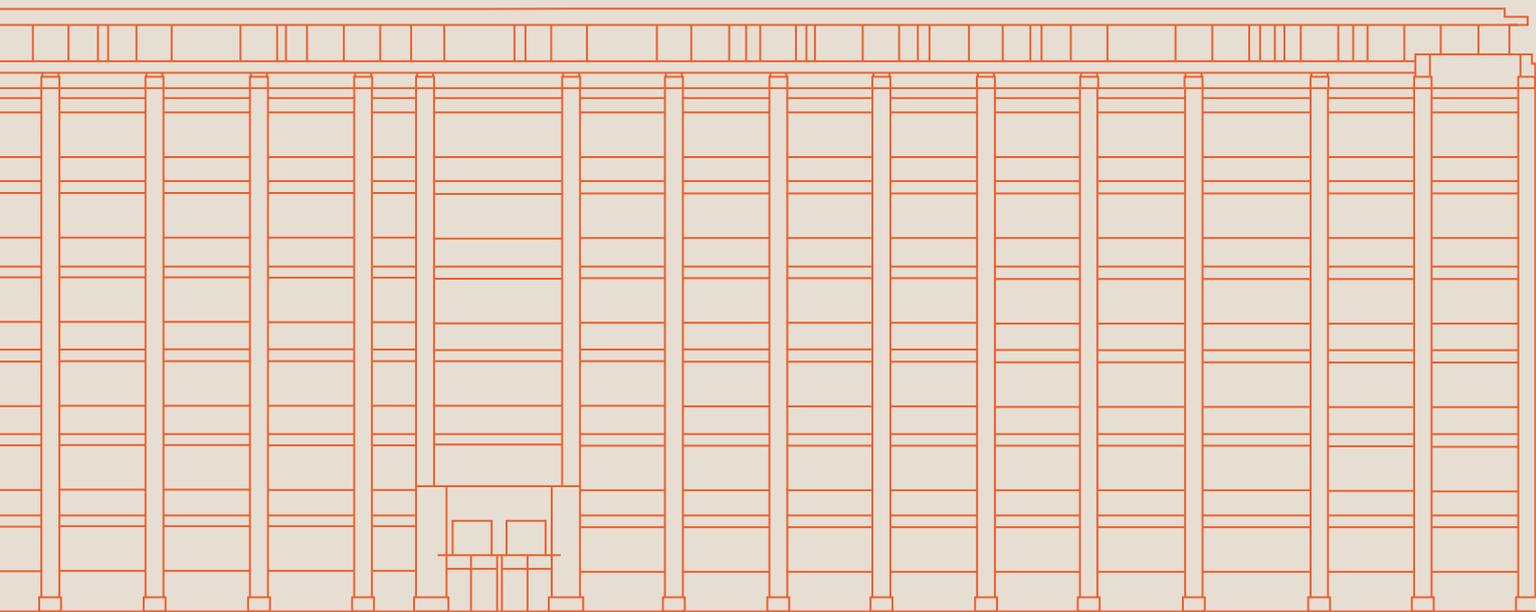


# THE COCOA WORKS

YORK - ENGLAND

EST 1890



**LATIMER**  
by Clarion Housing Group

**THE COCOA WORKS IS A NEW COMMUNITY OF STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS AND PENTHOUSES, SET WITHIN THE ICONIC ROWNTREE'S FACTORY ON HAXBY ROAD, YORK.**

**BUILT BY JOSEPH ROWNTREE IN THE EARLY 1890s, THIS WAS YORK'S FAMOUS 'GARDEN FACTORY'. A PLACE WHERE OPEN SPACE AND EDUCATION FACILITIES SUPPORTED THE WELLBEING OF FACTORY WORKERS AND THEIR FAMILIES.**

**REVITALISED GARDENS AND COMMUNAL SPACES, HISTORIC DESIGN FEATURES AND CONTEMPORARY LIVING ESSENTIALS ARE ALL PART OF THE COCOA WORKS TODAY. THIS IS A BUILDING WITH A REMARKABLE PAST, REMIXED FOR MODERN TASTES.**



THE COCOA WORKS EXTERIOR

CGI indicative only.



CGI indicative only.



# BROUGHT TO YOU BY LATIMER

**THE COCOA WORKS WAS MUCH MORE THAN A PLACE TO EARN A WAGE. FOR HUNDREDS OF WORKERS IT REPRESENTED A FAMILY, A COMMUNITY THAT ENHANCED THEIR QUALITY OF LIFE.**

“ Joseph Rowntree, businessman, visionary and philanthropist, was acutely aware of the social conditions of his factory workers.

Through The Cocoa Works he ensured they had a good meal every day, easy access to a doctor, and many opportunities to take part in learning and recreational activities. He also built housing that workers could afford.

Building good homes and, equally importantly, sustainable and thriving communities are social values that Latimer shares. Our team is committed to creating places that are a pleasure to live in.

We are part of the Clarion Housing Group, a social business that reinvests its profits into supporting residents and building affordable homes.

These links with the past make 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 over 130 years. ”

Richard Cook  
Group Director of Development



# A RICH AND VARIED LEGACY

With The Cocoa Works having housed so much more than just machinery, every home in this iconic building is steeped in remarkable social history.

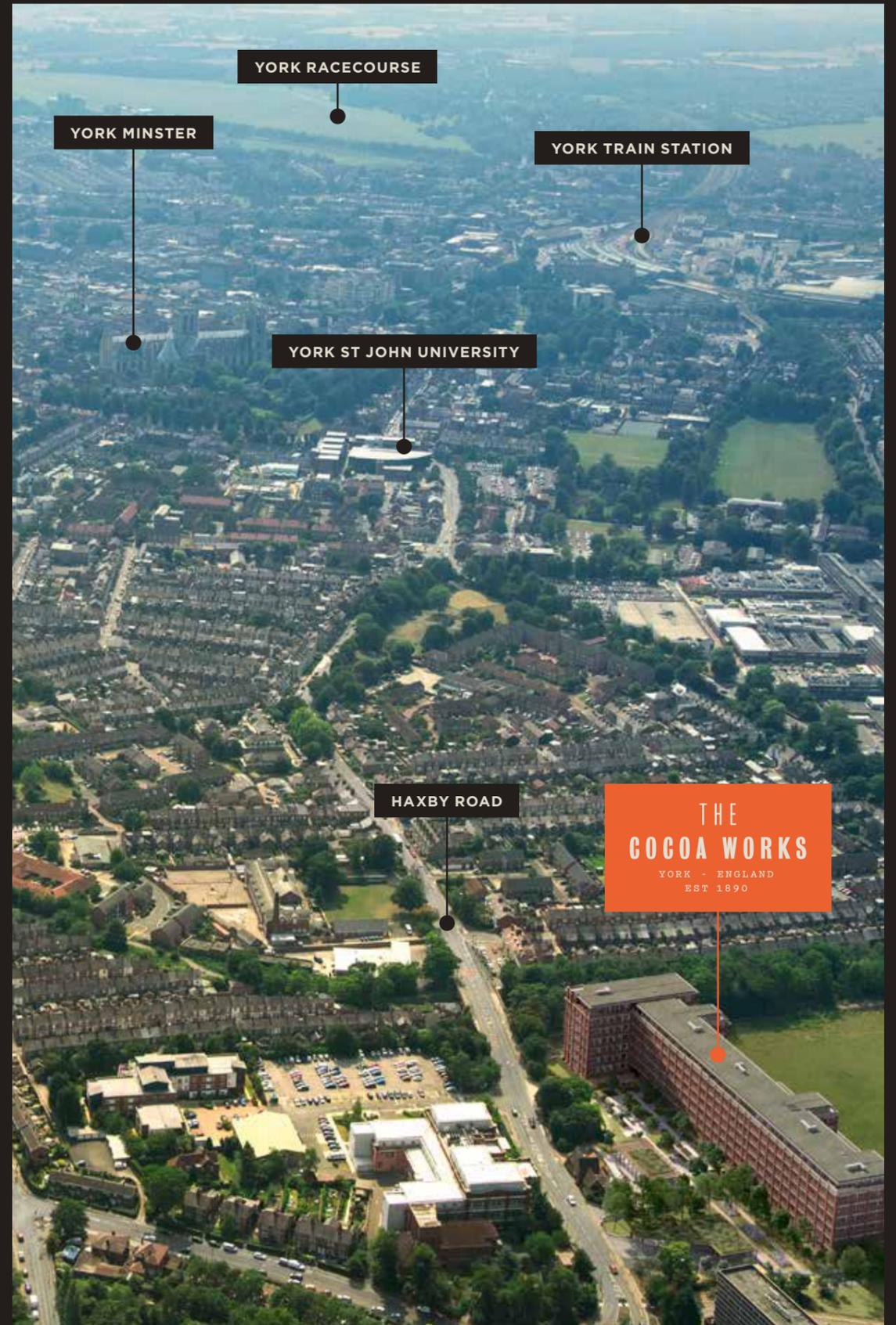
By the 1920s more than 6,000 people worked here, with access to hot meals, a library, gymnasium, lecture hall and gardens. This ensured a radically different community experience compared to most factory workers of the time.

