

a different **view**

Issue 4

Your first choice for desirable country properties in the West Yorkshire Region

In This Issue

Meet The Team
and Breaking News

Beautiful Homes For Sale

A Different View

The transport link between property and
communication

Julie Supports Our Heroes

The Bird Flew North



ROLEX.COM

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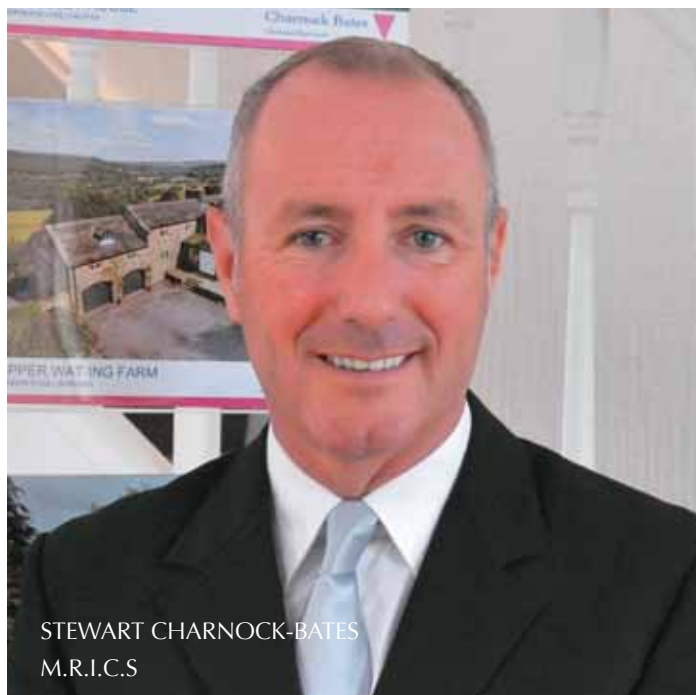

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Welcome to our Spring Edition 2010 of our property based magazine.

Originally we named our magazine "a different view" on the basis that we would always try and show interesting photograph's of Calderdale together with a brief insight into our thoughts on what is presently happening in Calderdale from the perspective of property and location.

On this occasion the magazine has provided us with an opportunity to highlight the recent success of a local man Robert Harrison. In this regard he has provided us with a real "different View" for the front of our magazine to which we thank him – for more on this story see page.....

Thankfully it would now appear that the market has stabilised and we all have become accustomed to the current market conditions and as a result of this our magazine confirms that many new instructions are now coming to the market which offers something for everybody.

This improvement in the market place I am sure will be assisted by the direct London – Halifax rail link to which we have to thank Grand Central. This is planned for the end of May this year which will also link our two offices together. This will enable our area to be so much more accessible and as a result of which a target area for commercial growth for the future. See my main article in the centre of the magazine from pages 34-37 for more on this story.

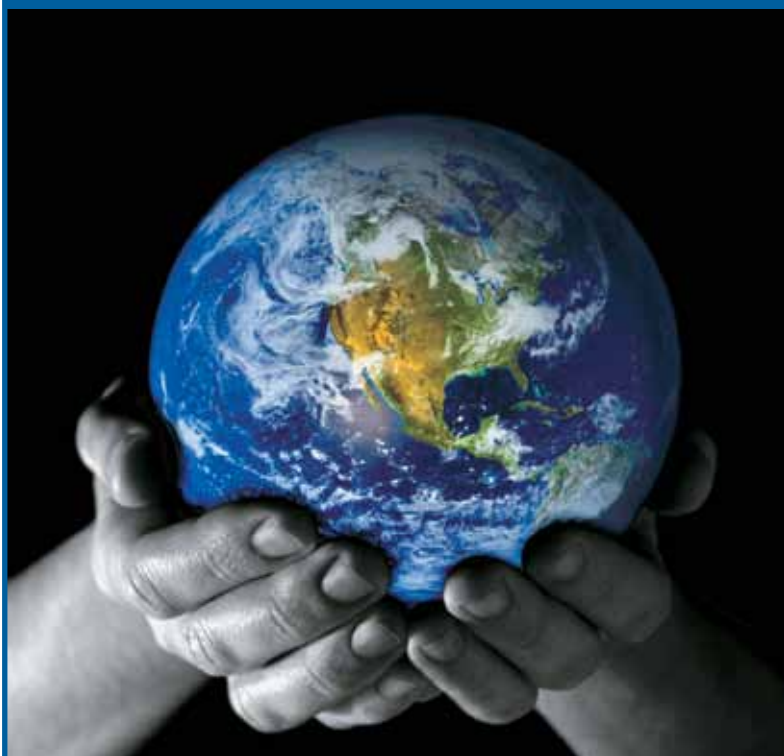
Technology never stands still and if you are up to date today it is quite likely that you are out of date tomorrow! Hence we are continually investing in improving our website and the service that we provide to you our clients. In this regard we now offer a floor plan and aerial photography service.

