

Henry Boot wins £47m contract to deliver The Cocoa Works in York creating 279 homes

A prestigious urban development scheme in York has appointed Henry Boot to deliver on the £47 million contract.

The city's historical Rowntree Factory is being converted into 279 high-quality characterful apartments by Latimer, the development arm of Clarion Housing Group.

It has now appointed the Sheffield-headquartered construction giant, completing its 2022 order book in the process.

Read more: [384-apartment development of former Hallmark HQ gears up to greet buyers](#)

The Cocoa Works, as it will be known, will feature seven studios, 111 one-bedroom apartments, 146 two-bedroom apartments and 15 three-bedroom apartments, of which 84 will be available for shared ownership providing a wide range of options for potential buyers.

Work is now underway, with a target completion of late 2023.



Indicative images of how The Cocoa Works will look on completion.

(Image: Latimer)

Tony Shaw, managing director of Henry Boot Construction, said: “We are thrilled to add this development to our growing portfolio of major urban development schemes. City centres are changing rapidly, and we understand the important role that quality residential has to play in their regeneration.”

Overlooking York’s iconic landmarks – as one of them – it also enjoys views over the surrounding countryside.

Built by Joseph Rowntree in the early 1890s, it was described as a ‘garden factory’ a place where open space and education facilities supported workers and families.

[Latimer](#) said it will revitalise gardens and communal space, with an onsite coffee shop and grocery store.

Through consultation it engaged with The Rowntree’s Society,

the community and past employees as it set about bringing the scheme forward.

Prior to the purchase in 2018 it had lain empty for more than a decade.

Richard Cook, group director of development for Latimer, said: "Real links with the past is what makes The Cocoa Works a very special project for Latimer.

"With great care, we're re-establishing a community and giving fresh life to a heritage building that's been the soul of York for more than 130 years."



An indicative illustration of outside space within The Cocoa Works at York.

(Image: Latimer)

A sixth floor roof extension will house the deluxe penthouses, while the refreshed layout is described as sympathetic to the building's previous life.

"Design features that reference the past enhance the feeling

of being part of the history of this incredible building,” Mr Cook said.

Private co-working space is also planned , with concierge facilities to be available.

Marketing of the Haxby Road homes within has begun, with prices ranging from £174,000 to £595,000.

Read More

Related Articles

▪



[150-bed Malmaison hotel opens in York after Aviva HQ](#)

[overhaul](#)

BusinessLive

Read More

Related Articles

▪



[Special apartment block build backed by Department of](#)

[Health wins national award](#)

BusinessLive