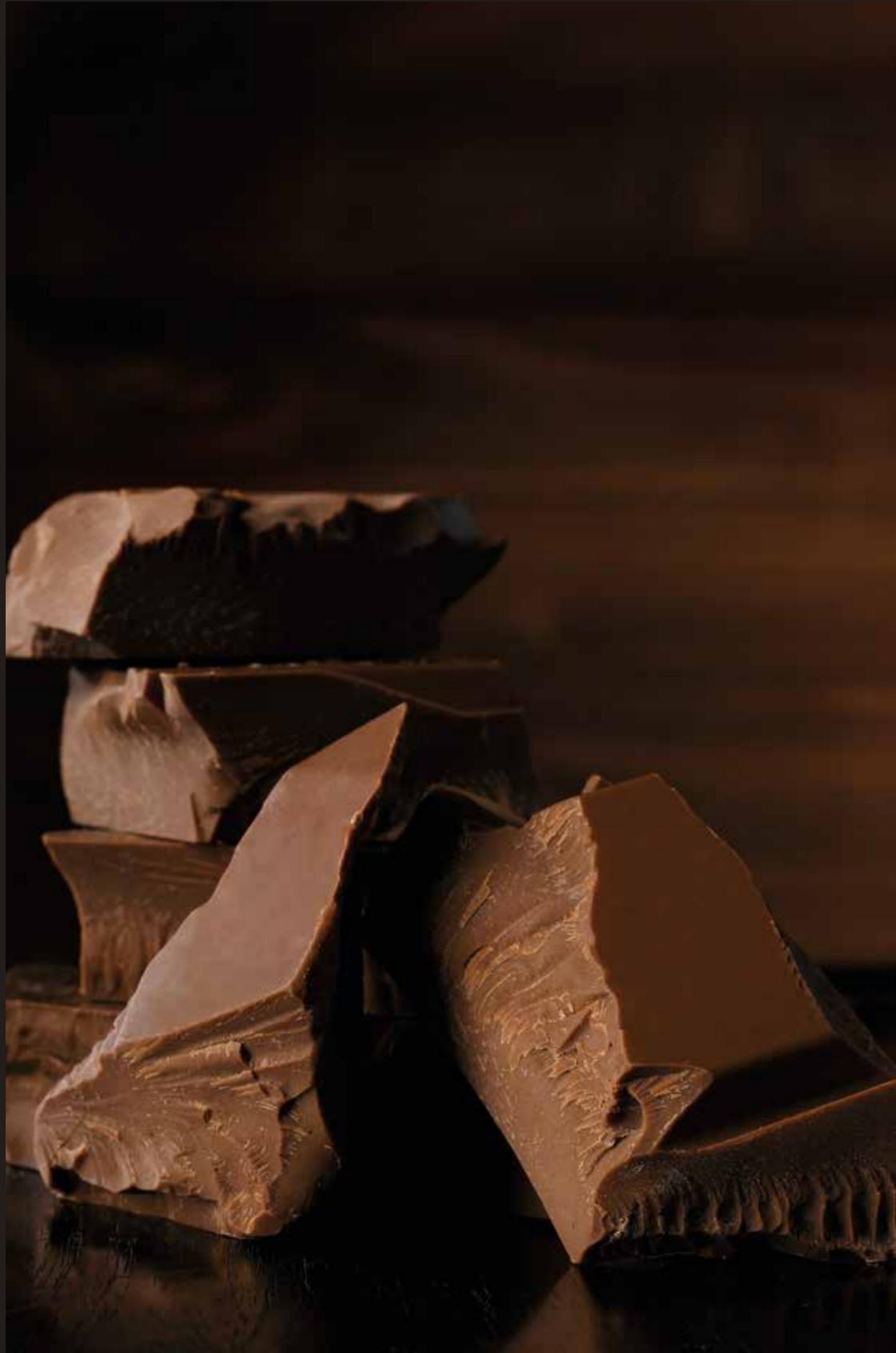
From 1890 to the early 2000s, many of the world's favourite sweets and chocolates were invented, manufactured and branded here, making Rowntree's a global confectionery giant.



# PERFECTLY PLACED FOR TOWN AND COUNTRY

Situated on the outskirts of the city centre, The Cocoa Works is a ten-minute cycle ride from the cobbled streets of the Shambles and York Minster, whose spires and towers can be seen soaring above the York skyline. Across the city you'll find York Racecourse and the mainline station, which is served by a regular bus service.





# HOME SWEET HOME

It is believed that a boyhood visit to the Rowntree factory inspired Roald Dahl to write Charlie and the Chocolate Factory. Just one of the extraordinary things he would have seen was the hot house where sugar, vanilla and cocoa were all grown.

Such a rich history meant our architects and interior designers were inspired to mix the past and present, using subtle materials, colours, tiling, fixtures and fittings that are a nod to the Victorian era while also being fit for modern living.

A stunning addition to the original building is the sixth floor roof extension which will house the penthouse apartments.





