

Charnock Bates

a different **view**

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Charnock Bates have been established country house agents for over 25 years in West Yorkshire specialising very much in the sale of period homes, listed buildings, farm houses and country house estates. The company was founded by Stewart Charnock-Bates and in 2015, became part of the Walker Singleton group, one of the largest independent property experts in Yorkshire.

The acquisition now enables us to expand our business even further and offer a greater and improved service to our clients across Calderdale, Kirklees and Bradford. Walker Singleton are very much market leaders within the surveying and commercial property world in West Yorkshire. As such our clients are now able to benefit from specialist advice across a whole range of sectors within the company.

The Charnock Bates team possess very experienced personnel in all areas and it is because of this Charnock Bates are able to provide the service today that they were providing when formed in 1992, which is based upon personal contact and local knowledge.

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HEATHFIELD

LITTLEBOROUGH

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Briefly comprising; entrance hall, 4 reception rooms, kitchen, utility, WC, 5 double bedrooms, 3 bathrooms and cellar. Externally, electric gates, private drive with turning circle, garaging, manicured gardens and leisure suite.

Manchester approximately 18 miles. Ripponden approximately 7 miles. Littleborough Train Station approx. 0.8 miles.

Guide Price £1,150,000

Halifax

London

Ripponden

Huddersfield





CARR HOUSE, KIRKLEES HALL

CLIFTON

A very rare opportunity has arisen to purchase the principal part of the historical Kirklees Hall. This superb Grade I Listed property, which has undergone major renovation in the 1990's, under the auspices of English Heritage, offers unique and elegant living boasting a spectacular array of original features to include intricate oak panelling and plaster work within an idyllic country house estate enjoying all the benefits of country living and yet enjoying easy accessibility to the M62 Network.

To comprise : - Grand entrance hall with sweeping 'flying' staircase, Oak panelled drawing room, grand dining room, living kitchen, three first floor bedrooms, two bathrooms, guest suite to the lower ground with various store rooms and extensive cellars.

Leeds approx 15 miles. Manchester approx 33 miles.

Offers In The Region Of £999,950

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GIG FARM

SOYLAND

A rare opportunity to purchase a well presented, characterful, 5 bedroomed detached home enjoying a private, rural position and set within the premier location of Soyland.

Briefly comprising:-dining kitchen, utility, reception rooms, 5 bedrooms, 3 bathrooms. Externally:- established private garden including allotment and small woodland area, ample parking and rural views, totalling approximately 0.6 acres.

Leeds approx 27 miles, Manchester approx 26 miles.

Guide Price £899,000



Halifax

London

Ripponden

Huddersfield



LOWER WAT ING

NORLAND

Believed to date back to 1664 Lower Wat Ing is an impressive detached Grade II Listed 5 bedroom family home, with detached stone barn and 8 acres of grazing land. Lower Wat Ing would ideally suit a family with an equestrian interest who can benefit from the land and buildings and who also is looking for a home steeped in history with many period features. Set in a semi-rural location with excellent access to Sowerby Bridge Railway Station nearby with a direct rail link to both Manchester, Leeds and Bradford.

Briefly Comprising:- kitchen, 3 reception rooms, 5 double bedrooms, en suite bathroom, family bathroom, boot room, WC, utility, off road parking, detached stone barn used for storage and garaging and large landscaped gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

Offers Around £865,000

Halifax

London

Ripponden

Huddersfield





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THE OLD WHEEL HOUSE

BARKISLAND

The Old Wheel House is a spacious detached property situated with an idyllic private setting in the most desirable area of Barkisland.

Briefly comprising; living kitchen, 3 reception rooms, garden room, study, WC, utility room, 5 double bedrooms, 2 ensuite bathrooms, family bathroom and a galleried landing open to the entrance hall. Externally, a private drive leading to a double garage and turning circle with ample parking, approximately 1 acre of landscaped gardens with woodland, lawned and decked areas.

Leeds approx. 20 miles. Manchester approx. 25 miles. Direct railway link to London approximately 15 minutes away in Halifax.

Guide Price £865,000

Halifax

London

Ripponden

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Danielle Firth, Jim Moore & Krystina Firth

In the Spotlight: **Jim Moore**

When he's not at his desk overseeing operations across his companies, Jim Moore can usually be found riding a tractor in his field, or entertaining his three young grandchildren.

Known amongst the business community for his involvement in the timber trade, Jim started out on the very bottom rung, as an apprentice in joinery at the age of 16 at Harold Taylors shop fitters, and at 19 became self-employed.

After undergoing the usual trials and tribulations of tradesmanship and self-employment, at the age of just 22, he bought a small



restaurant in Halifax, Pizza and Wine, which he ran with his wife, Karen. Jim then acquired a pallet manufacturing company, Young and Co in 1988 aged just 27. Owing to his success with Youngs, Jim took over James Chambers Timber Merchants in 1995, Calder Valley Skip Hire joined the family in 1999, shortly followed by Garrads Timber Merchants in 2000.

In 2009, a new project began for Jim and his team - the Heritage complexes in Lindley and Elland. The Lindley complex boasts 38 loft apartments, luxury office space, meeting rooms and 13 serviced



The Heritage Exchange, Lindley

apartments. Residents and tenants can enjoy a full range of facilities on site, including a salon, spa, fitness club and bistro. The converted textile mill in Elland encompasses office space, secure storage, and a state of the art photography studio. Jim was keen to relaunch and refurbish the majority of the development, creating a thriving business community. He also oversaw the brand development, as new websites and marketing materials were rolled out. Over the last 18 months, Jim has implemented eco heating and lighting in the complex as well as considerable investment in the building structure. Occupancy currently stands at 64 tenants with more offices planned for next year.

Heritage Suites was the first serviced apartment project to be launched in Huddersfield. Jim's vision was for luxury accommodation for business visitors and those who want more than a traditional hotel can offer. Since its launch in 2009, Heritage Suites has welcomed more than 3000 guests, including film crews and football players.

