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PORSCHE

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homes across West
Yorkshire.*

Welcome

It is with great pleasure that we welcome you to our new and improved twelfth edition of A Different View, the Charnock Bates magazine showcasing a selection of the regions finest homes.

In this issue, we explore the demand for eco-homes and unique self builds across West Yorkshire. Huddersfield based Fibre Architects give you a further insight into the growing trend and the work they are producing for their clients.

We visit the fabulous renovation project, Cherry Croft in Lightcliffe, throw local businessman Dan Bamforth into the spotlight as we look upon his latest project, a five-star luxury villa in the Algarve, Portugal and Charnock Bates Residential Partner Ben Waites discusses sustainable construction and its future within the property industry.

Mad about cars? Porsche give us a tour of their Leeds showroom, the fabulous cars they have to offer and discuss their latest model, the Panamera Sport Turismo.

Auction fever is once again upon us and our next Property & Land Auction is looming. Auction co-ordinator Isobel Smith discusses the differences between a reserve figure and a guide price to ensure you are confident and have the correct knowledge to buy and sell at auction.

Charnock Bates



Our new land and development section presents 'The Caterpillar House', a premium building plot set within greenbelt land with planning for a superb eco- home along with some further up and coming, unique developments we have to offer.

As if that's not enough, Stewart Charnock-Bates provides 'A Different View' by discussing the current, most desirable locations across our county and the reasons behind the growing popularity for these specific areas.

At Charnock Bates, we are committed to delivering the finest homes across West Yorkshire to the market and providing our clients with a specialist, tailored property consultancy services.

If you would like to get in touch, please call your local office below and a member of the team will be delighted to speak to you.

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SPRINGFIELD FARM, BLAKE HILL, SHIBDEN

Formally a cottage dating back to the 18th century, Springfield Farm has been extended and modernised over the years to an extremely high standard of construction and craftsmanship to create the impressively unique and contemporary property you see today, complimented by original and period features throughout.

The grounds of Springfield Farm total approximately 8 acres to include a detached 5 bedroomed family home, substantial adjoining barn, detached stable block with gym and garage, landscaped gardens, ample off road parking and approximately 7 acres of grazing land.

GUIDE PRICE £2,350,000

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HALIFAX OFFICE 01422 380100





The property benefits from an extremely high specification and state of the art technology throughout. Cat 5 wiring, Sonos surround sound, CCTV, intercom gated entry and zoned under floor heating to the ground floor and first floor except the bedrooms. Solid Oak doors/window frames and solid Oak or Limestone flooring throughout. The property additionally includes further potential with active planning in place to convert the cellar into further living accommodation.

The substantial stable block extends to approximately 4,930 sqft and currently includes two store rooms, one which includes two loose boxes ideal for livestock or horses, a substantial garage and gym. The building has the potential for further development such as a leisure suite with the original plans granted in 2006 for a swimming pool with leisure area, garage and stables. Plans can be viewed Calderdale Council website, Planning Application Number- 06/00597/FUL.



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Ben Waites AssocRICS
Director

Sustainable, Renewable & Desirable

With pressure increasing on local authorities to build more homes and talk of emergency sanctions including the removal of planning decisions from local councils who are judged to be taking too long to decide planning applications, it seems a review of our local and national planning policy is long overdue.

As part of any review alternative construction methods that provide sustainable development options need to be carefully considered.

Construction methods throughout the UK have remained relatively unchanged during the last century. With the constant technological advancements across numerous sectors intrinsically linked to development and house building, including energy efficiency, home automation, development in materials, the way we live and use our homes is experiencing a period of notable change.

Modern construction methods, or even those sustainable methods that have been in use for hundreds of years need to be encouraged and promoted if we are going to take the next major leap to a more sustainable, renewable future for our built environment.

Numerous renewable constructions methods exist, although no single method has been championed by the major house builders, who still prefer traditional construction methods based on financial viability and availability of a skilled workforce.



Timber framed construction, whilst increasing in popularity still lags far behind our European cousins and other methods such as pre-fabrication have failed to make any significant impact in a market in which, homeowners, mortgage providers and local authorities are generally wary of non-traditional construction methods.

Development of eco and sustainable housing stock doesn't stop at creating a home that is energy efficient, it focuses on the impact development has on pollution, employment, air quality and numerous other environmental and social factors affecting the quality of housing along with the local environment and infrastructure.

As public awareness grows, and perception of non-traditional construction methods change, demand for eco-homes will increase, driving innovation across the Industry.





CORBY, BIRKBY ROAD, HUDDERSFIELD

Set within approximately 0.9 acres of impressive grounds in a most sought after location offering great potential is this substantial, detached 5 bedroomed family home with the opportunity to develop the existing property and grounds subject to obtaining the relevant planning approvals.

The swimming pool was added in 2000 by the current vendors and has been built to a high specification with the view that it could be converted to extend the existing living accommodation, subject to relevant approvals. The pool is heated with a Fluvo counter current machine and electric retractable cover. There is a sitting area overlooking the gardens, and the room benefits from underfloor heating.

GUIDE PRICE £1,000,000





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The Telegraph

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Shopping for your home should be an enjoyable experience and we believe it is important that you have the choice from all the best brands together with great customer service. Redbrick is the destination for those searching for their perfect sofa, new kitchen, bathroom or a statement lamp. The four extensive floors of room displays, provide vision and direction when planning a whole room refresh and it is no surprise that it is the location of choice for many interior design professionals.

A visit to Redbrick is essential to appreciate that it is a genuinely different shopping experience. We invite you to explore four open-plan floors of lifestyle stores, relax and enjoy a great lunch in one of our cafes or simply just be inspired.



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LOWER SMALL SHAW FARM, PECKET WELL, HEBDEN BRIDGE

A rare opportunity has arisen to purchase a superb, Grade II Listed, 5 bedroomed family home with parts dating back to 1640. The property's history and period features are complimented by a contemporary barn conversion creating spacious and flexible living accommodation throughout.

Lower Small Shaw Farm is set within an idyllic, rural location boasting stunning rural views, generous lawned gardens and approximately 5.26 acres of grazing land.

The property could ideally be split into three separate dwellings subject to receiving the necessary consents which would provide a one bedroomed cottage, the main farmhouse and the barn.

OFFERS AROUND £995,000

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LOWER WOOD LANE FARM, SOWERBY

Situated within an idyllic location with stunning rural views, this substantial 6 bedroomed, Grade II Listed detached farmhouse dates back to approximately 1630, with an 18th century converted barn attached.

The property includes two stone built stores which adjoin the side of the property, one is used for storage and the other houses the water filtration system. Planning permission has been granted for a double garage and the footings for this have been laid. In addition, there is a generous driveway providing ample parking. To the rear, the property benefits from decking, a paddock garden and stunning rural views. Additionally, Lower Wood Lane Farm includes approximately 3 acres of grazing land with access to water in each field.

GUIDE PRICE **£950,000**



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Porsche Centre Leeds has been established for over 50 years and offers the full range of Porsche services, including new and Porsche Approved Pre-Owned car sales, servicing, parts, a full-service loan fleet and a complete range of Porsche demonstrator vehicles.

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At Porsche Centre Leeds, we also have an extensive selection of Porsche Approved Pre-Owned cars on display. There is a vehicle handover bay and a customer specification lounge where we can showcase the different individualisation options that are available for any new Porsche.

The Aftersales department offers a one-stop shop for all service, technical and maintenance requirements, including a dedicated MOT bay and a Direct Dialogue Bay, a dedicated area where customer vehicles can receive

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HEIGHT HOUSE FARM, WALSDEN, TODMORDEN

GUIDE PRICE £895,000

A rare opportunity has arisen to purchase an impressive, equestrian property. This detached, stone built, 4 bedroomed farmhouse dates back to 1802 and generates income via solar panels and a Biomass fuel system. Height House Farm is ideal for an individual with an equestrian or livestock interest.

The property benefits from a lawned garden, a decked seating area, tarmac drive and parking for approximately 5 cars.

There are approximately 34 acres of land, split into 9 fields with electric fencing.

The property additionally boasts one block of 11 stables and one block of 6 stables, workshop / garage, outdoor floodlit manège, indoor school, and a variety of outbuildings.

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GIG FARM, ECCLES PARLOUR, SOYLAND

GUIDE PRICE £875,000

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.

The property benefits from underfloor heating varying across the accommodation between a wet and electric zone system. Additionally, the characterful property includes solid oak doors, oak flooring, exposed beams, exposed stonework, stone window sills and a large bespoke oak staircase.