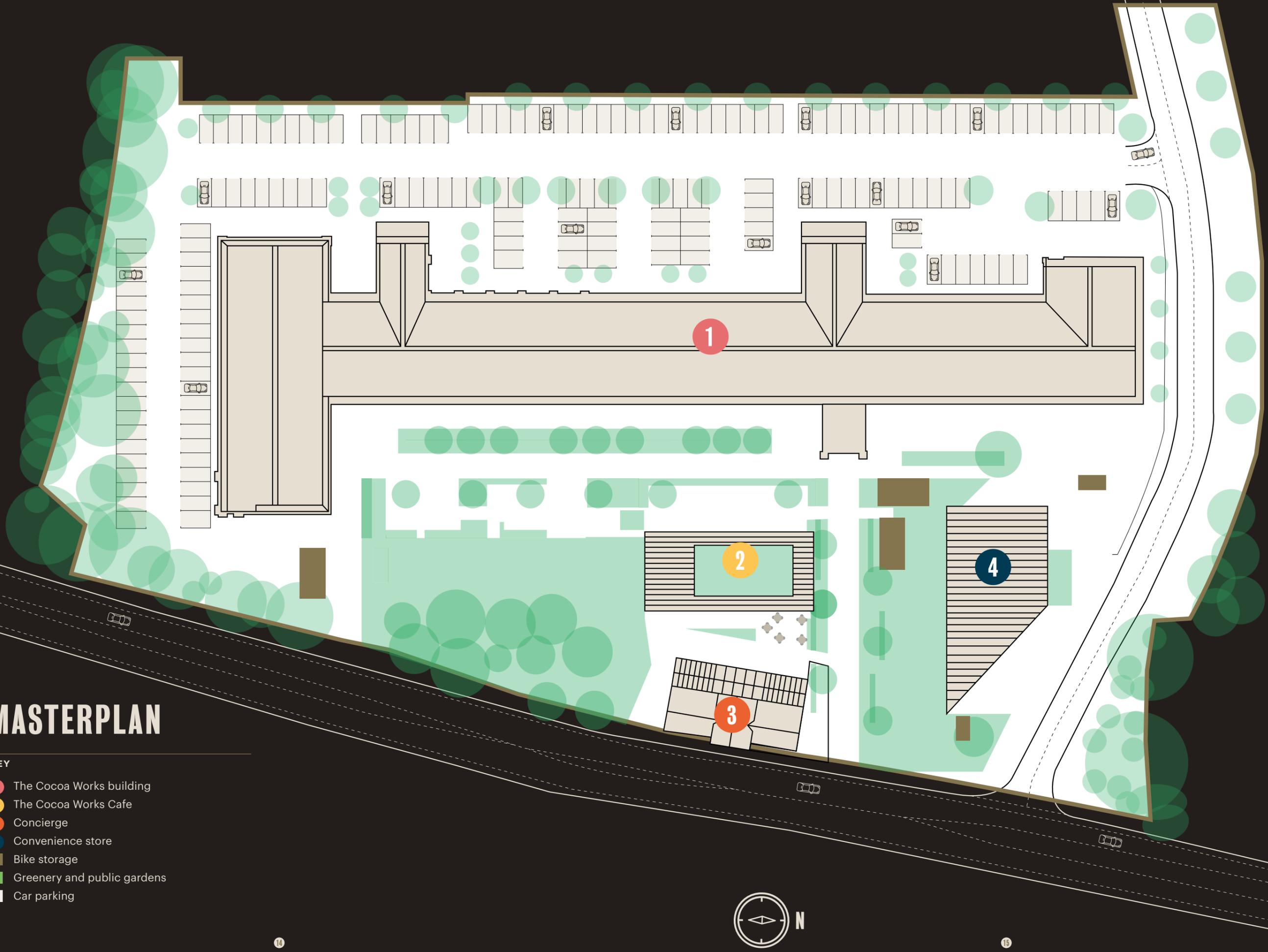
THE HAXBY ROAD VIEW DETAILING THE FORMER LIBRARY NOW CONCIERGE, CONVENIENCE STORE AND CAFE

CGI indicative only.

# MASTERPLAN

## KEY

- 1 The Cocoa Works building
- 2 The Cocoa Works Cafe
- 3 Concierge
- 4 Convenience store
- Bike storage
- Greenery and public gardens
- Car parking





**CONCIERGE**

The main reception area will be a characterful and welcoming entrance to the building. CGI indicative only.





LIVING AREA

Main living spaces have high ceilings in proportion with the original window frames that give The Cocoa Works its distinctive exterior. CGI indicative only.



KITCHEN

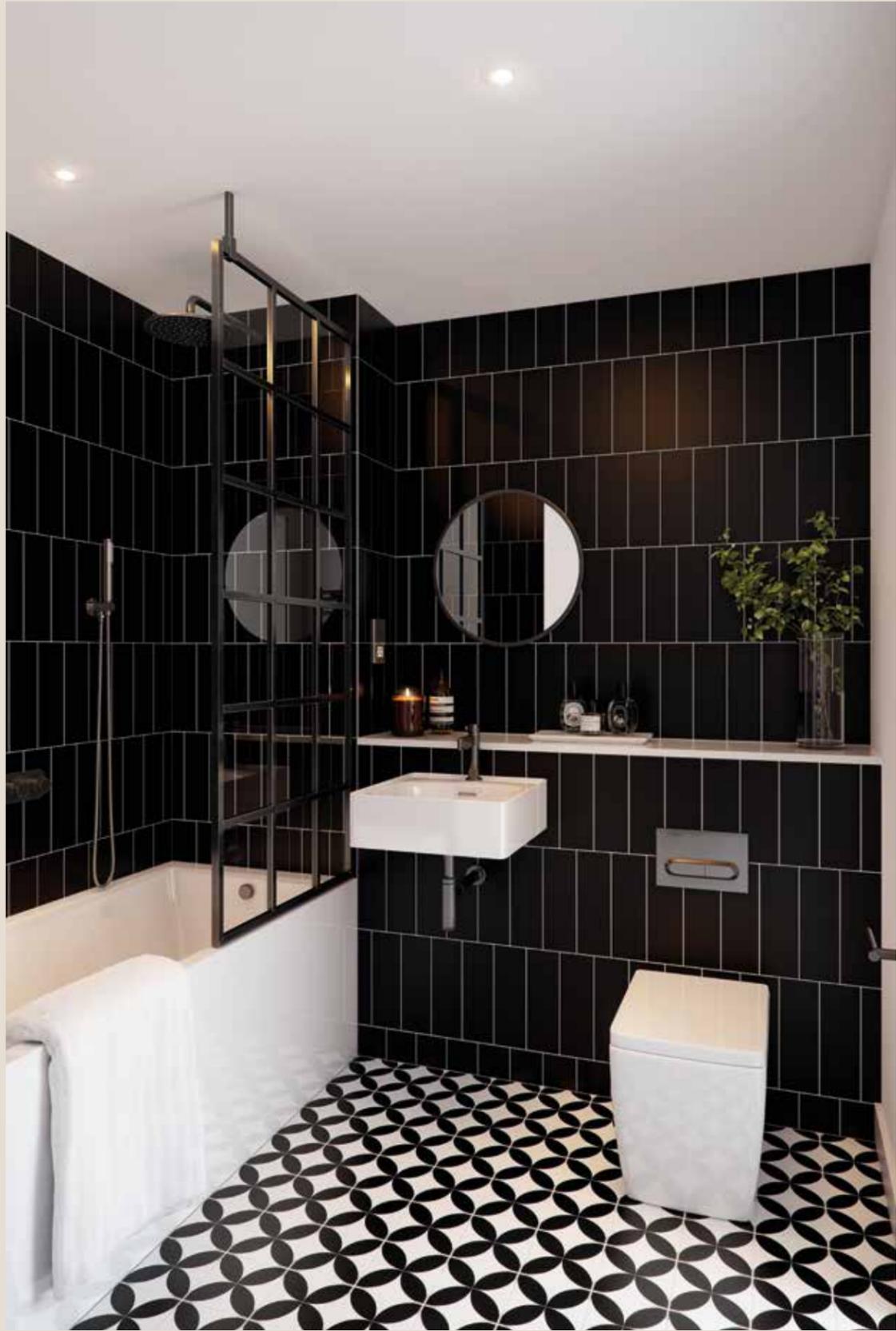
Fitted kitchens come in a selection of dark modern finishes and are complemented by handmade tiles, reflective of the era of the building. CGI indicative only.



BEDROOM



Lovely textures, soft carpeting that's a pleasure to walk on and simple lighting make the bedrooms beautiful places to relax in. CGI indicative only.



**BATHROOM**

With contrasting black and white features, including brushed black taps, patterned tiles and textured glass, the bathrooms are stylish and sophisticated. CGI indicative only.



**DETAILS FROM  
THE PAST  
INTERWOVEN  
WITH MODERN  
DESIGN**



# SPECIFICATION

## STUDIO, 1 & 2 BEDROOM APARTMENTS

### LIVING ROOM AND KITCHEN

- LVT lime-washed oak-effect flooring in herringbone pattern
- Contemporary handleless kitchen in matt finish
- Laminate square-edged worktop with feature glazed tile splashback
- Bosch electric fan oven and induction hob
- Bosch integrated canopy extractor
- Bosch integrated microwave oven
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Mixer tap in matt black finish
- Inset stainless steel sink

### BEDROOM

- Flat woven herringbone weave carpet
- Fitted wardrobe to master bedroom, matt finish doors with long bar handle, single shelf and hanging rail

### BATHROOM

- Vado brassware in matt black finish
- Vitra wall-hung basin by Claudio Bellini with mono basin mixer
- Vitra acrylic bath with showering end
- Vado thermostic overhead and hand held shower
- Crittall-style shower screen with matt black framing
- Matt glazed subway wall tiles with contrast grout
- Vitra matt glazed porcelain geometric floor tiles
- Vitra back to wall WC
- Recessed flush plate in matt black finish
- Shaver point in matt black finish
- Electric heated towel rail in white gloss finish
- Wall-hung round mirror above basin