Away from the corporate world, Jim is passionate about working with local charities. In 2015, he was presented with a Rotary Fellowship award for his generous contribution to the community. "It's important to me to give back locally" comments Jim, who has been involved in numerous fundraising projects including donating materials and skips to a project on BBC's DIY SOS.

Jim has been in business for 33 years, but doesn't have any intention of giving up anytime soon. He has recently completed a housing development in Hebden Bridge and has a couple of large projects on the horizon. The future is bright for the Huddersfield business community, and Jim and his team are excited to be part of it.



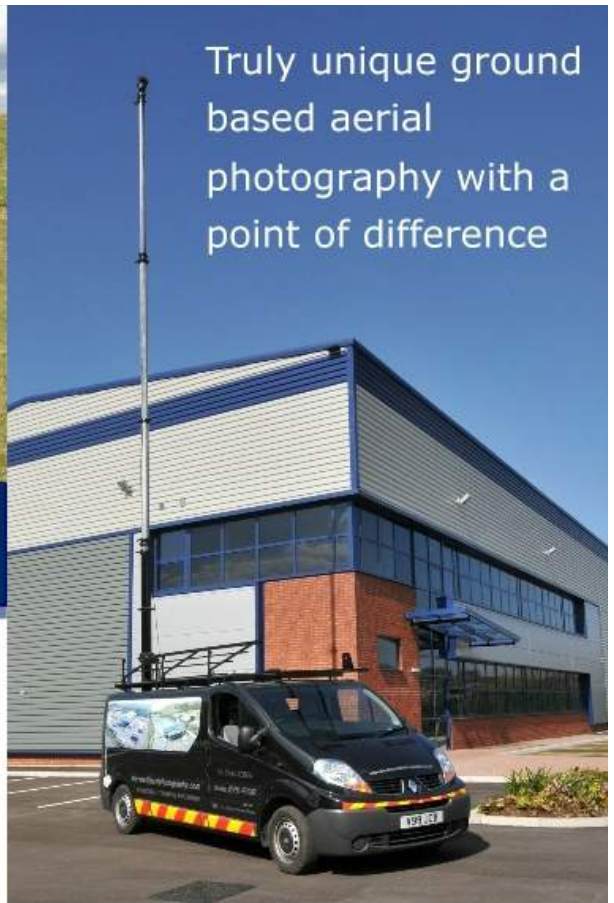


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Louise (Salon Creator)

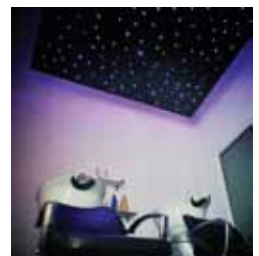
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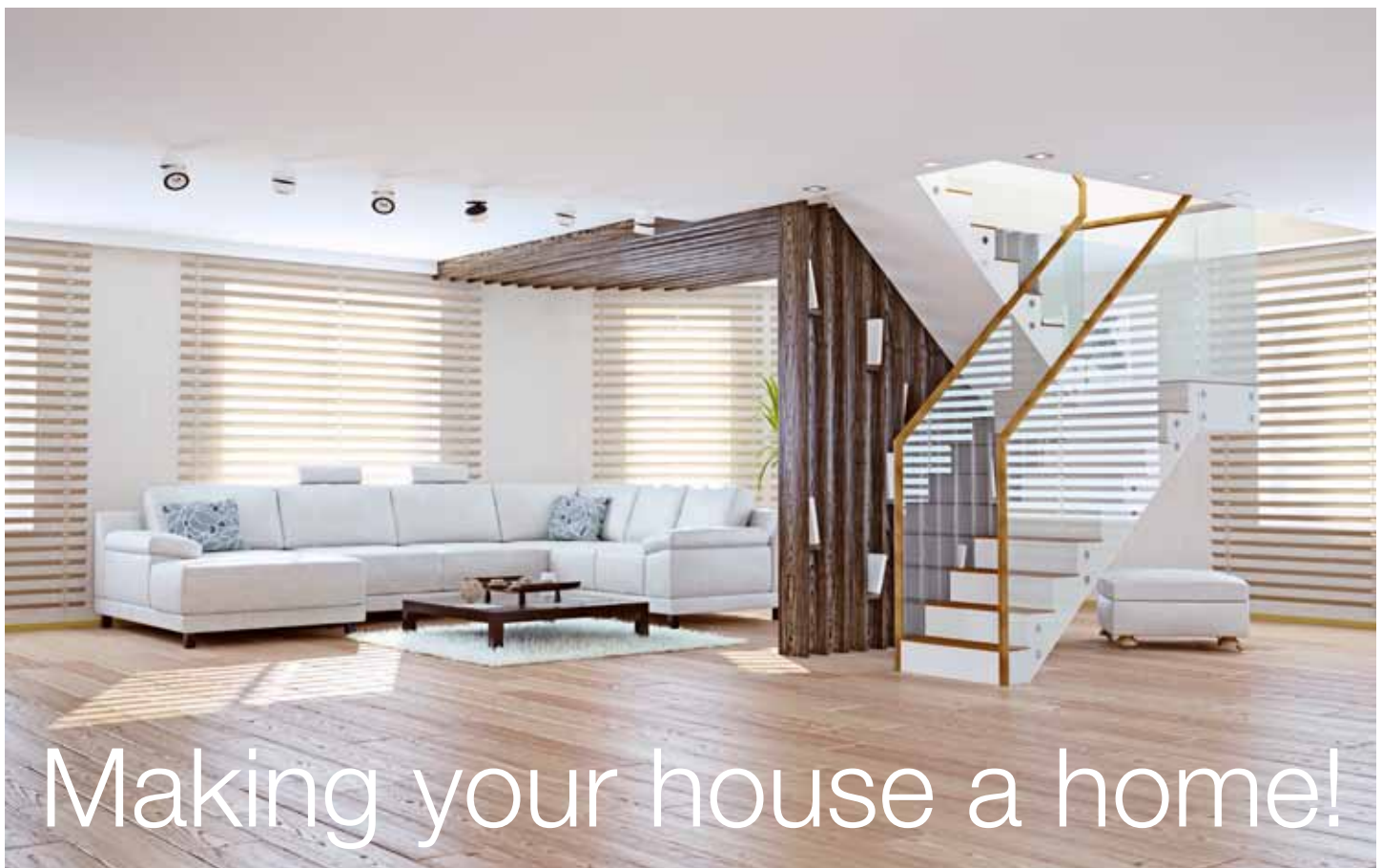
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EDGEHOLME