Gig Farm is surrounded by a rural outlook and enjoys far reaching views as well as private, enclosed gardens surrounded by fencing with mature trees and hedging. The garden incorporates a stone flagged patio, greenhouse, well-manicured lawns, allotment area and a small woodland area with outbuilding.

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UNDER OFFER



CARR HOUSE, KIRKLEES HALL, CLIFTON OFFERS OVER £875,000

A very rare opportunity has arisen to purchase the principal part of the historical Kirklees Hall. This superb 5 bedroomed, 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.

Carr House is accessed via a long, winding private lane lined with mature trees and rhododendrons which climbs through dense woodland to a set of impressive wrought iron gates. Manicured lawned gardens reach to the front of the property blending with the surrounding grounds and woodland with impressive uninterrupted views across the unspoiled countryside. The communal grounds extend to approximately 18 acres and consist of parkland, woodland and formal gardens.

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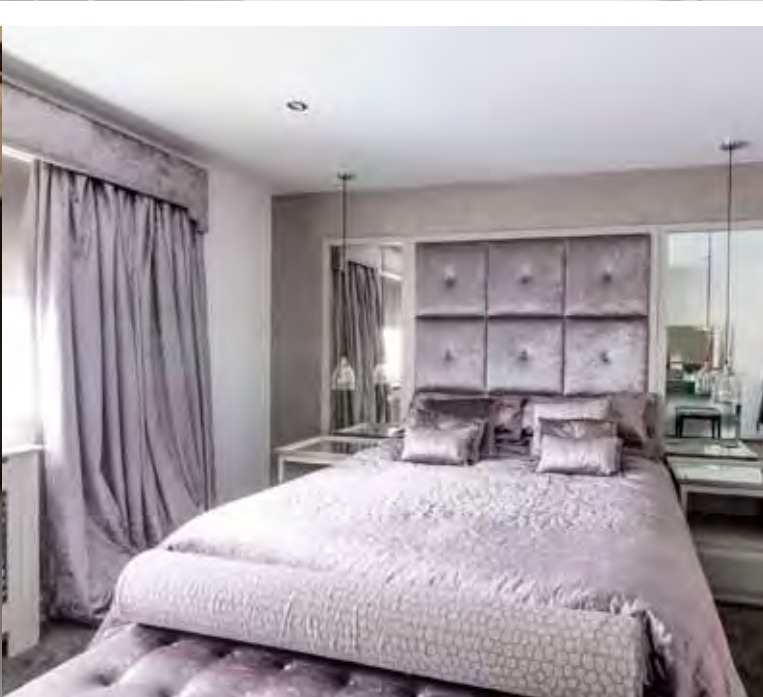
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“ Thank you, Rider Custom Cabinet Makers for all the bespoke work you have done in our house. Fantastic help from an initial idea right through the design process. And a consistently top end finish with every single detail to an amazing standard. Looking forward to you doing more work in our house. ”

Mr & Mrs Smithies
- Kitchen, alcove units and bedroom furniture



“ Wouldn't recommend anyone else for the job. Two rooms have had work done now and both jobs have been completed in no time and to an unbelievable standard. Great guy and a true professional. ”

Mr Ward
- Bar Room and Wardrobes



“ Nicky and his team are dedicated to their work and have produced great results for my restaurant. I love the quality. Nicky is great to work with and always reliable; can cater to the constant demands of anything from small jobs to big projects, and he produces consistently fabulous work. I wouldn't hesitate to recommend him to anyone. ”

Eric Paxman
- Joinery and cabinetry at Eric's Restaurant



WEST DENE, TRIANGLE

GUIDE PRICE **£795,000**

A rare opportunity has arisen to purchase West Dene, a detached 4 bedroomed residence set within stunning, private South facing grounds totalling approximately 8 acres.

The property is in need of complete renovation or there is the potential to rebuild subject to gaining planning consents in order to create a truly superb dwelling situated within an idyllic location.

A private tree lined drive leads to the property and provides ample parking. The property stands within approximately 8 acres of stunning private grounds to include lawned gardens, various seating areas, woodland and a superb boating pond with boat house. Double garage, greenhouse and summer house/ potting shed.



VALE BARN, HAWORTH

GUIDE PRICE £765,000

A rare opportunity has arisen to purchase a delightful 5 bedroomed semi-detached barn conversion with adjoining, self-contained cottage situated within approximately 10 acres of grounds and grazing land. The property is ideal for an individual with an equestrian interest whilst the cottage is currently run as a self-catering holiday accommodation. The property is set within the heart of 'Bronte Country' with outlooks over the surrounding countryside and the iconic steam railway, the setting for 'The Railway Children'.

Vale Barn boasts approximately 5 acres of woodland and approximately 4.5 acres of grazing land including 3 paddocks, stable block with hard standing and feed store, winter paddock, duck pen, generous gardens, triple garage and ample off road parking.

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POTBALL, CHARLESTOWN, HEBDEN BRIDGE

GUIDE PRICE £695,000

A superb opportunity to purchase an impressive Grade II Listed, 4 bedrooomed detached property dating back to approximately 1684. The property enjoys an elevated position enjoying extensive far reaching views towards Stoodley Pike.

Many period features have been retained throughout to include Yorkshire Stone flagged flooring, stone mullion windows and exposed beam structure.

A gated private drive leads to to the property. The property benefits from approximatey 5 acres of grazing land, gardens and woodland. The gardens have various seating areas where to sit and enjoy the breathtaking views towards Stoodley Pike. There is planning permission (footings have been put in) for a double garage.



KINGSWOOD, HALIFAX OLD ROAD, HUDDERSFIELD OFFERS AROUND £695,000

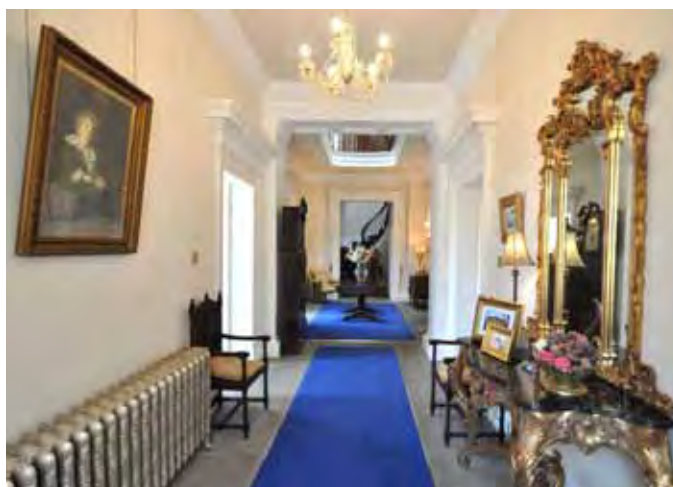
A substantial detached family residence dating back to approximately 1904. The property is situated within a highly sought after residential location.

The property boasts a wealth of period features throughout including ornate plasterwork, ceiling coving and fireplaces. Private driveway creates ample off road parking and leads to a car port. Decked gardens enjoy distant views towards Castle Hill.

The property is situated within a sought after and convenient location with Huddersfield Town Centre and the M62 Network being within close proximity.

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FIELD HOUSE, TRIANGLE OFFERS AROUND £645,000

Field House, which has been fully renovated, forms a substantial part of the original main house. Located within a parkland setting, this 5 bedroomed Georgian property is Grade II* Listed and boasts many original and restored period features. Field House stands within impressive, manicured lawned gardens and is bordered by mature shrubs and trees. To the rear of the property there is a courtyard with feature pond and patio seating area. Please note there is wiring externally for electric gates and lighting on the driveway and ample off-road parking.

The former boating lake/tennis court and adjoining orchard are available by separate negotiation.



65 SHIBDEN HEAD LANE, QUEENSBURY OFFERS OVER £645,000

A contemporary, architect designed, 4/5 bedroomed detached new build family home nearing completion April 2018.

The property has been finished to a high level of craftsmanship and specification throughout.

The grey gloss Nobilia kitchen benefits from a good range of base, pan drawer and eye level units incorporating a breakfast bar and includes feature colour changing LED strip lighting above the alcoves and below the eye level units.

There are bi folding doors accessing the garden. The kitchen is open to the dining and sitting area which benefits from feature full height windows and LED strip lighting. There is CAT 6 cabling.

A private drive accesses the 2 car garage and ample parking. A lawned garden bordered by mature conifer hedging.

