

# Luxury homes by York Two in Bootham sell for record values



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**A LUXURY property development in [York](#) has sold out after achieving record values for the area.**

York Two Ltd, a property development business, has transformed a three-storey office building in Bootham into 12 apartments, a mews house and a cottage, with car parking.

The conversion of the old Bootham House site achieved a record per sq ft sales rate for the area despite being launched during the Covid-19 pandemic.

The scheme was launched in March 2020, with prices from £250,000 to £695,000, after York Two acquired 46-48 Bootham from the Helmsley Group.

The property was built in the 1950s after the site was damaged during the Second World War, and is in a prime location, next to the Bar Walls alongside Marygate.

Toby Cockcroft, of Croft Residential, Amy Johnson Way, York, which was one of the agents on the project, said: “It’s testament to the high quality

nature of the development that we managed to sell all properties despite three national lockdowns and uncertain economic times.

“Repurposing this magnificent building and providing new homes was a great team effort by all involved.”



“Achieving record figures for the area is also a sign that there is still massive confidence in York as a city.

“This is underlined with the recent inclusion of the city as one of the best places to live in the UK, in the Sunday Times.

“Across York and the surrounding area, we are seeing extremely strong demand for the good quality homes we have on our books.”

Andrew Kernahan, of Kernahan Building Contractors, was the main contractor for the project and the interiors were crafted by interior designer Christine Yorath.

City of York Council approved the plans to convert the former Savills estate agent building into residential units back in 2019, when Leeds-based Irwin Mitchell advised York Two on the deal.

The Helmsley Group and its client investors had previously owned the building for more than 15 years.

It served as an office for Savills but was sold in response to strong demand from buyers for residential space in such a key location.

York was included in the top 10 locations to live in the north and northeast in this year’s Sunday Times Guide.

Judges said: “York is one of the very best locations in the country for schools, and its unbeatable rail connections and interesting shops and restaurants give this historic city a thoroughly modern edge.”

Average house prices are £285,000 and £850 pcm rental.