WARLEY

An impressive, period family residence constructed by Arthur McCrea in 1910, sitting within approximately 1 acre of mature gardens in the conservation village of Warley.

Briefly comprising - Entrance hall, two cloakrooms, drawing room, dining room, living kitchen, utility room, orangery, four bedrooms, en-suite bathroom and house bathroom. Externally- Mature, well stocked private tiered gardens, driveway, garage, potting shed, greenhouse and summer house.

Leeds approx 24 miles, Manchester approx 27 miles.

Offers Over £795,000

Halifax

London

Ripponden

Huddersfield





VALE BARN

HAWORTH

A rare opportunity has arisen to purchase a delightful barn conversion with adjoining, self-contained cottage situated within approximately 10 acres comprising of gardens, woodland, grazing land and stunning views. The property is ideal for an individual with an equestrian interest whilst the cottage is currently run as a self-catering holiday accommodation. Set within the heart of 'Bronte Country' with outlooks over the countryside and the iconic steam railway where 'The Railway Children' was filmed.

Briefly comprising - kitchen, utility, 2 reception rooms, study, sitting area, 5 bedrooms, bathroom, en suite. Superb grounds, grazing land including 3 paddocks, stable block, winter paddock, generous gardens, triple garage and ample parking.

Haworth approx. 0.7 miles, Halifax approx. 10 miles, Leeds approx. 19 miles and Manchester approx. 45 miles

Guide Price £765,000



Halifax

London

Ripponden

Huddersfield

Presentation, Presentation, Presentation



Kirklees Hall, Clifton

Here are our top tips

You may be familiar with hearing a different word when selling or purchasing your home, although location is sometimes the single deciding factor for many purchasers, a well presented home could easily mean selling quickly and for the highest value. We all do it, we live with those little jobs around the house that we never get time to complete. You may be focusing on your next home but it is essential that your current property looks its best to ensure it stands out and attracts the right purchasers. Just remember you may have fallen out of love with your current property but it could be someone's next dream home, putting a little effort and investment in before you sell could earn you thousands and get you moving a lot quicker.

Here are our top tips:

- Always ensure that individual rooms are set for the use of that room, it's all about that first impression. Having a dining room as a gym and a bedroom as a store room simply doesn't give a clear impression
- The first thing people see is the front of your house, ensure any damaged external fencing or gates are repaired and freshly painted, the front door is clean and freshly painted if required, lawns are cut, paths are weeded and external lights are working, particularly if viewings are at night.
- Ensure pets are out of the property when undertaking viewings and water bowls,

baskets and particularly litter trays are out of sight.

- De-clutter, people often find it difficult to envisage what a property would look like if they were living there. You can make this easier by removing excess personal belongings, re-organising furniture and removing large items that make a room feel small.
- Light is essential, make sure curtains and blinds are open and windows are cleaned inside and out. Also consider placing additional lamps in darker rooms and check all light bulbs are working.
- During winter months and colder spells ensure fires are lit and that your central heating is on, a warm house is a welcoming one and open fires or wood burning stoves are a sought after feature that need emphasising.
- Bad smells are one of the biggest off putting factors to viewers, make sure you wash bins, open windows and get rid of stale cooking smells. Good smells can make a property feel like an alluring home.
- Make sure gardens are tidy and well maintained, make sure paths and driveways are swept and jet washed, lawns are cut, hedges pruned, leaves collected and borders weeded. Outside garden lighting can be an inexpensive way to tie it all together.
- When selling farms or remote properties with long drives or unmade access roads ensure pot holes are filled, paving repaired/replaced and damage walls re-built.





TORRINGTON

HALIFAX

A substantial, extended detached mansion house which offers flexible living accommodation. Would ideally suit families wanting to live together but independently.

Briefly comprising, hallway, 4 reception rooms, kitchen, utility, 2 W.C's, 9 bedrooms, en suite and 2 bathrooms. Parking and gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £695,000



FIELD HOUSE

TRIANGLE

Field House, which has recently been renovated, forms a substantial part of the original main house. The property is Grade II* listed from the well renowned Georgian period and is located within a park land setting. In its current form this is the very first time that this fabulous period home has become available for purchase since its construction. There are substantial gardens, orchard, former tennis court and lake.

Comprising - Grand entrance hall, cloakroom, drawing room, sitting room, kitchen, butlers kitchen/utility room, vaulted keeping cellars, galleried landing, five double bedrooms, en-suite bathroom and house bathroom. Impressive lawned gardens, patio, driveway and parking.

Leeds approx 25 miles. Manchester approx 25 miles.

Offers Around £695,000



GLEDHOW DRIVE

OXENHOPE

An opportunity to purchase an impressive detached modern home set within a semi-rural location.

Briefly comprising, open plan living, 5 double bedrooms, 3 bathrooms, WC, utility and ample storage space. Additionally, having an exercise pool, double garage, ample gardens and parking.

Haworth approximately 1 mile, Hebden Bridge 7 miles, Leeds approximately 22 miles.