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HILL TOP, GREETLAND OFFERS OVER £600,000

A superb 5 bedroomed detached family home situated within a sought-after location benefiting from well-presented living accommodation enjoying far reaching views.

Hill Top has been finished to a high specification throughout including solid oak doors and flooring alongside contemporary features throughout.

Driveway leads to ample off road parking for 3-4 cars and a double garage with electric up and over door. To the rear and the property includes a flagged patio and lawned gardens surrounded by flower beds and hedging boasting stunning rural views.

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magazine

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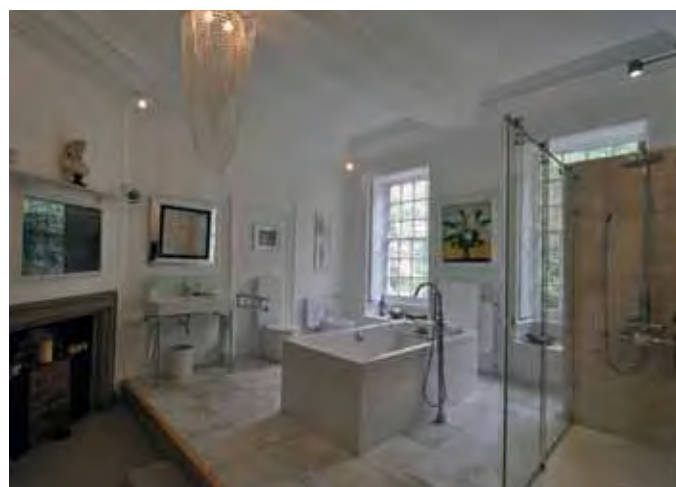
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THE WEST WING, BIRTHWAITE HALL, DARTON POA

A very rare opportunity has arisen to purchase The West Wing which forms part of the substantial Birthwaite Hall estate. This superb 5 bedroomed, Grade II Listed property, offers unique and elegant living boasting a spectacular array of original features to include 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 M1 Network.

The West Wing was the upper wing of this impressive 3-storey 17th century Manor House and many original features are beautifully preserved throughout. The north entrance to the West Wing includes a stone-built garage, workshop, wood-store and potting-shed. The south front has a superb private stone-flagged sun-terrace set between tall yew hedges with magnificent rural views over the adjacent stepped terraced garden and the distant wooded countryside.

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KNOWSLEY FARM, MILL BANK OFFERS AROUND £595,000

A delightful 4 bedrooomed character cottage in the heart of Mill Bank village with beautiful gardens, stunning countryside views and potential to create a self-contained annex within the lower ground floor, subject to obtaining the necessary permissions. Gates access a private cobbled drive and turning circle with parking for approximately 5 cars. A driveway leads around the property to a detached, single storey block which houses 3 individual garages and a workshop. A decked balcony off the study enjoys breath-taking views and creates a private idyllic seating area. Lawned gardens stretch under the balcony, and leads round to various cottage style gardens including a summer house and a green house. Additional land is available via separate negotiation

 RIPPONDEN OFFICE 01422 823777

WWW.CHARNOCKBATES.CO.UK



TORRINGTON, BURNLEY ROAD, HALIFAX OFFERS AROUND £595,000

An impressive, detached 9 bedroomed mansion house which offers flexible living accommodation, situated within a convenient and sought after location, within a short distance of Halifax Town Centre and Sowerby Bridge.

The property has been substantially extended to create a larger than average family home and offering flexible living accommodation ideally for families that would like to live together but independently.

A private block paved drive to the front creates ample parking and to the side of the property an enclosed lawned garden with distant views.

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CALDER BANK FARM, QUEENSBURY OFFERS AROUND £595,000

An immaculately presented 4 bedroomed barn conversion affording spacious living accommodation and benefiting from far reaching views. The property retains a wealth of original features such as beamed ceilings and exposed stonework complimented by contemporary design throughout.

The property would suit an individual with an equestrian or livestock interest as it benefits from stables with three loose boxes, outbuildings and approximately 4.6 acres of grazing land. Additionally, the property would suit an individual wanting to work from home with the workshop being the idea home office once converted.

An additional 7 acres of land is available by separate negotiation.

HALIFAX OFFICE 01422 380100

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BLANTYRES BARN, HARDEN, BINGLEY

GUIDE PRICE £595,000

An immaculately presented 5 bedroomed barn conversion offering spacious living accommodation and benefiting from ample off road parking, far reaching views, grazing land and stables. Blantyres Barn is an ideal family home with flexible living accommodation throughout.

A shared entrance and driveway leads to the property and the courtyard to the rear with ample off road parking and detached double garage.

Adjoining the courtyard, gated access leads onto the enclosed grazing land extending to approximately 1.4 acres with extensive rural views and stables comprising of 2 loose boxes and tack room. The stables additionally include solar panelled lighting and water. The rear of the property includes an enclosed lawned garden with stone flagged patio and log store. The front of the property includes a further enclosed garden with seating and lawned area.

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COPLEY GATE, LOWER SKIRCOAT GREEN OFFERS AROUND £585,000

A substantial Georgian, 4 bedroomed semi-detached residence situated within an idyllic private location boasting period features throughout.

The property benefits from approximately 1.25 acres of mature private, South facing gardens with a decked seating area and woodland.

The sweeping drive lead to the parking area which provides ample parking, External store. Footings for a garage. Views can be enjoyed from the grounds. External lighting.

Copley Gate is within walking distance to the highly sought after area of Skircoat Green where there are a variety of local amenities.

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TRAY ROYD FARM, MIDGLEY

GUIDE PRICE £575,000

A fabulous, Grade II Listed, 4 bedroomed semi-detached farmhouse, believed to be the oldest property in Midgley, benefitting from approximately 5.4 acres of grazing land and stables.

Tray Royd Farm has retained many of its original features to include exposed stone mullion windows, stone doorways, impressive stone fireplaces, exposed beam structure to the ceilings, feature stone walls, and Yorkshire stone flooring.

The property benefits from lawned and stone flagged gardens which incorporate mature trees and planting a chicken run and external lighting to the rear enclosed stone flagged sitting area. Ample parking. Approximately 5.4 acres of grazing land which is split into 3 fields. Stone built stable and extensive far reaching views.



Cherry Croft

Out with the old and in with the new....

Situated within the heart of Lightcliffe, Halifax and located on an exclusive private road is the substantial detached family home named 'Cherry Croft'.

Standing impeccably within a generous plot with lawned gardens and mature trees providing privacy, the property is perfectly positioned abutting The Stray and enjoys being within walking distance of local shops and amenities. Externally, Cherry Croft may look like your typical 1950's style property however, since buying the property from Charnock-Bates in March 2017, Cherry Croft has been extensively refurbished by the present owners over the past year bringing the new chic design and facilities right up to date into the 21st century.

When the owners first viewed the property with Charnock-Bates, it had been a much loved and well-maintained family home. But, at that time the property was fair to say, looking a little tired and in need of some tender loving care and a lot of hard work and commitment.

The property had a dark solid wood kitchen with panelled ceiling, woodchip wallpaper and a substantial loft space used only for storage. It was ready for a cosmetic revamp to bring it



up to date and a complete redecoration to freshen it up. The owner's initial consideration was regarding the location. From living in Skircoat Green for over 31 years, moving to a different location was a daunting prospect, however, with Lightcliffe being only 1 mile from shops, pubs and within a short distance from the M62 Network and having such a fabulous setting, Cherry Croft suited them perfectly.

The attraction of being able to convert the un-used and substantial loft space into further living accommodation was a big draw into buying the property. Thankfully, with their imagination the owners could visualize the great potential the house offered and with creative genius and and financial investment, were able to convert the space into an impressive master bedroom with Velux windows and space for an en-suite shower room and totally re-furbish the entire house, transforming Cherry Croft into the fabulous home it is today.

Craig Woolley from 'Craig Woolley Builders' oversaw the project from start to finish, 'The property has been an immense project to say the least, however, to witness the transformation and see the finished design and overall outstanding renovation has been a great achievement and a joy to work on'.

The owners wanted the design to be contemporary and stylish whilst keeping a 'homely' feel. The old dark wood kitchen has been replaced by a new 'farmhouse style' cream kitchen with bamboo and granite worktops. The kitchen now opens into a cosy sitting room with patio doors leading out onto the rear garden.