### ENSUITE

- Vado brassware in matt black finish
- Vitra wall-hung basin by Claudio Bellini with mono basin mixer
- Low profile acrylic shower tray
- Vado thermostic overhead and handheld shower
- Crittall-style shower screen with matt black framing
- Matt glazed subway wall tiles with contrast grout
- Vitra matt glazed porcelain geometric floor tiles
- Back to wall WC
- Recessed flush plate in matt black finish
- Shaver point in matt black finish
- Electric heated towel rail with white gloss finish

### GENERAL APARTMENTS

- Interior-designed co-ordinated colour schemes with a choice of two colourways
- LVT wood-effect flooring to hallways, kitchens and living rooms. Carpets to bedrooms
- Apartment entrance door in wood laminate finish with multi-point lock and door viewer
- Black ironmongery throughout
- Internal doors painted White Mist to match walls
- Utility cupboard with Bosch washer/dryer
- TV and telephone points to living room and master bedroom
- Black switch plates and sockets with concealed fixing
- Recessed LED spotlights to all rooms
- Individual electric heating to each room
- Video door entry system
- Mains-operated smoke detectors with battery back up to all apartments
- Feature double glazed windows

### COMMUNAL AREAS

- Lifts to all floors
- Carpeted corridors
- Main entrances with tiled floors and secure postboxes
- Concierge service
- Cycle storage
- Allocated secure parking
- Landscaped gardens by award-winning design practice

# PENTHOUSE APARTMENTS

### LIVING ROOM AND KITCHEN

- LVT lime-washed oak-effect flooring in herringbone pattern
- Contemporary handleless kitchen in matt finish
- Quartz square-edged worktop with matching splashback
- Bosch electric fan oven and induction hob
- Bosch integrated canopy extractor
- Bosch integrated microwave oven
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Mixer tap in matt black finish
- Under-mounted black sink

### BEDROOM

- Kersaint Cobb Loop carpet, 50% wool
- Fitted wardrobe to master bedroom, matt finish doors with long bar handle, single shelf and hanging rail. Internal lining in wood-effect finish

### WC (WHERE APPLICABLE)

- Vitra wall-hung basin by Claudio Bellini with mono basin mixer and integrated towel rail
- Vitra WC

### BATHROOM

- Vado brassware in matt black finish
- Vitra wall-hung basin by Claudio Bellini with mono basin mixer and integrated towel rail
- Vitra acrylic bath with showering end
- Vado thermostatic overhead and handheld shower
- Shower screen with matt black profile
- Matt glazed subway wall tiles with contrast grout
- Vitra matt glazed porcelain geometric floor tiles
- Vitra back to wall WC
- Recessed flush plate in matt black finish
- Shaver point in matt black finish
- Electric heated towel rail in white gloss finish
- Wall-hung round mirror above basin

### ENSUITE

- Vado brassware in matt black finish
- Vitra wall hung basin by Claudio Bellini with mono basin mixer and integrated towel rail
- Low profile acrylic shower tray
- Vado thermostic overhead and handheld shower
- Shower screen with matt black profile
- Matt glazed subway wall tiles with contrast grout
- Vitra matt glazed porcelain geometric floor tiles
- Vitra back to wall WC
- Recessed flush plate in matt black finish
- Shaver point in matt black finish
- Electric heated towel rail with white gloss finish

### MASTER ENSUITE

- Vado brassware in matt black finish
- Vitra wall hung basin by Claudio Bellini with mono basin mixer and integrated towel rail\*
- Low profile acrylic shower tray
- Vado thermostic overhead and hand held shower
- Shower screen with matt black profile
- Matt glazed subway wall tiles with contrast grout
- Vitra matt glazed porcelain geometric floor tiles
- Vitra back to wall WC
- Recessed flush plate in matt black finish
- Shaver point in matt black finish
- Electric heated towel rail with white gloss finish

\*Larger apartments have Vitra asymmetrical washbasin unit by Claudio Bellini with patterned black oak trim and matt black shelf

### GENERAL APARTMENTS

- Interior-designed co-ordinated colour schemes with a choice of two colourways
- Wardrobes to all master bedrooms and second bedrooms on three bedroom apartments
- LVT wood-effect flooring to hallways, kitchens and living rooms. Carpets to bedrooms
- Apartment entrance door in wood laminate finish with multi-point lock and door viewer
- Black ironmongery throughout
- Internal doors painted White Mist to match walls
- Cloak cupboards with Bosch washer/dryer
- TV and telephone points to living room and master bedroom
- Black switch plates and sockets with concealed fixing
- Recessed LED spotlights to all rooms
- Individual electric heating to each room
- Video door entry system
- Mains-operated smoke detectors with battery back up to all apartments
- Feature double glazed windows

### COMMUNAL AREAS

- Lifts to all floors
- Carpeted corridors
- Main entrances with tiled floors and secure postboxes
- Concierge service
- Cycle storage
- Allocated parking
- Landscaped gardens by award-winning design practice

**STUDIO**

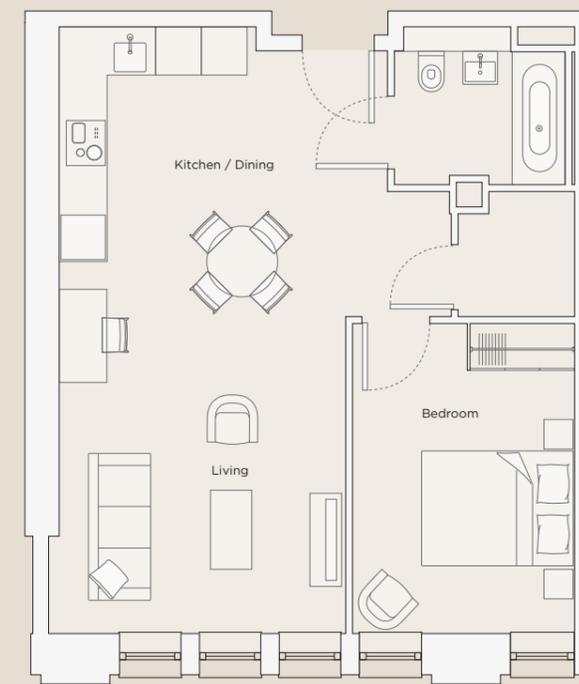
Total Area 43.6 m<sup>2</sup>



Floorplans shown are for a selection of typical apartment layouts and approximate measurements only. Exact layouts and sizes vary. For more information and to view the range of apartment layouts speak to a member of the team.

**1 BEDROOM**

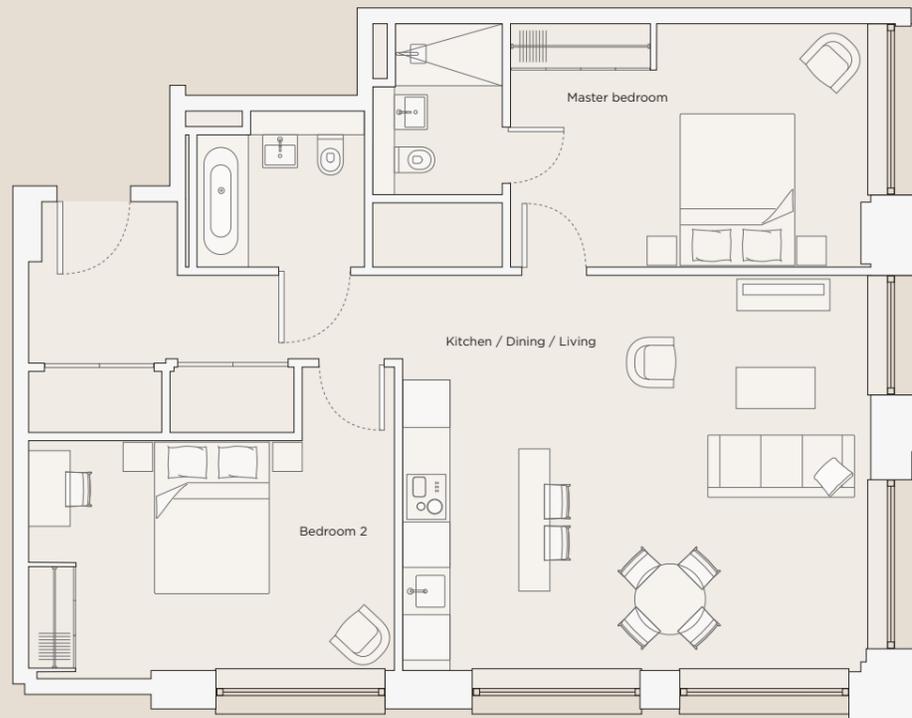
Total Area 50.8 m<sup>2</sup>



Floorplans shown are for a selection of typical apartment layouts and approximate measurements only. Exact layouts and sizes vary. For more information and to view the range of apartment layouts speak to a member of the team.