Offers Around £665,000



58 CROWTREES LANE

BRIGHOUSE

A substantial, newly-built, contemporary designed stone built detached residence benefiting from an extremely high specification throughout set over 3 floors and extending to approximately 3300 sqft.

Located within a sought after and convenient location with close proximity to the M62 network.

Briefly comprising, entrance hall, lounge, living kitchen, utility, study, 4 double bedrooms, dressing rooms, 3 en suites, games/sitting room and bathroom. Externally, ample gated parking, triple car garage and garden.

Leeds approx. 15 miles. Manchester approx. 33 miles.

Guide Price £650,000



THE CLOCK HOUSE, KIRKLEES HALL

CLIFTON

Located in one of the most prestigious settings in the region is the historic 'Clock House' forming part of a cluster of fine period properties that make up the Grade I listed Kirklees Hall. Briefly comprising:- dining hall, study, lounge, dining kitchen, 4 bedrooms, en suite and house bathroom. Externally, private parking and enclosed generous gardens. Additionally communal gardens and woodland of approximately 18 acres. Access to Kirklees Hall is via electric gates providing a safe and secure environment.

Leeds approx 14 miles, Manchester approx 31 miles, Huddersfield approx 5 miles, Brighouse approx 2 miles, M62 (Junction 25) approx 1 mile

Offers In The Region Of £599,500



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Georgina & Chris Burke - September 2016





NEW ROYD

JAGGER GREEN

New Royd is an immaculately presented detached residence situated within the heart of Jagger Green benefiting from approximately 1.5 acres.

Briefly comprising, 2 reception rooms, kitchen, conservatory, cellar, W.C, 4 bedrooms, en suite and house bathroom. Ample parking, double garage approx 0.5 acre grounds, stables, distant views and approx 1 acre paddock.

Leeds approx 19 miles. Manchester approx 23 miles.

Offers Around £595,000

Land and Development



Demand for both building and agricultural land across Kirklees and Calderdale remains strong. With many purchasers having aspirations to self-build, single building plots in good areas are rare and in extremely high demand. With such a buoyant land market the auction route is generally the preferred method for selling development and agricultural land. Selling via the traditional auction method can in some instances achieve higher values than selling by private treaty and also achieve certainty with timescales. Recent results from our private and auctions sales

show agricultural land selling at an average of £14,732 per acre in the last 24 months but as high as £25,000 per acre. These wide variations in land values mean it is essential to seek professional advice from an experienced firm of auctioneers or chartered surveyors. Many land owners may not be aware of the development potential that exists. This is where an experienced agent will be able to identify opportunities and provide professional advice on the different options available to maximise value. Larger scale housing development is on the increase, with a number

of schemes throughout the region currently under construction or planned for the next 12-24 months. Over 32 potential sites have been put forward for inclusion in the Kirklees local development plan that is currently in the consultation stage. Calderdale council confirm that over 17,000 new homes will be required by 2032, a draft local plan is expected to be published early 2017 and will be followed by a 6 week public consultation period. One change affecting future development is the Community Infrastructure Levy (CIL), payable by developers and calculated

on a charge per square metre of development. The money raised from CIL will go back into communities to pay for new schools, roads, or transport services, sports facilities, playgrounds and green spaces. Local authorities across West Yorkshire are currently in the process of setting the charges and it is anticipated CIL will come into effect across the majority of local authorities over the next several years. With the shortage of housing stock across the region, demand for development land is expected to increase throughout 2017 with average prices per acre continuing to increase.



BRECK TOP FARM

LUDDENDEN

Breck Top Farm is a superb, spacious, immaculately presented semi detached family home enjoying breathtaking far reaching countryside views. The property also benefits from manicured grounds and approximately 4 acres of grazing land.

Briefly comprising, entrance hall, 2 reception rooms, stone built sun room, W.C, kitchen, breakfast area, utility, cellar, 4 bedrooms, 2 en suites, house bathroom and a second floor study area (with potential to create a 5th bedroom). Gated parking, stone outbuilding with enclosed parking for 3 cars, gardens, land and views.

Leeds approx. 20 miles, Manchester approx. 30 miles.

Asking Price £585,000



SCAREDALE

MYTHOLMROYD

A substantial detached extended family home situated within an elevated position benefiting from flexible living accommodation and enjoying far reaching views.

Briefly comprising, Entrance halls, 2 reception rooms, living kitchen, utility, 2 W.C's, study/playroom, cellars, 7 bedrooms, en suite and 2 bathrooms. Parking for up to 4 cars, single garage and enclosed gardens.

Leeds approx 27 miles. Manchester approx 27 miles.

Guide Price £575,000



GREAVE HOUSE

MIDGLEY

Offered for sale for the first time in over 50 years, an imposing Grade II Listed detached residence dating back to approximately 1653. Located in a rural setting enjoying superb landscaped private gardens and far reaching views.

Briefly comprising, entrance hall, cloakroom, wet room, 2 reception rooms, kitchen, utility and pantry. 5 double bedrooms and bathroom. Adjoining double garage with store room, manicured garden and parking to the front.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £575,000



HIGHER COLDEN BARN

HEPTONSTALL

An opportunity to purchase Higher Colden Barn, a 4 bedroom detached property situated within a rural location benefiting from far reaching views.

Briefly comprising, kitchen, 3 reception rooms, utility, WC, 4 double bedrooms, en suite and house bathroom. Externally, ample parking, lawned garden, various seating areas, workshop/studio, stables and exceptional views.

Hebden Bridge approx. 3 miles, Haworth approx. 12 miles, Manchester approx. 30 miles.

Guide Price £565,000

Halifax

London

Ripponden

Huddersfield





SLATE DELFS FARM

CRAGG VALE

A substantial 4 bedroomed detached barn conversion set within a rural location benefitting from ample parking, detached garage and rural views.

Briefly comprising- dining kitchen, lounge, dining room, WC, 4 bedrooms, en suite bathroom and family bathroom. Externally- ample parking, detached double garage and garden.