As you walk into the dining hall the once out-of-date room has



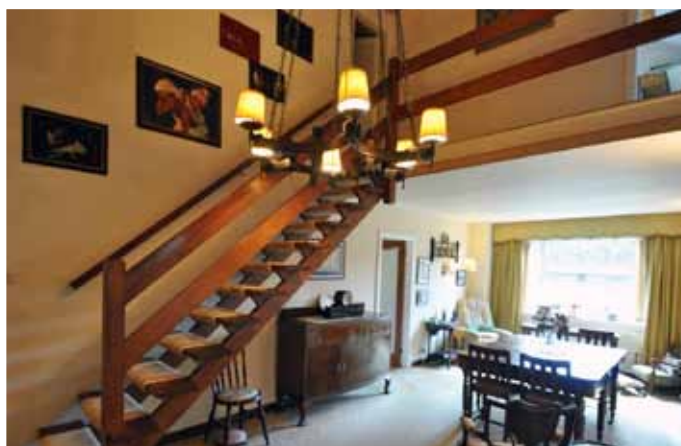
been transformed into a bright, open space complete with stunning bespoke staircase boasting a solid Oak balustrade and glass panelling leading to the first-floor accommodation and converted loft.

'The refurbishment has been difficult but we are both absolutely delighted with the result. All of our subcontractors and suppliers ably directed by Craig Woolley did a first class job. Now we are settled, we are both very happy to be living in Lightcliffe. Our thanks also go to our good professional team at Charnock Bates and Wilkinson Woodward Solicitors.'

'Owners David and Gillian'

It is always a true delight for us to re-visit a property that we have sold and see it have a new lease of life and now be a happy home for David and Gillian.

It finally seems, that they are now ready for a well-earned rest....



"It finally seems that they are now ready for a well-earned rest"

a different view

Local Property Market Stays On Track

Rail Network Assists Growth



Stewart Charnock-Bates MRICS
Consultant

Every year at this time property professionals are asked to look into their crystal balls and make predictions for the future, after all, whether you are buying or selling in 2018 or quite simply remaining in your current home one is always interested in the direction of property prices. Nobody wants to know who won yesterday's horse race but are always eagerly anticipating to hear who might win the next. Therefore, it is within this article that I analyse the present economy, the current trends and finally oversee just what might be tomorrows hot spots.

We currently live in a changing world where interest rates are finally increasing after historic lows, the pound is weak, Brexit is around the corner not to mention who could be leading this country in twelve months' time. This would appear to paint a rather bleak picture, however, notwithstanding those imponderables the property market is currently being resilient within West Yorkshire within what is a more challenging national picture. In the long term, it is difficult to see how the aforementioned factors cannot impact upon property prices and sales but at the moment the market remains healthy. The government is offering several schemes to assist first time buyers along with stamp duty assistance. This coupled with the government identifying the need to build more new homes will assist in generating more house sales and a productive construction industry. By freeing up many first-time buyers to buy, will allow other buyers to purchase up the property chain and on the assumption that interest rates do not significantly rise this year then I anticipate our region to continue in an upward trend this year. With this in mind, it is interesting to select specific areas of growth, within which Charnock Bates mainly operate in business, in Calderdale and Kirklees which have been recognised nationally.

It is notable that within Britain's top ten property hot spots in 2017 Sowerby Bridge was second and Todmorden fifth. This survey was produced by Rightmove, ranking locations around the UK based on house price growth. Ironically there was no London address listed within the top ten. Sowerby Bridge were only beaten into top spot by Sudbury in Suffolk.

Whilst reading this article I can imagine some of you thinking 'Sowerby Bridge and Todmorden, why?' Just why is there suddenly such interest in these areas? How one draws a conclusion on such a question is very subjective but it is here that I form my own opinions on just why these areas are being talked about nationally.

Ultimately, we always begin with location and Sowerby Bridge's presence close to Halifax, Huddersfield and the M62 are important. However, I believe it is the railway linking Manchester and Leeds direct which is driving forward Sowerby bridge and in many ways, is being inspirational to the growth of this area (pictured below). You can of course benefit from all of these locational attributes from living within the arguably more highly regarded areas of Ripponden, Rishworth or Barkisland



but these areas do not have the railway station as nearby as Sowerby Bridge. This, therefore, has also contributed towards the small pretty villages on the immediate outskirts of Sowerby Bridge, namely Mill Bank, Triangle, Kebroyd, and Norland.

The area is also steeped in history and interest where two rivers and two canals form the heart of this fascinating mill town (main image).

Today Sowerby Bridge is being shaped in a new style with great eating and drinking locations (pictured right) to compliment the history and it is all of this that has aroused great interest from many writers over recent years in featuring the area within a variety of dramas. As a result of my comments you may not be totally surprised then to see how Sowerby Bridge is featuring as being so highly ranked within Rightmove, the country's no.1 property portal.





This former textile town is now a home for many creative types who have diverse interests yet are attracted to the area by the stunning scenery

In some regards one could say Todmorden finished fifth in this survey for the very same reasons although its links with the railway are even greater. You can travel to Leeds direct within an hour, Manchester direct in approximately thirty minutes and Manchester airport direct within one hour. But the attractions to Todmorden are much more expansive than just its communication links. The town has got many quirky streets and period attributes (pictured above and right).

This former textile town is now a home for many creative types who have diverse interests yet are attracted to the area by the stunning scenery and the tremendous variety of different properties not only in periods but in price (pictured above). It differs dramatically to its pricier neighbour, Hebden Bridge, and the house prices are much cheaper but noticeably are gradually creeping closer. The buyer in Hebden Bridge can be much more transient whereas in Todmorden people tend to come and stay. It is certainly a desirable place for the future and one that can only expand as the town benefits from commercial growth as a result of an outside interest in property in the area. This undoubtedly will contribute towards an upward trend

in Todmorden as the supply of property cannot outstrip demand.

It is also interesting to note that Todmorden has, over recent years featured highly within Zoopla, another of the country's leading property portals.

Whilst Kirklees does not feature within the Rightmove survey for the purpose of this article I head off to the centre of Huddersfield to target a completely different property sector that is experiencing growth at the moment. The centre is fast becoming a hot spot for student accommodation and as such is generating considerable interest from property investors around the globe.



This is complimented by much investment into education in Huddersfield which has attracted many awards. In November 2013, the University was awarded The Times Higher Education University of the Year. In 2015, the University was named The New University of the Year at the Educate North Awards.

These accolades have come with plans for significant investment growth including the refurbishment of the Queensgate campus, the £28 Million Oastler building, containing the law school and school of music, humanities and media (pictured top right of page 59). All of this is part of a fifteen year, £260 million of investment. Therefore, as the educational facilities improve in Huddersfield then more students are attracted to the town and as such the need for more and better student accommodation. After all, Huddersfield is the UK's eleventh largest town with a population of around 170,000 people and has been ranked third in the UK for quality of life. There are presently 20,000 university students living in Huddersfield with only approximately 5,000 living in purpose built student accommodation. It is because of these statistics that many property investors out there may now start to consider the desirability of purpose built student accommodation as an outlet for their money. This has consistently been the top performing, highest yielding UK property sector every year since 2011. A recent figure quoted that 74% of UK students can't find a suitable property to live in.

This is unbelievable in today's world but offers investors the opportunity for high yields and high occupancy levels. Values are on the increase and since the weakness of the pound post Brexit vote, many overseas investors see this type of investment as a lucrative way forward.

Therefore, is purpose built student accommodation a good investment? There are many opportunities to consider, with the Huddersfield waterfront being a key redevelopment area. Crane court is an example of one investment opportunity on the waterfront with phase one almost complete and phase two under construction, there are the C19th Primrose Hill chapel conversion and Palace Studios amongst many others in the town centre. (pictured right- Crane Court & Palace Studios)

There are the obvious benefits such as the return on capital invested, high yields and high occupancy rates but this type of investment is not without its pitfalls. As always when one is buying one should think of selling. So, if you decide to sell in the future you are limited as to who is your buyer. Effectively the buyer is always going to be the investor and that person will always have significant choice. As a result of which, when one wants access to funds this may not be quite as easy as it is implied when you are considering purchase. Remember that banks may not consider this type of property to be a good investment which again restricts the number of buyers.