**2 BEDROOM**

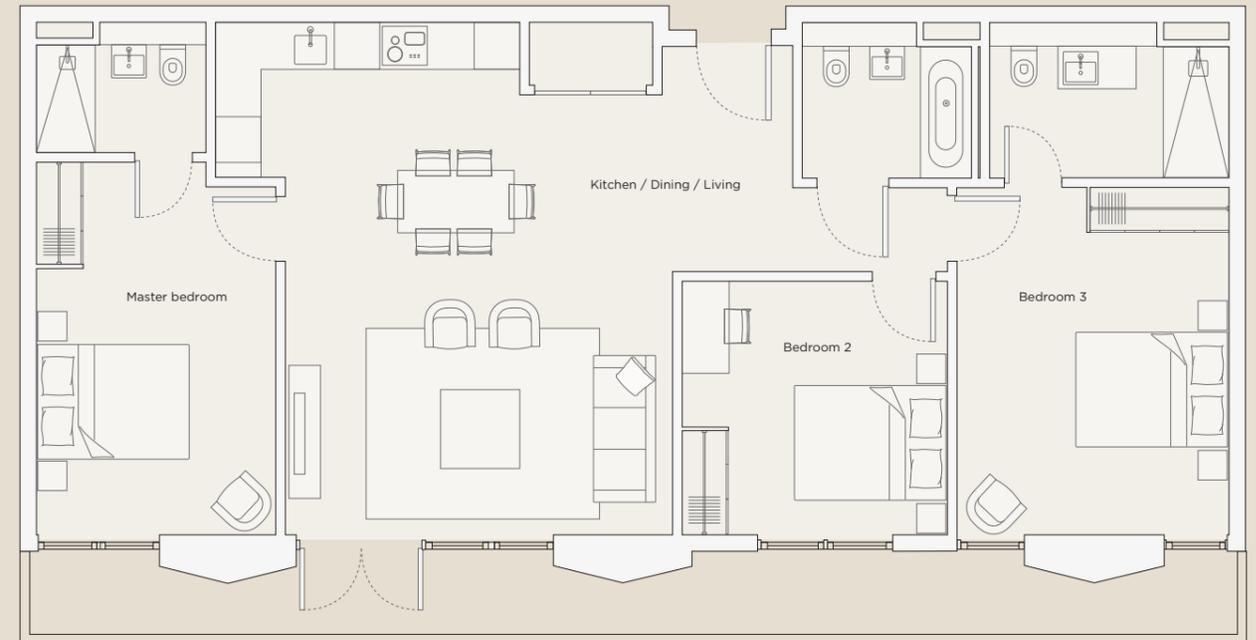
Total Area 81.2 m<sup>2</sup>



Floorplans shown are for a selection of typical apartment layouts and approximate measurements only. Exact layouts and sizes vary. For more information and to view the range of apartment layouts speak to a member of the team.

**3 BEDROOM**

Total Area 102 m<sup>2</sup>



Floorplans shown are for a selection of typical apartment layouts and approximate measurements only. Exact layouts and sizes vary. For more information and to view the range of apartment layouts speak to a member of the team.



LANDSCAPED COMMUNAL AREAS

Attractive landscaped gardens connect The Cocoa Works to the renovated Joseph Rowntree Memorial Library, where a new glasshouse extension and community cafe bring residents together. CGI indicative only.

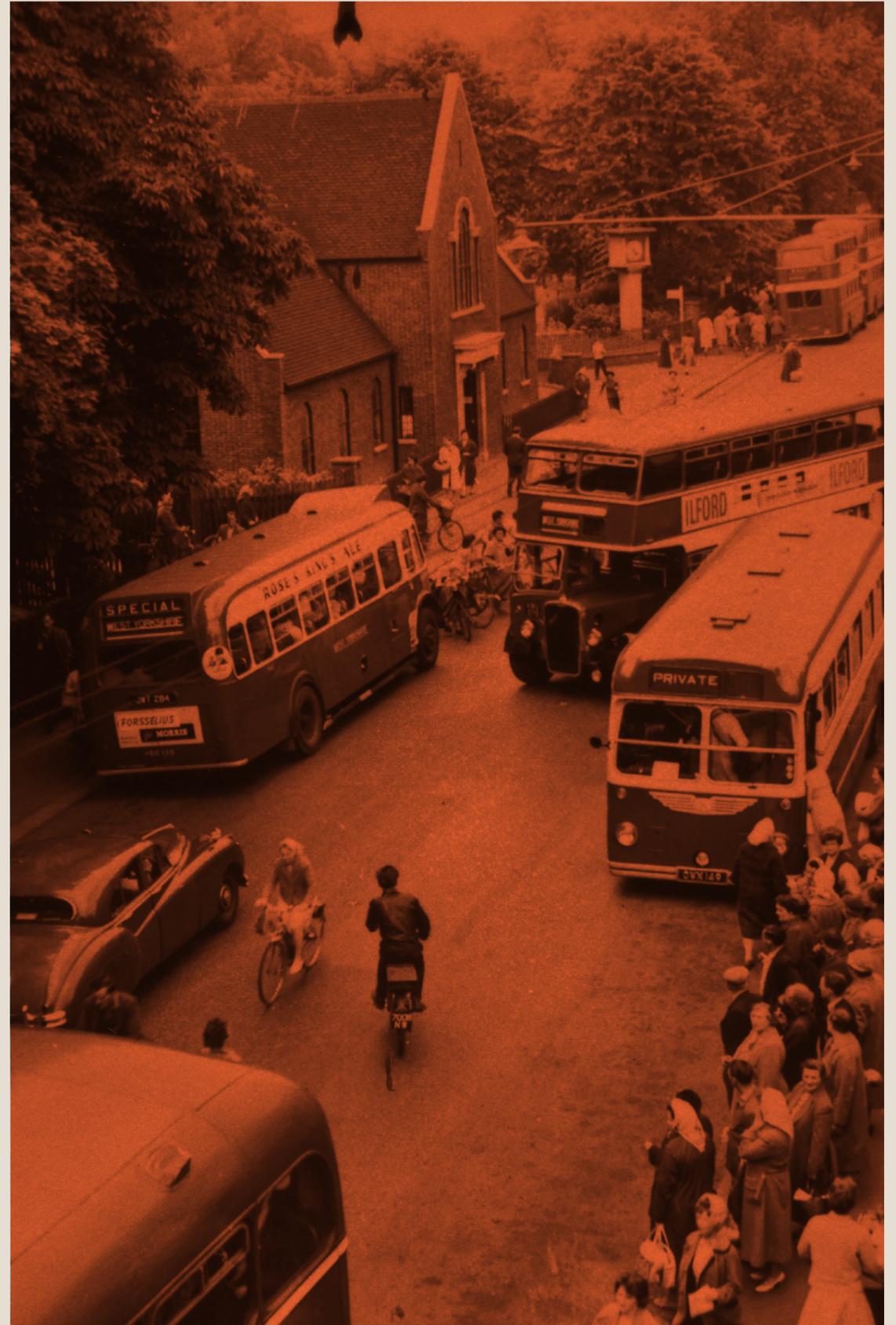


A choice of homes awaits you at The Cocoa Works. Our penthouses, apartments and studio options all enjoy access to the beautifully designed communal spaces and gardens.