Leeds approx 28 miles, Manchester approx 24 miles.

Guide Price £545,000



MILNER ROYD COTTAGE

NORLAND

An impressive fully renovated detached home situated within a prestigious private gated courtyard setting with far reaching views.

Comprising, first floor - lounge area, dining area, dining kitchen and W.C. Ground floor- 4 bedrooms, en suite and house bathroom. Double garage and approx 1/2 acre tiered gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £525,000

Halifax

London

Ripponden

Huddersfield





THE OLD SCHOOL

BARKISLAND

The Old School has been converted into a substantial family home set within the sought after location of Barkisland with extensive rural views overlooking Scammonden Reservoir and excellent M62 access.

Briefly comprising- kitchen with dining area, lounge, games room, snug, study, 5 bedrooms, 4 bathrooms, cellar incorporating garage, wine store, utility, store room and coal room. Externally- car port, off road parking, landscaped gardens and rural views.

Leeds approx 25 miles, Manchester approx 19 miles.

Asking Price £495,000



PAPER MILL HOUSE

RIPPONDEN

A well presented detached family home set within an exclusive hamlet within a premier location surrounded by beautiful woodland and streams.

Briefly comprising, dining hall, W.C, lounge, breakfast kitchen open to the family room, utility, 4 bedrooms, en suite and house bathroom. Ample gated parking and approx. 1 acre of gardens and woodland.

Leeds approx 25 miles. Manchester approx 25 miles.

Offers Around £495,000

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a differentview

Victorian Mills Go Head to Head

Calderdale Vs Kirklees by S. I. Charnock-Bates MRICS

For those of you that follow TV dramas, during last year I am sure many of you will have become familiar with the screening of 'Queen Victoria'. This drama covered a small period of her life but began to outline how during her reign Britain managed to build a huge empire. Hence, to coincide with our country's prosperity during this time and the opening of our Huddersfield office, I thought it might be interesting to compare the present change of uses over the years of our Victorian mills within both Calderdale and Kirklees.

Queen Victoria's reign was from 1837-1901 and during this time there was a massive transformation in people's lives as these mills and factories were created to allow the development of industry.

From living in villages and working on the land people began to start living in towns and working in offices, shops and factories. The Industrial Revolution evolved directly due to the growth of the construction of these mills being ably assisted by steam. West Yorkshire proved to be in an ideal location for this with canals and the railway network nearby.

Entrepreneurs of the day within Calderdale and Kirklees constructed an abundance of these stone built mills and associated mill terraced houses.



Bridge Mill, Holmfirth

Alongside this industrial growth came a rapidly developing railway network and by 1870 over 100,000 steam engines were at work throughout Britain. During the Victorian period, we became the most powerful and richest country in the world. However, this was not to continue and in many ways, we became complacent. Suddenly,

Germany and France grew benefiting from the ideas of our own people and by 1910 the USA produced almost twice as much steel alone as the total steel production of Great Britain. Great Britain then began to decline and gradually over the period of the 20th Century many of our famous, beautiful and profitable mills became empty and derelict.

Many historians have debated as to why the success in some ways produced depression. Some say we simply did not work as hard as our rivals in other countries, therefore, it was inevitable that hard times would eventually produce non-competitive attitudes and practices that ended up creating stagnation and unemployment.

Yet whilst many of these buildings fell into dereliction, as a result of the depression, on the other hand they eventually provided opportunities for the new entrepreneurs in the 21st Century to diversify and create different uses for these buildings today. There are many examples of such mills which have been converted for residential use in both Huddersfield and Halifax such as Barkisland Mill and Heritage Mill, Golcar. However, within this article I thought I would look at the imagination of today's entrepreneurs as to how they have created different uses for these mills. Our feature on Mr James Moore on pages 14 and 15 is the type of property that I want to feature within this article, where different mills



Brookes Mill, Armitage Bridge

have different uses within them. Within the town centre of Huddersfield there are many Victorian mills, some of which are still within a related industrial use to

the original use and others which have been converted into apartments.

Examples of mills in different uses can invariably be found on the outskirts of towns, where rents can be cheaper

and therefore tenants easier to be found and car parking in abundance.

Bridge Mill, Holmfirth (pictured on page 44) is illustrative of such a property. This mill originally consisted of 2 mills, the first one being built in 1847 and the second one shortly thereafter. During this time both properties had a variety of occupants all associated with spinning and cloth finishing as the mill was on the riverside and water power was very much required when the first mill was erected.

After various developments and occupations over the years the original Bridge Mill is now a business park and offers a wide range of well-maintained and serviced business units varying from 300-8,000 sqft. The mill includes modern offices, warehousing and industrial space.



Springfield Mill



Dean Clough Mills

It would be wrong to write such an article without including a great history story in respect of Brookes Mill, Armitage Bridge (pictured on page 45). It is believed that Brookes Mill has been the home of wool cloth manufacturing for over 200 years, being founded by the Brookes family themselves. Buildings and cottages were added to the mill during the Victorian years as the woollen trade flourished during this time. However, as has been the case with many of these mills, survival became impossible and the inevitable demise happened in 1987. It is here though that in many ways the great story begins. As one book closes another one opens. Unusually the founding Brooke family have now created a business park from the historic mill to ensure that the present building survives and provides opportunities for today's entrepreneurs. Finally, in Huddersfield, a

similar mill to the above but built in a more rural setting which originally provided employment for the villagers living in Denby Dale. Historically, Denby Dale was

known as Denby Dike but changed in the 19th Century due to the building of two turnpike roads and the arrival of the railway. This produced the building of

Springfield Mill (pictured on page 45) which over recent years has been transformed by the Charlton family to create an interesting variety of businesses from beauty, gift shops, fitness and dance, fashion, food and drink and the charitable organisation of the Denby Dale Centre.