Finally, many thanks to the number of local businesses for their support in compiling this magazine and the written contributions which all make interesting reading.

I very much hope that you enjoy our magazine and should you wish to be included within our next edition , which is distributed throughout Calderdale, then please do not hesitate to contact Kerry Pearce on 01422 380100.

Also do not forget that this issue is also available as an "E book" on our website www.chnockbates.co.uk.

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Property Listings



Back from the left: Kerry Pearce, Leanne Elliott, Amanda Hopkinson, Stewart Charnock-Bates and Beverly Charnock-Bates.
Front from the left: Lydia Baldwin, Rachel Alston-Smith, Carolyn Harris and Sarah Peters.

As within any team or business the ability to move forward and succeed is not only very much dependent on stability within that team but also the willingness of individual's to diversify.

If any business continues to provide the same service day in, day out then eventually that business will fall by the wayside as competitors prove to be more up-to-date and therefore by definition more on the ball!

Whilst at Charnock Bates we have never forgotten the old fashioned core values of providing a first class professional service we have also acknowledged the need to ensure that we are fully up-to-date with all technological advances relative to our business.

In this regard we have carefully listened to our client's as to the service that we provide and how you would like this service to be improved. As a result of the comments we have decided to make some slight improvements both to our service and website which at the same time impacts upon everybody's job description.

It is here that the staff at Charnock Bates have been flexible and diversified into area's which are both interesting and challenging. In many ways I feel that they have moved forward and remained loyal to Charnock Bates, not only because I have been kind and understanding to them (I hope), but mainly due to every day being different and providing them with many opportunities . Whatever the reason there loyalty is very much appreciated as continuity within a business is very important not just for the work place but more importantly for clients. People prefer to deal with people that they are familiar with and can relate to and in this regard the majority of all Charnock Bates have been with me for over 7 years.

Since I last wrote this article the one major change in staffing which will facilitate many of these improvements is in respect of Rachel Alston-Smith. Rachel joined us initially with a view to strengthening our team to staff the office and undertake viewings at the weekend. Since then as a result of Rachel familiarising herself with the role she realised that the position was both compelling and interesting. Thankfully I am pleased to report that she has joined us in a more full time capacity as from the turn of the year. Rachel's addition to our team has now enabled us to provide a full floor plan service to our client's. Her experience also provides invaluable support to our Valuation Department.

Whilst stability in the work force is always to be preferred, the one great thing that job changes and movements allow for in a business is to provide opportunities for others. Therefore, as a result of Rachel joining us during the week a space arose in the New Year at weekends.

It is here that I would like to welcome another Rachel, which is all very confusing for us, Rachel Spencer. Rachel is presently studying at University but she has welcomed the opportunity to join us as she possesses a passion to learn about property. She has come to the right place and has made a bright start to what we hope will be an interesting career for her.

With regards to other members of staff their roles remain similar to before with Leanne's time now predominantly being spent undertaking Valuations and the management of our website.

Leanne also controls a new service that we now provide which is to ensure aerial photographs are provided for properties where considered to be appropriate.

Kerry, Sarah and Amanda are very much involved in sales negotiation, brochure production and accompanied viewings.

In addition to the above Kerry arranges the Charnock Bates property advertisements on a weekly basis and assists myself in the compiling of this magazine.

No office would be complete without somebody providing sound administration support to all other members of staff and this is where we look to Lydia. She controls the running of the office including accounts, office management and providing Home Information Packs for clients.

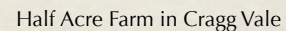
The weekends are very important within this business and therefore an experienced member of staff is available at all times. Whilst I am always contactable Carolyn undertakes viewings and staff's open weekends.

Therefore, as you can see from the above we provide a full professional service at all times from staff who are all resident in Calderdale.

Experience of living within a community is very important and as such we will always endeavour to answer any questions with regards to local facilities / amenities.

Remember, we are to help!

Stewart Charnock-Bates MRICS



Is there change in the air.....

Nevertheless I feel a period of stability and consolidation is necessary within our economy at the moment before ultimately growth is experienced in 2011.

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A spectacular, interior designed, detached residence boasting an impressive 9550 sq ft (approx).

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PART EXCHANGE CONSIDERED.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £2,500,000

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Your first choice for
desirable country properties in
the West Yorkshire region



CROSSLEY HOUSE HALIFAX

One of Calderdale's most impressive property's being Grade II * Listed and originally built for Sir Francis Crossley over a period commencing in the mid 1840s.