The Joseph Rowntree Memorial Library sits at the entrance to The Cocoa Works. A new glass roof extends the space and brings the outdoors in. There will also be a community shop and cafe on-site.

Throughout The Cocoa Works there are thoughtfully designed social, wellbeing and easy living features that encourage you to relax and socialise with family, friends and neighbours. It's thoughtful details like this that help make The Cocoa Works a new and thriving community.

# BE PART OF A NEW COMMUNITY





**COCOA CAFE**

Relax and enjoy a coffee in the on-site Cocoa Cafe.



**COMMUNITY SHOP**

Offering everyday essentials as well as healthy treats and sweet ones, the convenience store is another modern day space reflecting all the good things from the The Cocoa Works' past.

**2 hours' steady nourishment for 2d**

FOUR big wafer biscuits, oven-crisp and crunchy; a lacing of the finest butter and creamy milk chocolate in between, and a thick coating of milk chocolate all round! Isn't that the most amazing ad. worth you ever heard of? And, you know, this particular type of chocolate block produces a *slower* rise of blood-sugar, which gives you longer endurance and staying power. That's why we call Chocolate Crisp the biggest little meal in Britain. It gives you energy to make a *good* job of whatever you're doing.




MADE ONLY BY ROWNTREE'S

**THE BIGGEST LITTLE MEAL IN BRITAIN**

**2d**

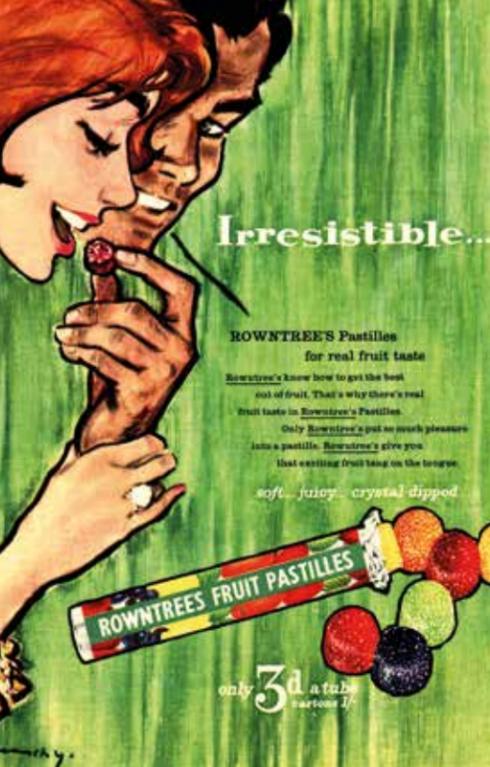
**Irresistible...**

**ROWNTREE'S Pastilles**  
for real fruit taste

Rowntree's know how to get the best out of fruit. That's why there's real fruit taste in Rowntree's Pastilles.

Only Rowntree's put so much pleasure into a pastille. Rowntree's give you that exciting fruit tang on the tongue.

*soft... juicy... crystal dipped*



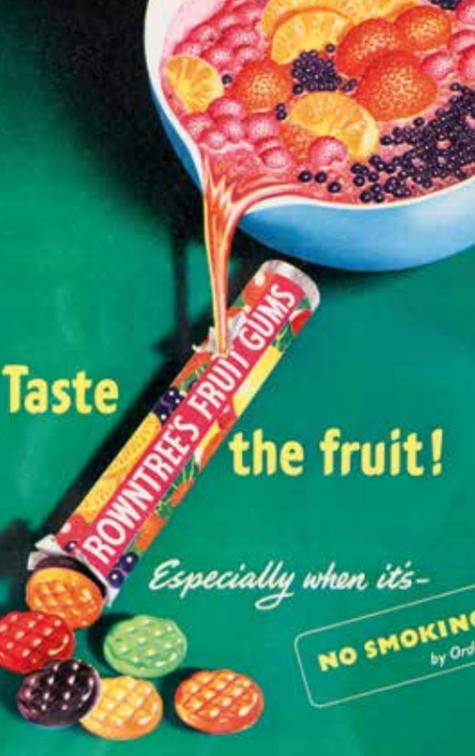
**ROWNTREE'S FRUIT PASTILLES**

only 3d a tube (contains 12)

**Taste the fruit!**

*Especially when it's-*

**NO SMOKING**  
by Order




*'oh you!*

**Will that boy never stop eating?**

But who wants him to stop? You have some, too! Have a Gum? Or a Pastille? (They're the hard ones and the medium). Or a Juicy-Fruit—they're soft. They are all made in as many real-fruit flavours as you would find in a fruit shop.

**You can taste the fruit in**

**ROWNTREE'S**

<b>CLEAR GUMS</b> (Hard)	<b>JUICY-FRUITS</b> (Soft)	<b>FRUIT PASTILLES</b> (Medium)
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SOLD LOOSE AT A QUARTER, AND IN PACKETS TO SUIT ALL POCKETS     ASSORTED PACKETS 3d. and 6d. Rowntree's offer these special packets to introduce all three consistencies in a wide range of real-fruit flavours. Buy one to-day.

# BRANDS LOVED THEN... AND NOW

## ICONIC BRANDS

We still enjoy today many of the iconic brands created by Rowntree's in the 1930s: KitKat, Aero, Smarties, Rolos and Polos were all launched then. Factory workers were permitted to eat as many sweets and chocolates as they liked - as long as they didn't take any home! Great advertising campaigns helped to cement the brands in the nation's conscience and KitKat is forever recognised as the way to 'Have A Break'.

## THE WORLD'S FAVOURITE BAR

A simple question from a Rowntree's employee set the wheels in motion for the creation of the KitKat, which at its peak was sold in more countries worldwide than any other chocolate bar. "Why can't you make a chocolate bar that a man could take to work in his pack-up?", the employee asked. The response was a wafer sandwich, coated in milk chocolate, named the Chocolate Crisp. Its huge popularity inspired the creation of a far catchier name and in 1937 the brand KitKat was born.

## FRESH BEGINNINGS

The Polo, 'the mint with the hole', was first scheduled to be released in 1939 but wartime uncertainty meant its launch was delayed until 1948. The hole in the centre was an instant hit. Advertising teams created fun adverts that promoted how, with Polos in your pocket or handbag, fresh breath was only a mint away. Polos even became a firm favourite of animals: many a horse lover knows how a handful of Polos helps to get a horse on side!



**THEN**

Rowntree's factory workers through the ages have commented how the sweet scent of just-made chocolate has stayed with them for life.



**AND NOW**

Many of the brands that made Rowntree's a worldwide distributor of chocolates and sweets will be sold in the Cocoa Works cafe.

# HISTORIC YORK AND YORKSHIRE COUNTRYSIDE ON YOUR DOORSTEP

## CULTURE

- 1 National Railway Museum
- 2 Yorkshire Museum
- 3 York Art Gallery
- 4 York Minster
- 5 York City Walls
- 6 York Chocolate Story
- 7 The Shambles
- 8 Grand Opera House
- 9 The York Dungeon
- 10 JORVIK Viking Centre
- 11 Clifford's Tower
- 12 York Castle Museum
- 13 York Racecourse
- 14 Joseph Rowntree Theatre