Also, it is inevitable that there will be damage to the property throughout the period of student's occupancy. Maintenance can be expensive and ongoing and can impact upon that potentially attractive return on capital. Do not necessarily take it for granted that

the occupancy rate on every flat is identical. Should you decide to buy then location is very important, near the point of education, near communication links and close to where students socialise, all of these points are important when considering being an investor in student accommodation. Ultimately it is the buyer's decision to weigh up the pro's and the con's in purchasing student accommodation as an investment, but in conclusion Huddersfield is a growing and buoyant town and as such will offer many lucrative opportunities in the future for an individual's consideration. I have briefly looked at areas of interest above which are not necessarily the hot spots in our region but are areas of growth which have been recognised not only locally but nationally. Moving forward it is always difficult to predict the winner of the next horse race but who knows places to watch and grow in the future could be Elland and Brighouse. The London direct rail link is extremely important and allows not only us to access London but people in the city to access us. With greater investment into both of these areas, the building of new houses and the creation of better quality rented accommodation could possibly see these areas as the potential hot spots within the next few years.



Queensgate Campus



Crane Court



Palace Studio



LAST HOUSE, SOUTHOWRAM

GUIDE PRICE £575,000

An opportunity to purchase a prestigious, larger than average, 6 bedroomed detached home completed in 2012, finished to the highest standards and enjoying a rural outlook, situated in the sought-after location of Southowram.

Last House boasts spacious living accommodation set over three floors, ample off road parking including a double garage and a generous rear garden, ideal for family living.

The property has been built to a high specification throughout with a solid oak staircase, oak flooring to the majority of the ground floor and oak internal doors throughout. The ground floor additionally benefits from being wired for Sonos surround sound.



HIVE HOUSE, LUDDENDEN

GUIDE PRICE £535,000

A rare opportunity to purchase a superb 3 bedroomed detached family residence enjoying extensive rural views and set within a sought after location. Formally two cottages with parts dating back to circa 1780, Hive House boasts period features throughout and benefits from ample off road parking, generous gardens including a superb sun terrace enjoying rural views and approximately 3 acres of grazing land.

▼ HALIFAX OFFICE 01422 380100



SLATE DELFS FARM, CRAGG VALE

OFFERS OVER £500,000

Located within a sought after, rural location, Slate Delfs Farm is a substantial 4 bedroomed detached barn conversion. The property has retained many original features such as exposed beams to the ceiling and exposed stone fireplaces. Slate Delfs Farm benefits from ample off road parking and a detached double garage. A fenced lawn surrounds the property and benefits from extensive rural views.

▼ RIPPONDEN OFFICE 01422 823777



TAWA, 234 WOODHOUSE LANE, BRIGHOUSE OFFERS OVER £495,000

Tawa is an individually designed, deceptively spacious 5 bedroomed detached residence situated within a premier location. Tawa has been completed to a high specification throughout boasting Velta under floor heating throughout the property. The property is situated within close proximity to Brighouse, which benefits from commuter links such as Brighouse train station and junction 25 of the M62 network.

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UNDER OFFER

BRETTON, KEBROYD OFFERS AROUND £465,000

An individually designed, 5 bedroomed family home enjoying an elevated position with far reaching views. Bretton boasts front and rear lawned gardens incorporating an elevated decked balcony to enjoy the views. A shared driveway leads to the double garage with electric up and over door and there is ample car parking provision.

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Towndoor Managing Director

Dan's can do approach and positive thinking are great motivators for his team, which contributes to the success of Towndoor Limited

Dan Bamforth

Dan Bamforth is the Managing Director of Towndoor Limited, a family owned commercial property development and rental company based at Meltham Mills. Towndoor was founded in 1988 by Dan's mother and late father Lucy and Stuart Bamforth.

Since becoming the Managing Director of the company back in 2011 Dan has led Towndoor to thrive, increasing the portfolio and giving the original sites much needed improvements. Dan's can do approach and positive thinking are great motivators for his team, which contributes to the success of Towndoor Limited in the commercial property business, sharing his passion for breathing new life into previously abandoned sites or modernising old buildings with meticulous attention to detail.

With his vision anything is possible, replacing redundant work processes with fresh thinking and motivating others to work with his ideas and accomplish goals previously unthought of. With 28 years' experience, Towndoor are proud to be considered one of Huddersfield's leading businesses for property development, rental and industrial unit letting. Being family owned and with an immense sense of pride in all aspects of how our business is operated we have invested heavily in new work processes financially as well as operationally.

2016 saw the completion of The Dyeworks at Lockwood. This previously derelict site was purchased by Towndoor and the existing building demolished at the start of 2015. The pretty site with the backdrop of the River Holme has been



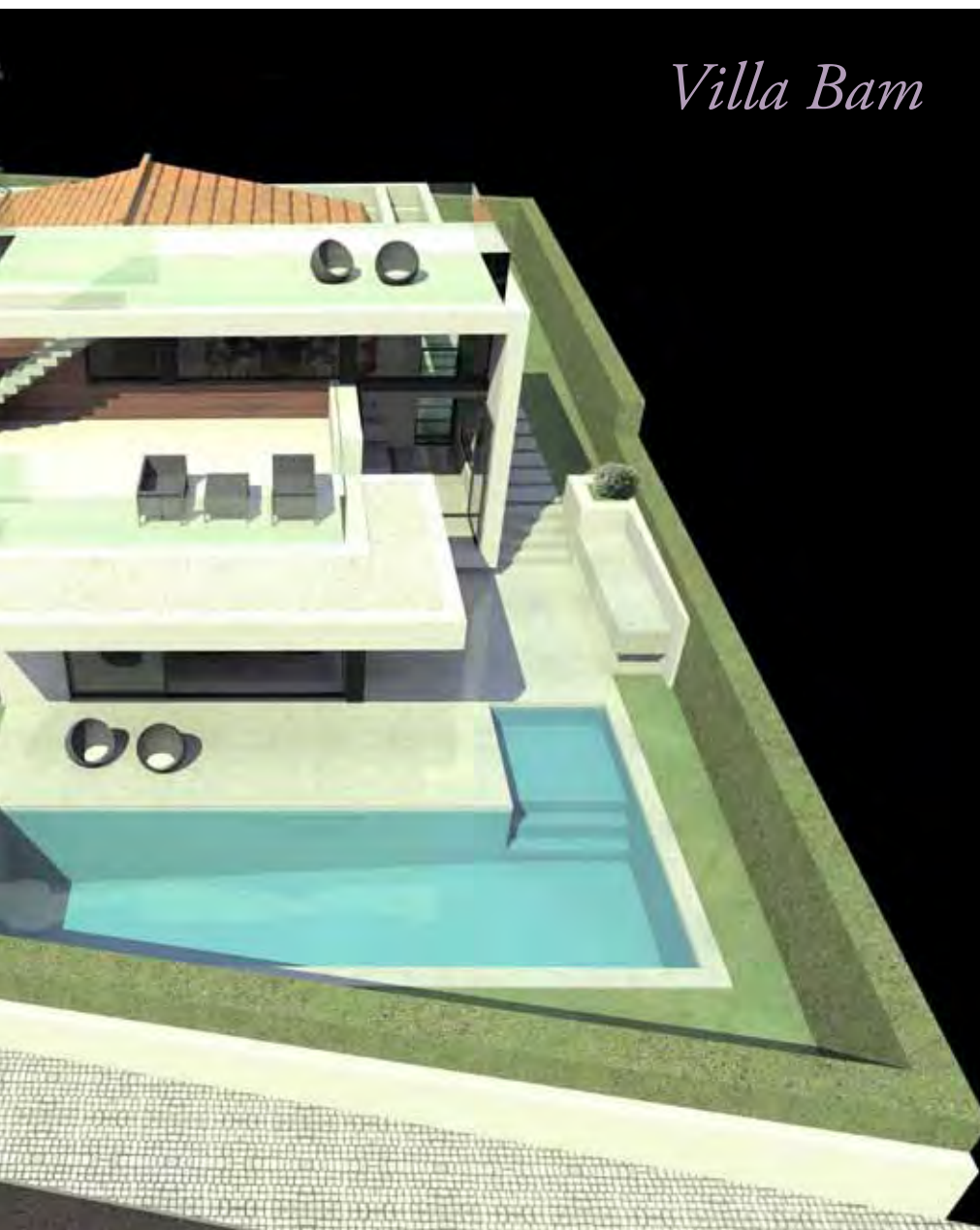
developed with two stand alone buildings each housing four separate Trade counter units. This has given a new look to the area and also attracted some fantastic companies to the site. One of the latest ventures is the Big Valley Site at



The Dyeworks Lockwood |



Meltham Mills |



Villa Bam

Netherton in Huddersfield, formerly a garage premises, now having permission for a childrens' Day Nursery, this project will be complete in 2018 so watch this space!

