Tenants are coming to expect more from their residences in the form of amenities, space and access to the outdoors and are proven to be willing to pay more for these features. The Halcyon offers all of this in abundance, bringing amenities never seen before in the Yorkshire residential market, spacious, light-filled apartments and a plethora of outdoor space, both on-site and nearby.



EXECUTIVE BOARD ROOM



CAFÉ BAR



BOARD ROOMS



OUTDOOR TERRACE



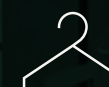
SERVICED OFFICES



GYM



MEETING ROOMS



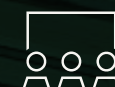
CHANGING ROOMS



INSTAGRAM PODS



PELOTON SUITE



CINEMA ROOM



WELLBEING STUDIO



PRIVATE DINING SUITE



GOLF SIMULATOR SUITE



COMMERCIAL KITCHEN



PRIVATE EVENT SPACE



WELCOME LOBBY



GAMES LOUNGE



RESIDENTS LOUNGE



GUEST SUITES

WORK FROM HOME

The Halcyon will house a variety of bookable state-of-the-art business suites including four meeting rooms, two larger boardrooms and a premium executive boardroom. All beautifully designed and with a professional aesthetic, residents can host clients and colleagues from the comfort of their own home. There will also be two Instagram Pods, designed for content creators and budding influencers to produce cutting-edge video and visual content for their channels.

 Executive Boardroom

 2x Boardrooms

 4x Meeting Rooms

 2x Instagram Pods

LIFE ON FILM

Screen the newest blockbusters or the latest cult series from the comfort of The Halcyon's luxurious cinema room. With 36 seats, a big screen and mood lighting, residents can host movie nights for large groups of friends or cosy up for date night in their very own private screening suite.

THE ULTIMATE DINNER PARTY

The Halcyon has not one, but two, expansive private dining suites, both with fully-equipped commercial kitchens for those looking to host a sophisticated dinner party or a get together with friends. Adjoining the second private dining suite in the main building is a large functional event space which can hold up to 50 guests - ideal for networking events or after-dinner drinks.

🍴 2x Private Dining Rooms

🍳 Commerical Kitchen

👥 Space for up to 50 People



A WARM WELCOME

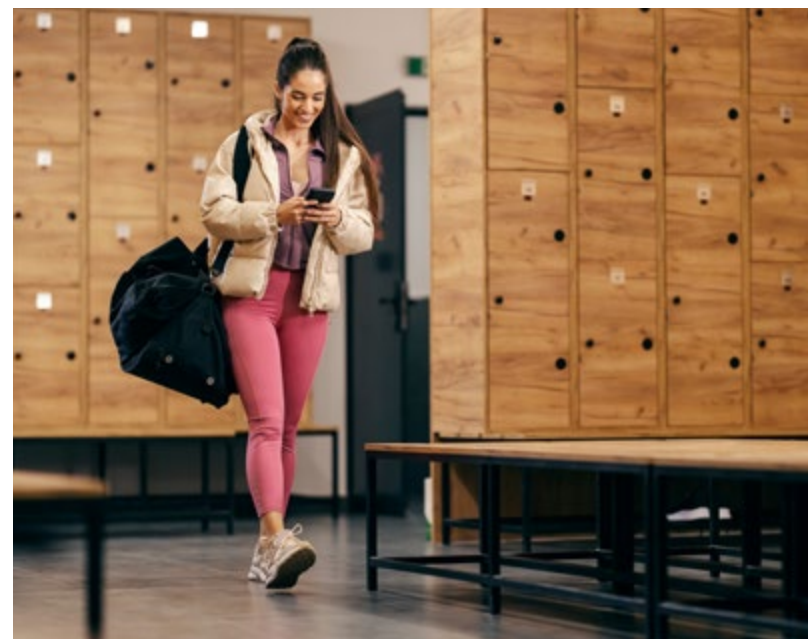
The entrance to the development perfectly frames the beautiful Morton Beck, giving a sense of peace and tranquility to the surroundings. When you step into The Halcyon this aura continues, with a light-filled, spacious lobby welcoming residents and visitors warmly. The friendly concierge team is on hand to cater to residents' needs and a secure post room and parcel locker provide peace of mind.

A PLACE TO UNWIND

At the heart of The Halcyon is the breathtaking residents' lounge and café. Triple-height glass bathes the whole space in light and offers views of the terrace outside, making the lounge feel like an extension of the outdoor space. Whether residents are looking to enjoy a peaceful coffee, catch up on emails or meet with friends, the lounge offers a flexible space to enjoy.






A BREATH OF FRESH AIR

The indoor lounge and café area opens out to a picturesque outdoor terrace, beautifully furnished with zones for reading, socialising and relaxing. With more than 50% of renters in the UK now prioritising outdoor space when looking for a new home, the terrace provides the perfect retreat from the hustle and bustle of every day life and an attractive proposition for investors seeking high tenant demand.