## BARs, RESTAURANTS & HOTELS

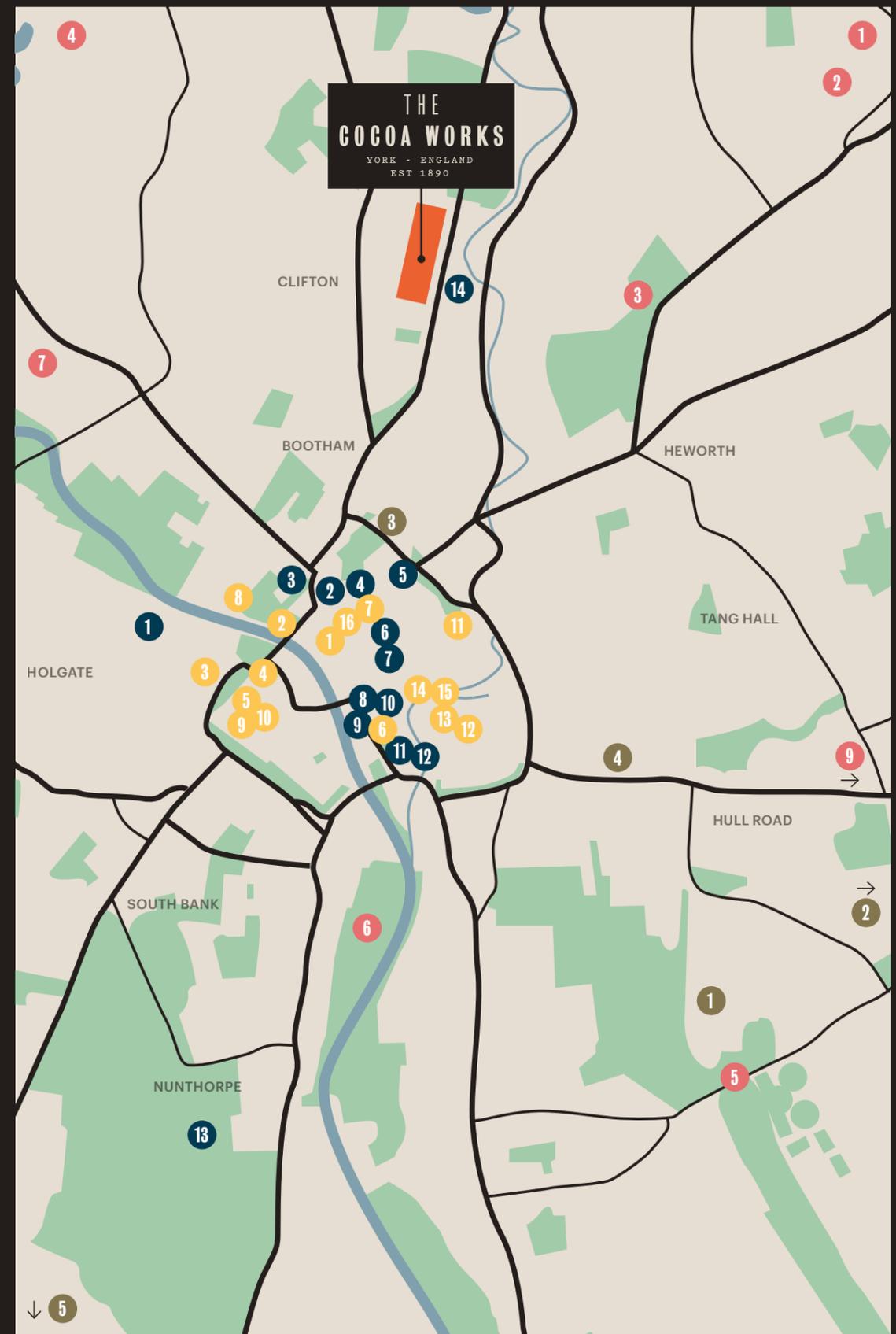
- 1 Bettys Cafe Tea Rooms
- 2 The Star Inn the City
- 3 The Principal
- 4 The Grand
- 5 Hampton by Hilton
- 6 The Hilton
- 7 Lucia Wine Bar
- 8 Roots Restaurant
- 9 Partisan Restaurant
- 10 Skosh Restaurant
- 11 Arras Fine Dining
- 12 The Press Kitchen
- 13 Le Cochon Aveugle
- 14 Ambiente Tapas
- 15 Brew York Craft Brewery
- 16 Bobo Lobo Cocktails

## RETAIL AND LEISURE

- 1 Monks Cross Shopping Park
- 2 Vangarde Shopping Park
- 3 Heworth Golf Club
- 4 Clifton Moor Retail Park
- 5 Fulford Golf Club
- 6 Rowntree Park
- 7 Clifton Park Sports
- 8 York Designer Outlet
- 9 York Auction Centre

## EDUCATION

- 1 University of York
- 2 University of York Campus East
- 3 York St John University
- 4 Student accommodation
- 5 York College





**PARKS & RECREATION**

From the grounds of York Minster to Rowntree Park, you're never far away from somewhere green.



**PUBS & RESTAURANTS**

Gastropubs, tea rooms and fine dining galore.



**THRIVING RETAIL**

A warren of winding streets are home to independent boutiques and high street favourites.



**RIVER OUSE**

Running for 13 miles through the city, the River Ouse is a haven for wildlife.

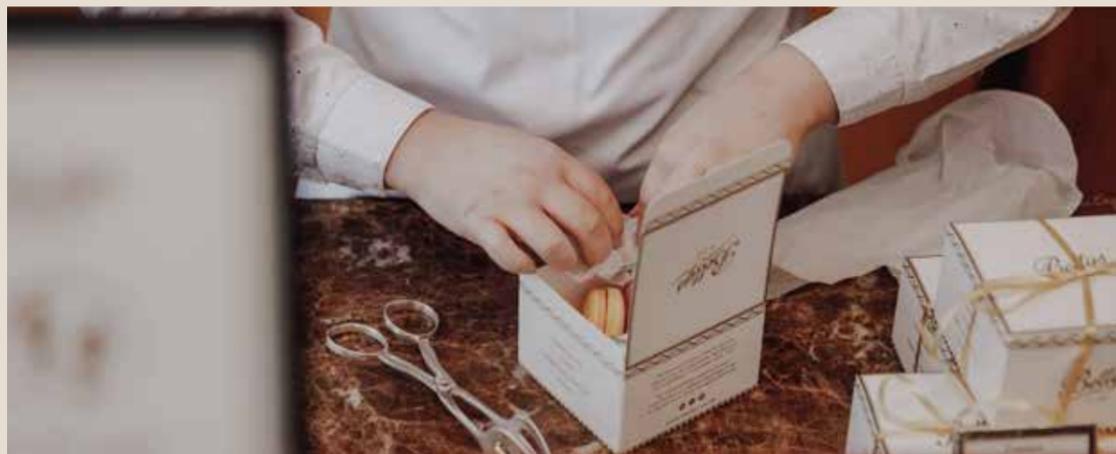


**YORK MINSTER** Completed in 1472 after seven centuries of building, York Minster has been the focal point of a bustling city centre ever since.

# A HISTORIC GEM, BETTYS, THE SHAMBLES, YORK MINSTER...AND ENDLESS CHARM

Whether you're local to York or new to the city, the depth of its history never fails to amaze. Combine that with contemporary shopping and leisure opportunities and you'll see why it's such a fantastic place to live.

The Shambles, one of the best preserved medieval shopping streets in Europe, rubs shoulders with the latest brands. Great pubs and bars (one for every day of the year, so the saying goes) bump horns with a Viking past while Bettys, famous for its Fat Rascals, gazes at the spire of York Minster.



**BETTYS** There are plentiful cafes and tea rooms to choose from in York, but everyone should visit the famous Bettys at least once.



**THE SHAMBLES** A ramble through The Shambles is a time-honoured way to spend an afternoon in York.



**A DAY AT THE RACES**

The third biggest in the UK, York Racecourse attracts over 350,000 visitors a year.



**A WALK THROUGH TIME**

York's medieval walls are the longest in England.



**LEISURE**

From tennis and golf to motor sports and dale walking, York and its surrounding areas has it all.



**EDUCATION**

Globally recognised universities with an international reach.

The past five years have seen a steady 8.1% increase in York property prices. With growth expected to continue to outperform the UK average, this is a city which is demonstrating impressive return on investment.

As the Northern Powerhouse strategy continues to take shape, demand for contemporary living spaces, with a vibrant community at their heart, is high. Rental values average £1,050pcm, with a 4.2% yield.