Our range of commercial properties to let include:

- Offices
- Warehouses
- Workshops

- Trade counters
- Yards

Each of our properties ranges in size from 400 sq. ft. up to 40,000 sq. ft. More information can be found on www.towndoor.co.uk

Dan also has a very exciting new project that will be due to complete in 2018 - Villa BAM

This beautiful five-star holiday villa is situated on a prominent corner plot in the heart of Dunas Douradas and will be available to book in 2018.

Dunas Douradas is an upmarket, luxury development, situated by the beaches of 'Praia do Garrao' and 'Praia do Ancao' between Vale do Lobo and Quinta do Lago on the Algarve coast.

Close by are the Vale do Lobo and Quinta do Lago resorts with their world famous golf courses, shops, restaurants, gyms & spas. It is surrounded by natural pine forests, miles of golden sand dunes and pristine beaches.

Dan chose this location as it is one of his favourite holiday hotspots and is also where he got married earlier this year.

For more information about Villa Bam visit www.villabam.com

Dan is very proud of his achievements and is a great mentor for the team.

The future looks bright for Dan and for Towndoor!

As soaring house prices and high living costs in cities across the country continue to increase, many reports state a rise in the number of Millennials leaving the busy cities and looking to settle in more quiet, rural locations away from the hustle and bustle of city life.

Independent.co.uk quotes 'The largest ever urban youth survey examining reactions from so-called millennials around the world found that 58 per cent of young people surveyed plan to leave their city within the next ten years.' So, what does this mean for our villages and in particular, how does it affect the Ryburn Valley?

of Ripponden has been increasing in popularity over the past few years and is now regarded as one of Halifax's premier locations. To help combat the increasing demand from younger buyers hoping to set up home within the village, the centre has undergone a 'face-lift' with trendy bistros, bars, hairdressers and beauty salons creating the hub of the centre with the stunning countryside and traditional pubs surrounding the village.

Surrounding areas of Ripponden such as Sowerby Bridge and Barkisland are also in high demand with the request for period homes finished to a high specification at the



The RYBURN VALLEY

The Millennials are moving in...

As young professionals become middle-aged professionals with growing families their focus changes from city-centre crash pads to semi-rural and rural homes.

Villages that boast good commuter links, access to schooling and a range of local amenities including pubs and restaurants are top of these purchasers hit lists. Thus, villages such as Ripponden, and the surrounding areas are enjoying a period of increasing property values spurred on by these younger buyers moving in. This has led to a resurgence in new businesses start-ups to satisfy the increasing demand for local products and services.

Nestled within the heart of The Ryburn Valley, the village

of Ripponden has been increasing in popularity over the past few years and is now regarded as one of Halifax's premier locations.

To help combat the increasing demand from younger buyers hoping to set up home within the village, the centre has undergone a 'face-lift' with trendy bistros, bars, hairdressers and beauty salons creating the hub of the centre with the stunning countryside and traditional pubs surrounding the village.

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CHURCH HOUSE, LUDDENDEN OFFERS OVER £450,000

A deceptively spacious, 6 bedrooomed, semi-detached period property dating back to approximately 1850 benefiting from accommodation set over 3 floors.

The property benefits from lawned and paved gardens. A stone flagged parking area for two cars provides access to the integral garage.

▼ HALIFAX OFFICE 01422 380100



CARMEL, 8 CRAIGLANDS. HIPPERHOLME GUIDE PRICE £450,000

A rare opportunity has arisen to purchase a substantial 5 bedrooomed detached bungalow situated within an exclusive cul-de-sac setting.

The property has ample potential to be renovated and extended subject to achieving the necessary planning consents.

▼ HALIFAX OFFICE 01422 380100



2 GADS HILL, TRIMMINGHAM GUIDE PRICE £449,950

A substantial, 4 bedrooomed, semi-detached property dating back to 1882 being the principal part of a former manor house. A drive creates ample parking and leads to the detached garage with parking for up to 4 cars.

Approximately 1 acre of sloping woodland garden to the side of the property with lawned gardens to the front and side.

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WILLOWFIELD DEVELOPMENT, HALIFAX

PRICES FROM £385,000

An exclusive development of 4/5 bedroomed detached homes set within the popular Willowfield area of Halifax, offering bespoke luxury accommodation boasting off-street parking along with electric vehicle charging point, landscaped gardens and communal courtyard entry.

The properties have been developed with energy efficiency in mind incorporating low energy lighting, Nest heating controls with smart phone integration and high levels of insulation.

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**17 SWIFT PLACE,
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OFFERS OVER £425,000**

Enjoying stunning views, this characterful 4 bedroomed period property offers accommodation over three floors with potential to create a self-contained annex on the lower ground floor. The South facing rear garden enjoys stunning views with lawned and paved areas over two tiers being bordered by mature plants and shrubs. Ample parking to front and side.

▼ RIPPONDEN OFFICE 01422 823777



**8 WELCROFT GARDENS,
HIPPERHOLME
OFFERS OVER £425,000**

A deceptively spacious detached property benefiting from five double bedrooms. The property is situated within an exclusive development of 8 houses. A drive to the front leads to the double garage. To the side and rear of the property enclosed decked, pebbled and lawned gardens.

▼ HALIFAX OFFICE 01422 380100



**SUNSIDE, 20 BRIDLE STILE,
SHELF
GUIDE PRICE £425,000**

A 4 bedroom detached family home enjoying superb South Facing enclosed gardens situated within a sought after and convenient location. To the front of the property a superb enclosed South facing garden with paved/ pebbled and decked seating areas which lead onto a lawned garden.

▼ HALIFAX OFFICE 01422 380100



**YORKSTONE, 71 THE HOLLINS,
TRIANGLE
GUIDE PRICE £375,000**

Deceptive from its roadside position Yorkstone is a unique ,4 bedroomed, Grade II Listed property boasting many period features and offering spacious accommodation set over 3 floors. Additionally, there is potential for further accommodation to be created within the loft space, subject to obtaining the necessary permissions.

▼ RIPPONDEN OFFICE 01422 823777



**1-2 CHAPEL STREET,
LUDDENDEN**
GUIDE PRICE £350,000

Offered for sale for the first time in over 30 years, a substantial stone built, 5 bedrooomed residence with accommodation over 3 floors. The property is situated within the heart of the picturesque Luddenden Village. The property includes a stone flagged parking area for 2 cars.

▼ HALIFAX OFFICE 01422 380100



**17 LIMES AVENUE,
SKIRCOAT GREEN**
GUIDE PRICE £345,000

A 3 bedrooomed detached, true bungalow situated within a highly sought after residential location. A drive to the front leads to the detached single garage. A flagged area to the front. To the side and rear of the property a blocked paved seating area and lawned garden.

▼ HALIFAX OFFICE 01422 380100



**54 THORNTON ROAD,
QUEENSBURY**
GUIDE PRICE £339,950

A deceptively spacious 4 bedrooomed detached family home enjoying extensive far reaching views and flexible accommodation over 3 floors including a self-contained annex. Electric gates with intercom system access the front drive. Steps lead down to a spacious, enclosed paved garden where to enjoy the extensive far reaching views.

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**349 BRADLEY ROAD,
HUDDERSFIELD**
ASKING PRICE £325,000

A contemporary style, extended 4 bedrooomed semi-detached family home offering immaculately presented accommodation and enjoying an open aspect to the rear. The property has been extended to the rear to create a superb, contemporary living kitchen with Bi folding doors leading out to the garden.

▼ HUDDERSFIELD OFFICE 01484 903000



VALLEY COTTAGE, STEEP LANE, SOWERBY OFFERS IN EXCESS OF £325,000

A detached 3 bedroomed, character cottage enjoying a rural setting with breath-taking views.

The property benefits from planning permission to convert the garage into further living accommodation. Plans can be viewed on www.calderdale.gov.uk reference: 16/01000/HSE.

▼ RIPPONDEN OFFICE 01422 823777



1 THE HERONS, TRIANGLE OFFERS AROUND £315,000

An opportunity to purchase a unique 3 bedroomed semi-detached townhouse with accommodation over 4 floors situated within an idyllic sought after location.

The property boasts off road parking, integral garage and balconies with charming woodland views.