Similarly, Calderdale has many examples of such mills where the original use has long expired and they now produce interesting hubs of business activity for the future.

The first example of this and arguably at the forefront of such a development is Dean Clough Mills (pictured left). Originally built in the early 19th Century and first occupied by the Crossley family for the production of the famous 'Crossley Carpets'. In 1982 the site was closed and purchased by a consortium of individuals led by Sir Ernest



Bowers Mill



Hollins Mill

Hall who had a vision to create what has today become a huge business park with many different variety of uses.

The converted mills now house approximately 150 large and small businesses and arts venues including Crossley Gallery, several other art galleries and the viaduct theatre. The mill can boast tenants such as a 'Travelodge', an NHS facility and the Halifax PLC as well as many bars, restaurants, retail and office space. Further afield and in a more rural location of Calderdale within the Ryburn Valley, Bowers Mill (pictured left) offers small businesses the opportunity to trade in a most pleasant location yet having easy access to the M62 to commute to Leeds and Manchester. Bowers Mill, again built adjoining water, was first

occupied as a corn mill, then a worsted mill and finally a woollen mill before the mill closed from this type of use in 1991. The mill has now been imaginatively converted to create many uses including a venue as a banqueting suite, offices, cafe and industrial uses. Finally, within Calderdale, we head to Hollins Mill in Todmorden (pictured above). This former spinning mill and weaving sheds were built in between 1856-1858, beside Rochdale Canal, typically representing the Victorian period at that time.

This particular mill has been restored for multi-use purposes and houses businesses such as a gym and children's soft play centre. Additionally, Hollins Mill offers a variety of storage unit opportunities for individuals and

businesses for a variety of people to rent space. In some respects, this idea has taken off as a direct result of many domestic homes now lacking in storage space.

There are many other excellent examples of mills that we could have chosen to feature within this article, such are the number of wonderful buildings that have been restored and saved within West Yorkshire. I have chosen to take a glimpse into a small number of diverse examples to just take a brief insight into our Victorian heritage. We are very fortunate to be able to benefit from the entrepreneurs of the nineteenth century for providing us with the opportunity to create so many interesting uses within these buildings and locations in order

to undertake our daily business and work activities today.

It is very difficult to say that we have an outstanding example that would head either Calderdale or Kirklees as of course size is not necessarily of greatest importance. However, it is very difficult to ignore the success of Dean Clough in Halifax purely and simply because of what has been achieved whilst on the other hand the family story of Brookes Mill in Huddersfield would touch many a faint heart.

By choosing one from each of Kirklees and Calderdale I suppose I am sitting on the fence as to which is the greatest example of our heritage, but I will leave it to you in order to come to your own conclusion and to select your very own favourite.



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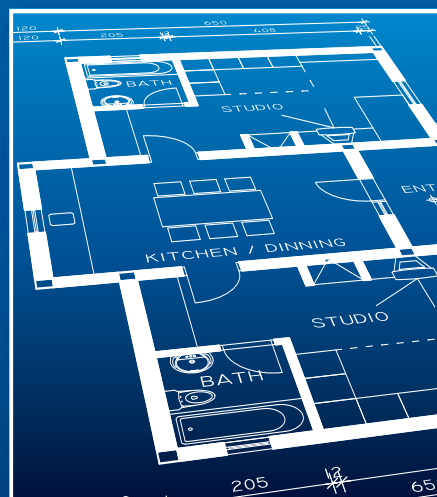
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OBAN HOUSE

BRIGHOUSE

Oban House is a superb 4 bedroomed Victorian family home benefiting from a wealth of period features throughout and set within extensive grounds including a detached double garage. Briefly comprising- entrance hall, 3 reception rooms, conservatory, kitchen, 4 bedrooms, bathroom and cellar rooms. Externally- off road parking, detached double garage, generous lawned garden and store.

Leeds approx 15 miles. Manchester approx 33 miles.

Guide Price £475,000

Halifax

London

Ripponden

Huddersfield





CINDER HILL FARM

NORTHOWRAM

Cinder Hill Farm is an impressive, fully renovated and extended, four bedroom Grade II listed semi detached family home. Offering stylish modern accommodation whilst retaining the character of the building. Briefly comprising- lounge, living kitchen, study, shower room, 4 bedrooms, en suite and house bathroom. Externally gardens, double garage, parking area. There is a 3 bedroom detached barn conversion and approx 2 acres grazing land available by separate negotiation.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £450,000



THORNLEIGH

SHIBDEN

A delightful detached period home situated within an elevated position enjoying views across the Shibden Valley and spacious living accommodation.

Comprising, entrance hall, living kitchen, utility, lounge, cloakroom, 5 double bedrooms, en suite and house bathroom. Parking, single garage and approximately 1 acre of gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £450,000

Halifax

London

Ripponden

Huddersfield





ABLEDEN

RIPPONDEN

A detached family home situated within an elevated position benefiting from flexible living accommodation, generous garden and set within walking distance to Ripponden Centre.

Comprising, kitchen, 2 reception rooms, 5 bedrooms, shower room and house bathroom.

Ample parking, front and rear gardens and views.

Leeds approx 25 miles. Manchester approx 25 miles.

Offers Around £425,000



5 OLD SCHOOL

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Bradford approx 4 miles. Leeds approx 18 miles. Halifax approx 7 miles.

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Contemporary Meets Conservation



Impression of Southfield Mews

Southfield Hall is set within the Savile Park Conservation area and was formerly a private residence until it was purchased by the local NHS Trust.

It was extended in the 1960's providing thirteen studio style flats with shared amenities to meet increasing demand. The development was further extended in the 1970's, with a block of four terrace houses being constructed to the rear of the site. The availability of more modern staff accommodation becoming available resulted in the local Trust taking the decision to dispose of Southfield Hall and the site totalling approximately 0.36 Hectares.