**“HOUSE PRICE GROWTH IN YORK IS EXPECTED TO OUTPERFORM BOTH THE WIDER REGION AND THE UK’S AVERAGE, HAVING INCREASED BY 8.1% OVER THE PAST 5 YEARS”**

ZOOPLA

# AN ATTRACTIVE OPPORTUNITY

**“THE UNIVERSITY OF YORK IS INCREASINGLY RECOGNISED AS A PERMANENT FIXTURE IN THE TOP RANK OF BRITISH HIGHER EDUCATION, FORGING A REPUTATION TO RIVAL OXFORD AND CAMBRIDGE”**

THE SUNDAY TIMES

With one of the strongest economies in the north of England, York’s vibrant mix of industry, universities, heritage and business is an attractive prospect.

Two internationally recognised universities attract overseas students who make up 18% of all enrolments. Many go on to work for major local employers including Aviva, Hiscox, BT, Siemens and MAFF after graduating.

Well connected to other key cities across the UK, via road and rail, York offers excellent investment opportunities, continued growth, healthy demand and a bright future.



**24,000**

Combined student intake at York’s two internationally recognised universities

**18%**

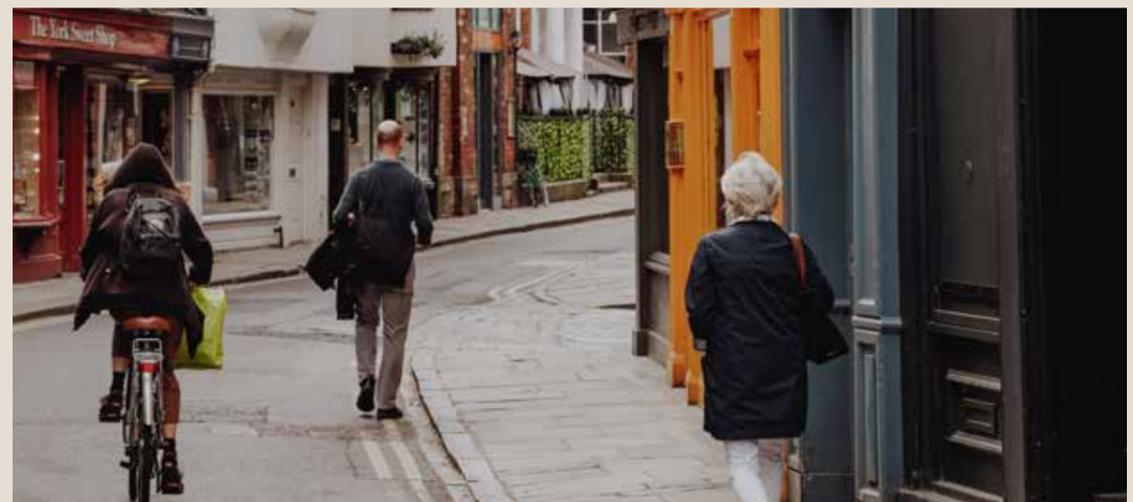
Overseas students make up 18% of all enrolments

**7 million**

Visitors each year, from all over the world

**5.5%**

Growth in York’s economy over the past 5 years





CITY LIFE

Medieval spires and historic walls.



ON YOUR DOORSTEP

York is within easy reach of the Yorkshire Dales.



# CONNECTED TO THE UK

York is perfectly placed for easy access to the rest of the north of England. With the Dales on your doorstep, the Pennines just a short journey away and the metropolitan centres of Manchester, Leeds and Newcastle within easy reach, you really do have the best of both worlds. The M1 connects York with London and the south east, along with fast rail links to the capital.



					
Leeds	23 MINS	47 MINS	Teesside Airport	1 HR 14 MINS	1 HR 6 MINS
Manchester	1 HR 19 MINS	1 HR 32 MINS	Leeds Bradford Airport	1 HR 24 MINS	52 MINS
Liverpool	2 HRS 14 MINS	1 HR 52 MINS	Manchester Airport	2 HRS 2 MINS	1 HR 27 MINS
Durham	46 MINS	1 HR 27 MINS	North York Moors	N/A	37 MINS
Edinburgh	2 HRS 39 MINS	3 HRS 52 MINS	Yorkshire Dales	N/A	1 HR 7 MINS
London King's Cross	2 HRS 13 MINS	3 HRS 42 MINS	Peak District	N/A	1 HR 8 MINS



NOMA, WESTMINSTER



AMPLIFY, MANCHESTER



LEXICON, ISLINGTON



THE BOULEVARD, BLACKFRIARS



CONNINGBROOK LAKES, KENT



VIEWPOINT, BATTERSEA

# ABOUT US



Latimer is the private 'for sale' home building arm of Clarion Housing Group, developing private homes in thriving, mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

# GET IN TOUCH



## CONTACT US

[www.thecocoa-works.com](http://www.thecocoa-works.com)  
[sales@thecocoa-works.com](mailto:sales@thecocoa-works.com)

## MARKETING SUITE

Haxby Road,  
York YO31 8TA

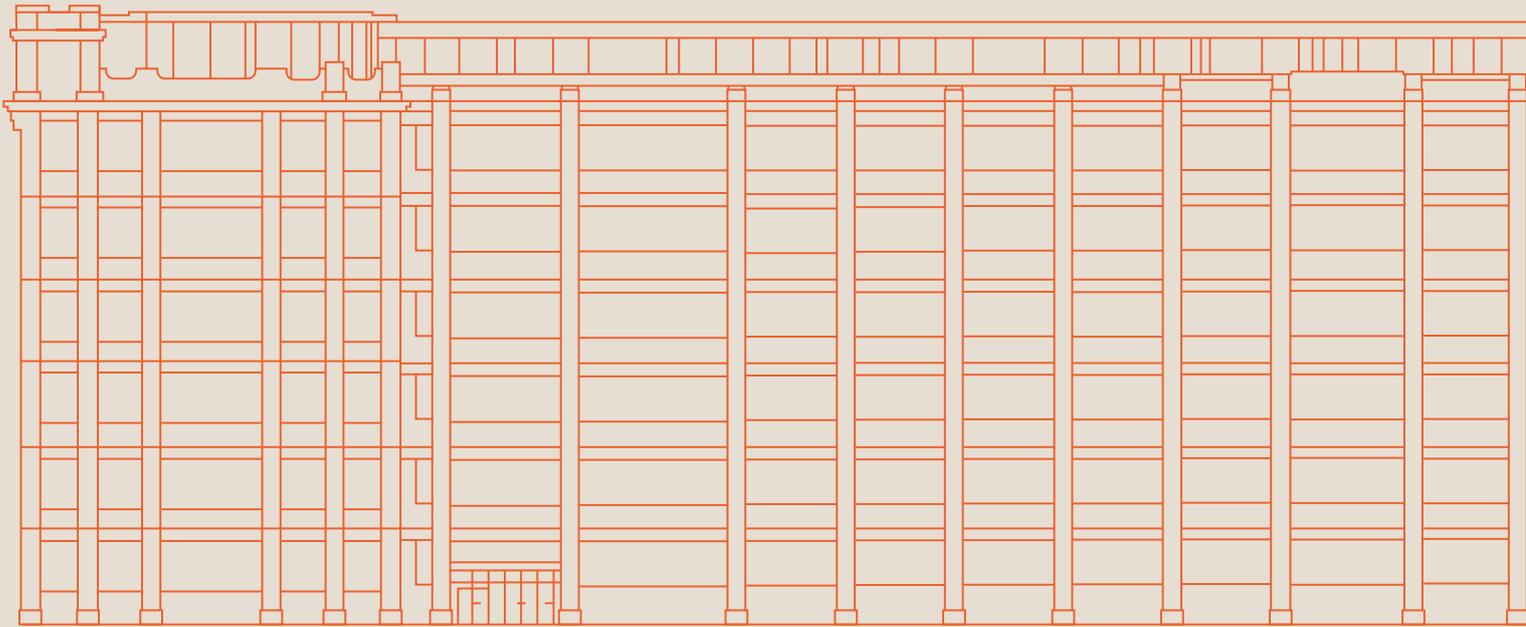
## DEVELOPER

Latimer, by Clarion Housing Group

## DISCLAIMER

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