▼ RIPPONDEN OFFICE 01422 823777



1 ST MARYS SCHOOL, LUDDENDEN OFFERS IN EXCESS OF £300,000

Being part of a select development of four properties created from a former Grade II listed village school. This 4 bedroomed, individually designed property has a high specification throughout and situated within the heart of a conservation village.

▼ HALIFAX OFFICE 01422 380100



1 WOODEND COTTAGES, BARKISLAND OFFERS OVER £300,000

A recently renovated end cottage with accommodation set over 3 floors and benefitting from open rural views. The property briefly comprises of lounge, kitchen, W.C, 3 bedrooms, 2 en suites and house bathroom. Ample parking with the potential to create a garden area to the side.

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LET OR NOT TO LET...



There is no doubt that recent years have seen a rise in the number of exclusive rentals with high net worth individuals often choosing to rent in the short to medium term for a variety of reasons. Many require space whilst renovating or developing their own personal home, others need to re-locate for employment commitments, and some may look to certain areas for preferred schooling, or proximity to amenities that fit their particular lifestyle at that moment in time. Most falling into these brackets are individuals or families in the middle of their working career often with above average and the ability to look at a property that might not be a 'forever home' but maintains a desired lifestyle during a transitional period, often with unique features and fittings, such as stabling, home office, outbuildings or swimming pools

So naturally the rental stock in the sector is increasing? To a degree the answer is yes as more exclusive homes have become available for rental as owners have looked to retain their bricks & mortar whilst assessing the longer-term Brexit impacts on the housing market. However, as a whole there is less property coming to market, completely conflicting with the trend in increasing tenant demand. Why so?

LEGISLATION, LEGISLATION, LEGISLATION.

This is the new buzz word in the private rented sector and has seen landlords struggle to grapple with ever changing laws over the last ten years. With an increasing volume of tenants has come a larger target audience for

political parties to appeal to, and as a result there has been a raft of political ping-pong on new policies and regulation in an attempt to win votes.

Regulation over the next twelve months alone includes new laws on Minimum Energy Efficiency Standards, changes to Electrical Regulation, alterations to gas laws, & the implication of banning orders for none-compliant landlords.

Results have been mixed. Many will argue that more formal regulation was needed and indeed

Grenfell has shown the tragic implications of negligence or failure to provide a duty of care. However, confusion over new laws, constantly changing manifestos from Westminster, and several tax changes to landlords have left many wary of falling foul of new regulation and has resulted in a drop in the availability of stock in the Yorkshire area (in line with many parts of the country).

My advice though – there has never been a better time to enter the market. With less stock out there



*All three properties
pictured have been
successfully let*



and no signs of a reducing tenant base, the laws of supply & demand will dictate higher market rents, and as a result higher yields.

The key here is knowledge. Speaking to a professional and bringing clarity to the confusion that now surrounds the lettings market can help guide you through the plethora of compliance, and understand that amongst all the hype, a qualified and regulated agent can ensure you take advantage of the genuine need for bespoke rental accommodation, with asking rents readily being achieved of up to £3,000pcm in the Calderdale/ Kirklees areas.

*Written by Adam Powell BSc(Hons) MARLA
-Residential Lettings Manager*



HuddersfieldLive

Better Events Together

At Huddersfield Live our vision is to bring a series of events to life that unite the community and allow Huddersfield to flourish.

Here is the line up so far:



Huddersfield Food & Drink Festival

1st - 5th August



Feed 1000

Waste Less, Feed More Campaign

5th May



Galcar Lily Day

Fundraising and Activity Weekend

12th May



Unified

Partnering with Conscious Youth

28th July



Supporting Holmfirth Food & Drink Festival

29th & 30th September



Back to our Roots

Partnering with Conscious Youth

20th October

To find out more about our upcoming events or to work with us, please get in touch:

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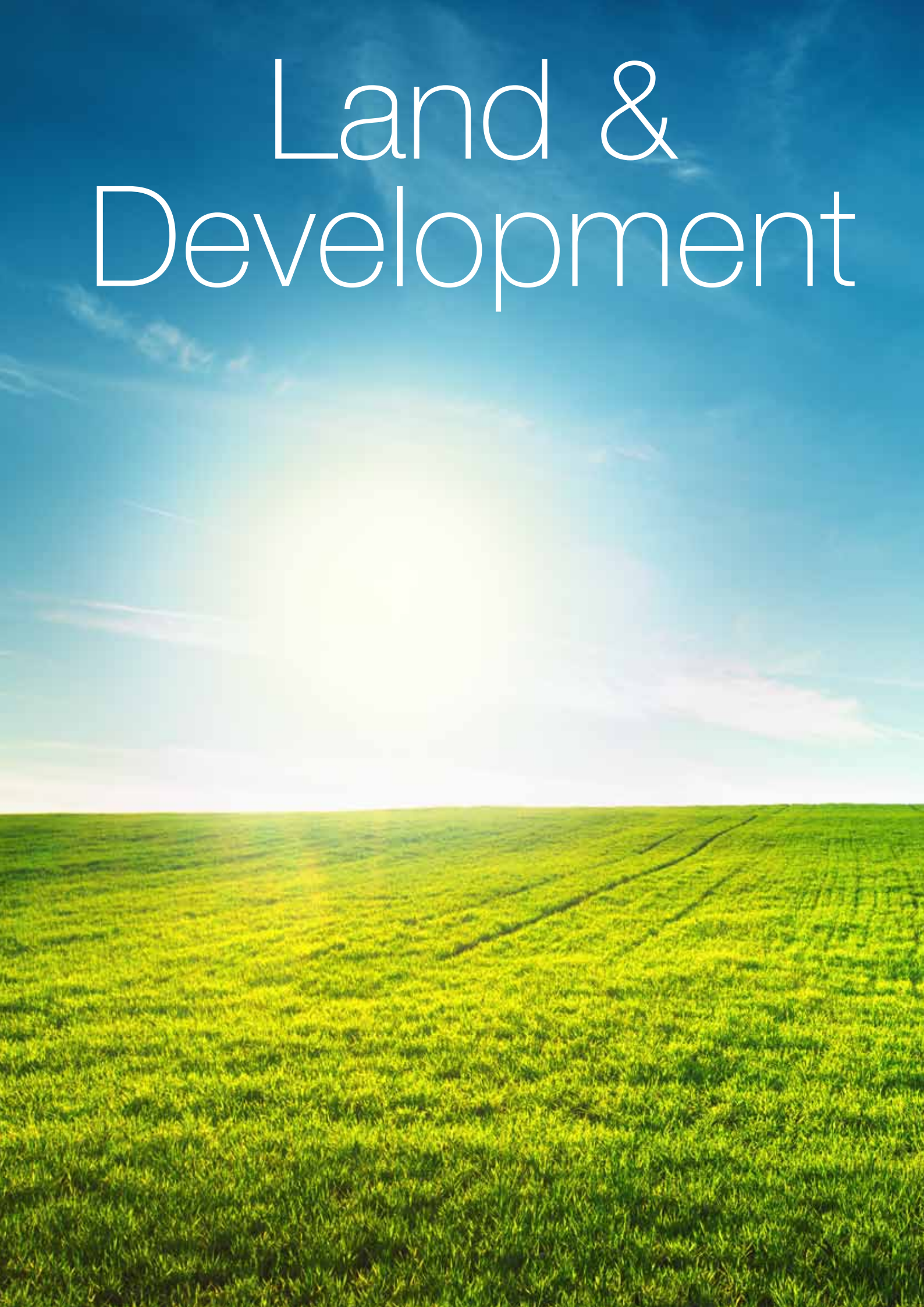
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—As Dilly Hall—

Aye!