Historically the Savile Park

Conservation Area lies in the township of Skircoat which was part of the Manor of Wakefield. An Inquisition of 1276 found that William, 6th Earl of Warenne and Lord of the Manor of Wakefield, had

appropriated all Skircoat into his forest between 1216 and 1240.

By the latter half of the 19th Century and due to the success of the textile industry, the Savile Park

area became the desirable residential area of Halifax and remains popular with purchasers due to its proximity to leading educational centres, including the award winning



Gleddings Preparatory School and Crossley Heath Grammar School.

The area is characterised by a concentration of large villa properties set in extensive grounds. These villas are generally built of local stone with fine detail in the local vernacular. It is also characterised through the stone wall boundaries which divide the buildings from the street emphasising the separation between public and private space.

Home Builders Torsion Homes has acquired the site to create an exclusive residential development. Successful planning has been awarded to demolish both the 1960's annex and the 1970's building. Torsion Homes will build ten new build town houses whilst sympathetically converting Southfield Hall into four generously spaced large family homes.

Torsion Homes (www.torsion-homes.co.uk) are construction specialists based in West Yorkshire with strong links to the Halifax area and in particular Savile Park and Skircoat Green. Specialising in high specification residential



From left: John Webster, Dan Spencer, Ben Waites, Dean Anderson

developments Torsion Homes has realised the opportunity to create a premium development focusing on small numbers of high specification residential properties, allowing flexibility for the family to modify throughout the build process to meet their needs. Dan Spencer, Managing Director at Torsion Homes comments "We are extremely excited at the prospect of a completely

one-off development and are thoroughly embracing the opportunities a site such as Southfield Hall offers, allowing us to retain a characterful prominent building such as Southfield Hall with its stunning façade, whilst carrying over elements of the original design into the new build properties at Southfield Mews. Our focus is on creating a strong community feeling that will benefit from the extensive range of nearby local amenities including schools, parks, commuter links, independent retailers based in Skircoat Green along with the wider leisure and retail facilities available in Halifax Town Centre. Local specialists Walker Singleton Chartered Surveyors assisted Torsion Homes in acquiring the scheme. Ben Waites,

Residential Partner at Walker Singleton commented "Southfield Hall offered a unique prospect to smaller niche developers giving the opportunity to create a unique development located within a highly sought after and affluent area of Halifax. We expected strong demand for the site, however, the owners felt it was important the development was sold to a local developer with the vision to combine the characteristics of Southfield Hall within the redevelopment of the rest of the site". Work started on site in late October 2016 and Charnock Bates will be acting on behalf of the Torsion Homes as sole selling agents. Completion of the development is due Summer 2017 and local demand is proving very strong.





MEADOW VIEW

STAINLAND

Meadow View is a detached family home offering good sized accommodation and enjoying extensive rural views. Comprises, entrance hall, 2 reception rooms, breakfast kitchen, utility, W.C, 5 bedrooms, en suite and house bathroom. Parking, garage, gardens and rural views.

Leeds approx 20 miles. Manchester approx 27 miles.

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74 MAIN STREET

STANBURY

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Hebden Bridge railway station with links to Manchester and beyond is approx. 20 minutes' drive away. The motorway network is accessible via the M65 at Colne approx 8 miles and the M606/M62 at Bradford approx 12 miles.

Offers Around £395,000

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THE OLD HOUSE, KIRKLEES HALL

CLIFTON

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Leeds approx 15 miles. Manchester approx 30 miles.

Offers Around £375,000



24 SAVILE ROYD VILLAS

HALIFAX

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Briefly comprising, entrance hall, lounge, study/sitting room, dining kitchen, utility room, W.C, 4 bedrooms, en suite and house bathroom. Parking, gardens and single garage.

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Guide Price £362,000

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5 WOODSIDE

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6 BLAITHROYD LANE

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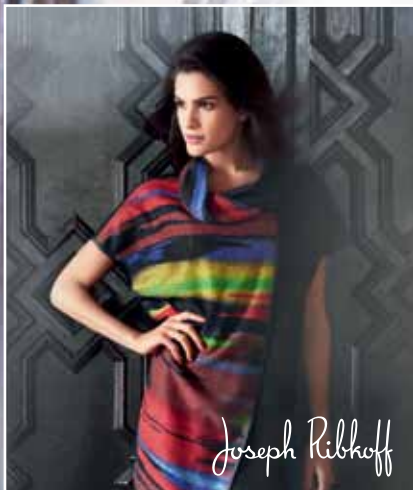
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ARCHES

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Leeds approx 25 miles. Manchester approx 30 miles.

Offers Over £280,000





*****PART EXCHANGE NOW CONSIDERED (subject to terms and conditions)*****



CALDELSIDE

An exclusive development of 8 semi-detached properties benefiting from accommodation over 4 floors and a an extremely high specification throughout.

Briefly comprising; hall, dining kitchen, lounge, WC, 5 bedrooms, 2 bathrooms. Gardens, garage and parking.

Within approx 1 mile of Hebden Bridge Centre, railway and Todmorden. Leeds approx 30 miles. Manchester approx 30 miles.

Prices £259,950-£289,950

HEBDEN BRIDGE



1 SHIBDEN HEAD COURT

QUEENSBURY

A well presented detached family home situated within an elevated position benefiting from extensive far reaching views. Briefly comprising, entrance porch, hallway, W.C, 2 reception rooms, conservatory, kitchen, 4 bedrooms and bathroom. Gardens to both front, side and rear, ample parking and 2 garages.

Leeds approx 18 miles. Bradford approx 6 miles. Halifax approx 3.5 miles.

Guide Price £245,000



7 HOPS LANE

WHEATLEY

A well presented, 4 bedroomed detached family home situated within a popular residential location.