EPITOME OF HEALTH



-  Fitness Studio
-  Yoga & Wellbeing Suite
-  Peloton Suite
-  Changing Facilities
-  Golf Simulator

Health and fitness at The Halcyon goes far beyond the traditional gym and weights room of other developments. As well as a fully equipped cardio suite, toning room and weights area, there is a large yoga and wellbeing studio, golf simulator room and Peloton spinning suite. With separate male and female changing rooms and bathrooms, the setup in the Halcyon mirrors that of the most premium private city centre health clubs.



A COMPETITIVE EDGE

Whether residents are looking to play a quick game of pool, battle it out at table tennis or relax with a video game, the games lounge at The Halcyon offers the perfect space to kick back, unwind and socialise.

WORK, STAY AND PLAY

Topping off the extensive amenity selection at the Halcyon are two rarely-seen facilities in the UK property market. For those looking to start or grow a business, or needing a more permanent workspace, there are eight serviced offices available for residents to rent on a short or long-term basis.

Residents hosting guests will also have the option to book one of three luxurious guest suites. Mirroring a traditional hotel room, these suites will offer bedroom and bathroom facilities to provide visitors with privacy when they come to stay and act as an extension of the apartments at The Halcyon.





REDEFINING HOME

Halcyon can be defined as peace, prosperity and tranquillity, which this development truly embodies both inside and out. Residents will have plenty of opportunities to soak up summer sunshine, whether they're enjoying a walk alongside the beautiful stream that runs throughout the development or enjoying alfresco dining on the multiple terraces throughout the development.

The idea of prosperity also runs through the interior of The Halcyon. Each of the one and two-bedroom apartments that comprises the development is larger than the market average and specifically built to a sophisticated, clean specification. These refined urban spaces will feature state-of-the-art fixtures and premium appliances, framed by incredible views of the UK's finest green spaces.

Spread over four floors, we're mindful that The Halcyon is a harmonious addition to the local landscape, delivering a premium residential product that will unlock an investment market ready to soar.



CGI's are for illustrative purposes.









FIXTURES & FITTINGS

BUILDING SPECIFICATION

Video Intercom entry systems to each apartment.

Hardwood veneered, solid core entrance door with spy hole.

Hardwood veneered, or equivalent, internal doors throughout.

Clean white high gloss fitted kitchen with composite stone worktop.

Intergrated Bosch appliances including built in hob, extractor and combination microwave oven.

Integrated fridge/freezer, washer/dryer and dishwasher.

Full height tiling around bath and shower.

Half height tiling around WC and basin with tiled shelf and built-in mirror.

Ladder style polished chrome, or equivalent, heated towel rail.

Bathroom vanity unit.

Glass paneled built-in sliding wardrobes to bedrooms.

LVT to lounge, kitchen, bedroom and hallway.

Full wall and floor tiling to bathroom.

Brushed stainless steel and chrome ironmongery throughout.

Low energy LED spotlights throughout bathroom and living areas.

Mix of spotlights and pendant lights throughout.

Full furniture and accessory packs available from studio to two bedroom.

10 year CML compliant warranty provided by Checkmate.

ABOUT THE DEVELOPER

SEKHON GROUP
OF COMPANIES

The Sekhon Group has successfully delivered almost £70m worth of property developments across Yorkshire, including more than 1,000 apartments and 267 commercial developments. They have a proven track record of delivering high-quality residences, achieved using personal and family resources, as well as employing capital from business colleagues, partners and funders.

A family business at its core, Sekhon Group has become a recognised and trusted name in property development over the last decade within the Bradford, Wakefield and Huddersfield areas. Sekhon Group aims to cover the whole of West Yorkshire with new and profitable property development opportunities as they arise. The developer has already raised the standard of housing stock, including but not limited to student housing in Huddersfield and private rental properties in Wakefield & Bradford which has contributed to the regeneration of these important conurbations.

Sekhon Group has a passion for bringing life back into disused buildings, giving them a purpose once again and rejuvenating the residential and commercial property sectors across Yorkshire.

ABOUT THE AGENT

Joseph Mews

Joseph Mews is a leading UK property investment company, combining deep expertise with an unrivalled track record. Over the last 10 years we've helped developers deliver exciting new projects, building ourselves into one of the most forward-thinking, progressive and reputable property investment companies in the country - specialising in residential and off-plan developments. What makes us unique is our complete 360-degree service. We only work with proven, reputable developers to deliver the very best developments, ensuring high-standards and world-class quality at every touchpoint. Combined with a marketleading distribution channel and dedicated customer service offering, we're well-equipped to support developers to realise their vision while helping our clients build wealth and meet their objectives.

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Fixtures and furnishings including wall panelling and wall dressings shown in Computer Generated Images and photos are not standard or included in sales. Please consult your sales contract for information. The Halcyon is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation, warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts there of).



Joseph Mews

SEKHON GROUP
OF COMPANIES