Land & Development





HOLDSWORTH ROAD, HOLMFILD, HALIFAX

GUIDE PRICE £800,000

The property briefly comprises an original Mill owner's private residence most recently occupied as a nursing home until its closure in Spring 2017. The site is set within its own private grounds which are lined by mature trees and access is provided via a winding driveway from a stone pillared entrance directly off Holdsworth Road. The approved scheme involves the demolition of the existing buildings on site and the development of up to 7 large detached dwellings with associated garaging/car parking provision. Planning documents can be viewed at www.claderdale.gov.uk quoting Ref: 17/01070/OUT

▼ HALIFAX OFFICE 01422 380100



ROCHDALE ROAD, GREETLAND

GUIDE PRICE £500,000

Located within this popular residential location close to local amenities including bars and restaurants that form part of the re-vamped West Vale centre. The site has planning permission for the construction of four semi-detached houses and two detached bungalows, in addition the site also includes a dilapidated stone bungalow that requires demolition. Additional units may be granted as part of a revised scheme subject to obtaining updated planning permission. Current plans can be viewed at www.calderdale.gov.uk quoting Ref: 06/01435/FUL

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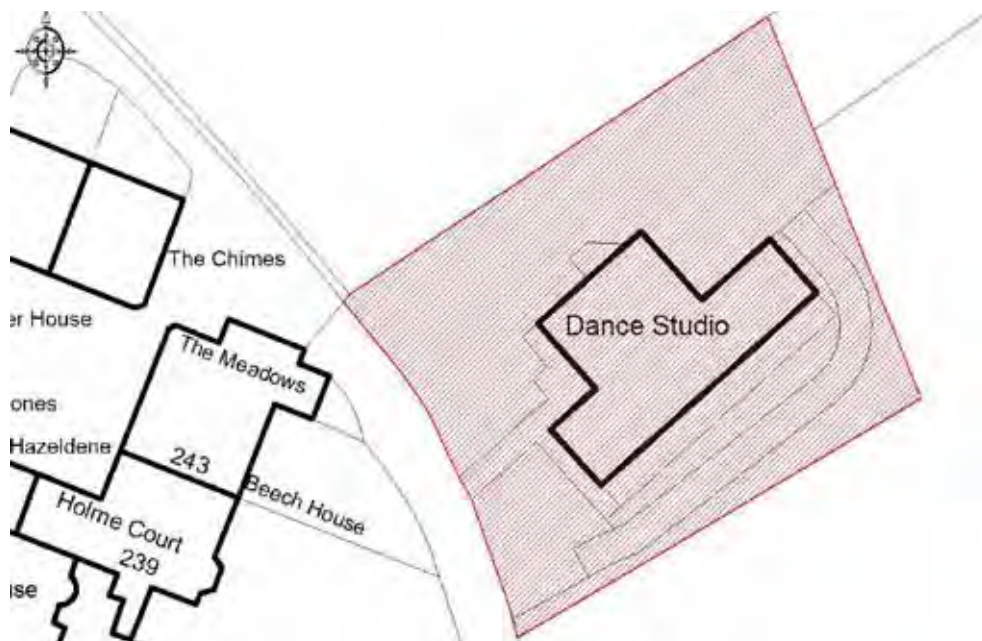


VICTORIA ROAD, HEBDEN BRIDGE

GUIDE PRICE £500,000

An opportunity to acquire a residential development site having full planning permission and building plans regulations approval for the construction of a block of 8, two bedroom self-contained apartments set within close proximity to the centre of Hebden Bridge, which boasts a wide range of local amenities, including specialised independent retail shops, cafes and restaurants. Full planning details can be viewed on the Calderdale Planning website at www.calderdale.gov.uk planning reference 15/00301/FUL

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WAKEFIELD ROAD, LIGHTCLIFFE

OIRO £425,000

Set within the desirable residential location of Lightcliffe, the site is positioned off a private driveway accessed from Wakefield Road. Benefiting from outline planning permission for the construction 4 properties to include 2 link-detached and a pair of semi-detached homes. Full details can be viewed on the at www.calderdale.gov.uk quoting planning reference 17/01204/OUT.

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SHOWHOME OPEN THURSDAY TO MONDAY, 10:30AM TO 5:30PM

Luxury property developer, Harron Homes, is encouraging buyers searching for their dream home to visit their show homes at the Moorbank Lea development in Shelf, where they can take advantage of a range of buying incentives to help make their dream house a home.



Moorbank Lea is a delightful development of 4 and 5-bedroom homes situated in a semi-rural location, giving it the convenience of all the local amenities such as schools, shops and restaurants, but also the surrounding of a picturesque countryside.

With just 30 properties on this exclusive development, each new home has been designed to the highest specification with spacious living areas and double bedrooms – perfect for families and first- time buyers alike.

With great links to the scenic town of Halifax with it's

recently refurbished Piece Hall to the West and the city of Bradford to the East, as well as a short drive away from local schools and amenities, this truly is the perfect location to settle down.

The development features five home styles, and prospective buyers are encouraged to view the popular Edlingham style show home. This stunning double-fronted home features a grand central staircase and galleried landing which gives the home an instant wow-factor upon entry.

The Edlingham epitomises the luxury that has become a defining trait of all Harron Homes designs. The home is ideally suited to a large family, boasting 5 double bedrooms to the first floor, two of which are accompanied by an en suite bathroom. The spacious downstairs living areas offer a modern kitchen/ diner area, a family dining space, a separate study,



a garden room and a generous lounge, offering versatile spaces for both relaxing and entertaining.

Each Harron Homes property boasts high-end specification as standard, top of the range kitchens with 18mm carcass, a stainless-steel oven, hob and chimney extractor, exclusive sanitary ware, luxury fittings and designer fitted wardrobes in the master bedroom.



A number of purchasing incentives are available at the development, including the Government-backed Help to Buy scheme, Part Exchange and the newly launched Homemover scheme.

The showhome is open Thursday to Monday, 10:30am to 5:30pm.

To find out more about purchasing incentives and view the properties at MoorbankLea, visit www.harronhomes.co.uk or call 01274 670094.



Ask about our Homemover Scheme



Part Exchange considered



Help to Buy available

Find out more at harronhomes.co.uk

Caterpillar

The Caterpillar

Built By Design

The desire for eco-friendly, sustainable homes has increased in the property market.

Self-build purchasers are continuing to drive demand for individual plots and are now expanding their requirements to purchase 'non-traditional' and 'one off' development opportunities.

Located on the hills above Littleborough, Rochdale is the opportunity to build this spectacular eco-friendly home extending to approximately 4400 sq. ft. (410 m²) designed to look like a caterpillar.

The contemporary and unique home has been designed by the award-winning Rochdale based architect's C J Partnership, who are renowned for creating one-off, eco-friendly designs across West Yorkshire.

The building plot is designed to be built into the landscape and will sit within approximately 1.7 acres of grazing land and is to curve around a central feature courtyard.

Aimed at family and professional purchasers seeking a new build, energy efficient contemporary home that boasts open plan living accommodation, four spacious bedrooms, five bathrooms, dual access, ample off road parking and garaging.

The property is situated within an excellent geographical location commutable to Manchester, Calder Valley and Leeds.

If you are looking for a bespoke, contemporary and eco-friendly home and would like further information on The Caterpillar House please contact our Halifax office on 01422 380100.



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contemporary home that
boasts open plan living
accommodation, four
spacious bedrooms, five
bathrooms, dual access,
ample off road parking
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Auction Reserve v Guide Price

With auctions increasing in popularity, and the demand for quick turnarounds and competitive pricing continuing to grow, the market has encouraged new bidders to attend auctions, however with this comes uncertainty and confusion over auction terminology. In particular, the difference between a Guide Price and a Reserve Figure.

In this article, I will clarify these differences so that you can feel confident about the auction process and go on to secure yourself a good deal in the property market.

A Guide Price is the value set by an auctioneer and/or agent to direct potential buyers as to where the bidding will start and what the lot may achieve.

The Guide Price can be shown in the form of a minimum and maximum price range within which an acceptable reserve price should fall, or as a single price figure within 10% of which the reserve figure would fall. However, the marketed price is used for guidance only, as figures can greatly exceed the Guide Price on the night.

So, if you do intend to bid at auction make sure you work out your finances around realistic figures for you rather than relying on the Guide Price and

be prepared to have additional funds available should bidding push the figure higher than expected and you still intend to purchase the lot. As when the hammer falls you will be contracted to pay a minimum of 10% deposit and a buyer's premium as set by the auctioneer, with completion for 28 days thereafter.

The reserve figure is the sellers minimum acceptable price and the lowest figure that the auctioneer can sell the lot for. The reserve price can be up to 10% higher than the Guide Price. The reserve is not disclosed to the public and is confidential between the seller and the auctioneer.

If the reserve isn't met on the night, bidders do have the opportunity to approach the auctioneer afterwards to see if a deal can be agreed under auction conditions.

Both the Guide Price and the reserve figure can be subject to change up to and including the day of the auction. Many of our clients have enjoyed auction success throughout 2017.

We are currently planning our next auction and we are on the lookout for new lots. For a full professional auction consultation on your property, development opportunity or land call our auction coordinator Isobel Smith on 01484 903000.

Auction coordinator
Isobel Smith

*Feel confident
about the
auction process
and go on to
secure yourself
a good deal in
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