Briefly comprising- 2 reception rooms, breakfast kitchen, WC, 4 bedrooms, and family bathroom. Externally- rear garden, off road parking and detached double garage

Leeds approx 19 miles, Manchester approx 33 miles

Offers Around £235,000



12 WHITE HART FOLD

RIPPONDEN

An immaculately presented 3 bedroomed townhouse situated within a premier semi-rural location within 0.5 miles of Ripponden centre benefiting from open views and landscaped tiered gardens. Briefly comprising; kitchen, utility room, WC, 2 reception rooms, 3 bedrooms, en suite and house bathroom. Externally, off road parking, patio area, lawns and mature planting.

Manchester approx. 23 miles, Leeds approx. 24 miles.

Guide Price £220,000



PENTHOUSE 8, NEW MILL

WAINSTALLS

A superb four bedroom second floor penthouse apartment set within a mill conversion in a semi rural location with breathtaking rural views yet only a ten minute drive from Halifax town centre.

Comprising- dining kitchen, lounge, four bedrooms, study/dressing room, en suite shower room and house bathroom. Externally, communal garden, two parking spaces.

Leeds approx 21 miles, Manchester approx 29 miles

Guide Price £189,950



APARTMENT 1 THE CHAPEL

TRIANGLE

A rare opportunity to purchase an impressive Grade II Listed apartment situated within a converted chapel within the courtyard of the prestigious Field House Estate.

Comprising, hallway, open plan lounge, dining area and kitchen area, one bedroom and bathroom. Ground floor access, allocated parking and garden.

Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £175,000

PREMIER HOMES



SOLD
DURING 2016

HMRC have made dramatic changes in property tax.

2016 has seen the biggest changes in property tax history, these will affect every landlord in the UK. The main areas of change are:

- High earners will have their claim for mortgage interest, severely restricted. And, the way the restriction is calculated could have huge impacts on all sources of income including child benefits, pension contributions and personal tax allowances.
- You can no longer claim the wear and tear allowance on furnished properties and all property owners must follow the new "replacement relief" rules for all furnishing expenses.
- HMRC have also made changes which will affect you if you are buying or selling properties in the future, or even moving them to a company in your name.

Have you ever let out a property (even at a loss) and not got round to telling HMRC about it?

To help people in this situation they have now opened a campaign allowing landlords to declare their income to HMRC at a dramatically reduced penalty and interest rate.

This is an excellent chance to get your tax affairs up to date and not have the worry of the consequence of what might happen if HMRC find you during their targeted search of land registries and council rental records.

Riley & Co Landlord Tax Services

At Riley & Co we are specialists in dealing with the troubles faced by property landlords.

We provide services tailored specifically to property landlords with both large and small portfolio, our services include:

- Annual Tax Return completion at competitive rates.
- Calculation of tax liabilities, making sure all reliefs are claimed.
- Chartered Tax Specialist (CTA) on hand to answer any queries you may have.
- Help with tax mitigation on buying and selling properties.

Are you a property landlord who needs expert guidance? Email us at info@rileyandco.co.uk

What else can we help you with?

Riley & Co have been providing the highest quality accountancy, audit and tax planning for over 25 years and has become one of the leading independent practices within Calderdale in the process.

If we can help you in any way at all, please contact us for a free initial consultation.

Demand for luxury rentals to increase in 2017



The lettings sector is changing; recent years have seen changes in people's attitudes towards renting. No longer a stopgap for young adults before taking their first step into property ownership, it has quickly become a much longer term prospect for many. Modern lifestyles demand flexibility and work commitments have left many seeking the ability to relocate quickly, whilst others are driven to specific catchment areas with low availability of housing stock. Increasing numbers of families and professionals are entering the rental market meaning monthly rents exceeding £1000 are becoming common place. No longer is the two bedroom Victorian terrace the staple diet of the sector,

a genuine demand exists for country, period and exclusive properties. In the latter half of 2016, we have experienced an upsurge in demand for high end rental homes with the number of applicants registering almost doubling when compared to the same period in 2015. Top of list of requirements from prospective tenants include swimming pools, Eco friendly properties, period features, along with land and equestrian facilities. The continued growth of the rental market has been the catalyst for increased regulation with many changes in legislation coming into effect in the last 12 months and many more planned in the coming years. Individual homes that sit at the top of the local market

price range are more likely to have non-standard internal systems such as those supplying heating, drainage and electric. This is in addition to one-off features also covered under current regulation including pools, saunas, hot tubs, water features, monitored alarms and portable electrical appliances to mention but a few. All these areas pose an increased risk to the safety of tenants if correct provisions are not in place, and appropriate guidance not given. Regulation also covers electrical appliances and installation, energy efficiency, fire and carbon monoxide detection, legionella, deposits and numerous individual pieces of legislation including, but not

limited to the Localism Act and Consumer Protection Regulations. Penalties for non-compliance can result in hefty fines, restrictions on regaining vacant possession of your property, and in severe cases imprisonment and a ban on acting as a landlord in the future. Managed professionally, and with the correct advice renting your property can provide an attractive and sustainable income. It has never been more important for landlords to ensure the advice they receive is from a qualified, regulated and experienced letting agent. For further advice on letting your property contact our Letting Manager Mr Adam Powell BSc (Hons) MARLA.



THE WITHINS

A substantial detached property situated within an idyllic location. Extending over approximately 6 acres with gardens, grazing land, triple garage and outbuildings.

The Withins is a 21st century home and evidence of this can clearly be seen within the contemporary specification and design of the property.

Briefly comprising, porch, entrance hall, substantial living kitchen, dining room, lounge, leisure complex including a large heated pool, gym, WC and sun room, study, utility, hot tub room, store and on the First Floor, 4 double bedrooms, 3 bathrooms.

Leeds approx 19 miles, Manchester approx 33 miles.

Price £3,000 PCM (plus maintenance fees)

SOUTHOWRAM

**Contact Adam Powell BSc (Hons) MARLA
01422 430043**

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We build our mortgages around you

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