Comprising of approx 30,000 sq ft (measured to gross internal area) & lends itself to a variety of uses subject to the appropriate Planning & Listed Building Consents being granted.

Leeds approx 16 miles. Manchester approx 30 miles. Bradford & Huddersfield approx 8 miles.

Guide Price £2,400,000

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UPPER WATLING FARM NORLAND

An impressive Grade II Listed detached property being one of the original old halls of Norland dating back to the early 16th C. Situated within an idyllic location within its own grounds benefiting from equestrian facilities.

Comprising, hall, 3 reception rooms, kitchen, utility, cloakroom, study, cellars, 6 beds, 2 en suites & 2 bathrooms. Gardens, approx 18 acres, stables, garaging, menage & barn with p/p.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £1,375,000

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**THE GRANGE
SAVILE PARK**

Since being built in 1924 by John Mackintosh, this detached gentlemen's residence is offered for sale for the 3rd occasion. Comprising- Grand hall, cloakroom, 3 reception rooms, study, kitchen, utility, 8 beds, 2 en suite's, 2 bathrooms & attic. Garage, and gardens. Leeds approx 15 miles, Manchester approx 30 miles, Sheffield 35 miles.

Guide Price £1,750,000



**THORNTON HALL
THORNTON**

A magnificent, Grade II* Listed manor house located within approx 2 acres of private grounds. Comprising - hall, kitchen, 3 reception rooms, 7 beds, bathroom & 2 shower rooms. Immaculate grounds, coach house, garage, tack room, stable & stores. Approx 20 acres of land. Further land available by separate negotiation. Bradford approx 3 miles, Leeds approx 20 miles, Manchester approx 40 miles.

Guide Price £1,350,000



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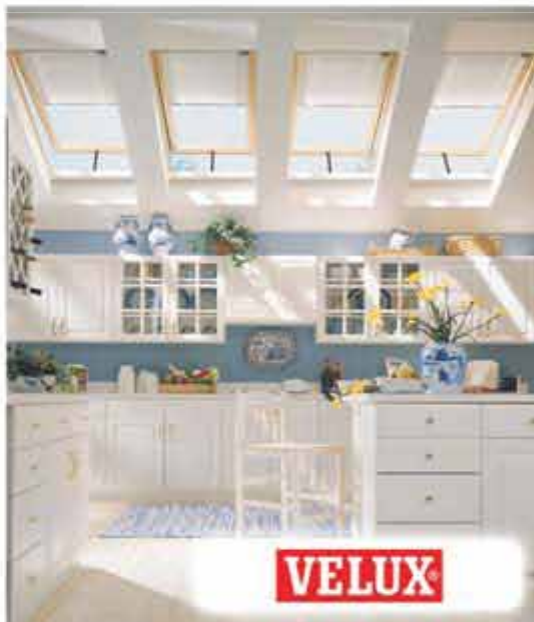


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BROAD OAKS MIRFIELD

A superb Grade II Listed detached residence offering flexible living accommodation & equestrian facilities.

Comprising, 2 W.C's , 3 reception rooms, living kitchen, utility, sunroom, entertainment room, 7 beds, dressing room, 2 bathrooms & shower room. Approx 25 acres of gardens, woodland, car parks, & paddocks. Stables & barn.

Leeds approx 12 miles. Manchester approx 35 miles. Wakefield approx 9 miles. Halifax approx 10 miles.

Guide Price £1,300,000

70 Commercial Street
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121 Park Lane
LONDON
T: 0207 0791479



ONLY HOUSE NORTHOWRAM

A substantial detached property offering flexible living accommodation set within private grounds.

Comprising, hall, 2 receptions rooms, living kitchen/ sun room, cloakroom, study, utility, 5 beds, 2 en suites, bathroom & gym/office. Garages, gardens, approx 11 acres of land, and a self contained apartment.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £1,250,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

The Budget & Pre Budget Reports result in tax increases for thousands of high earners affecting pensions and income.

By Robert Brear BSc(Hons) Dip PFS IFA



Income

On April 6th 2010 the tax burden of high earners will increase significantly. Anyone earning over £112950 will lose their personal allowance for a start, resulting in a significant increase in their personal tax burden.

In simple terms, for those earning more than £100,000 they will lose £1 of personal allowance for every £2 of earnings.

In addition to this anyone earning above £150,000 per year will pay 50% tax instead of the previous 40%.

A lot more people will be affected than you might think, it won't be just the fat cats in the city but many local GP's, consultants, company bosses, some solicitors and accountants etc.

It is highly likely that many of the readers of this publication will be affected.

Pensions

For as long as I can remember it has always been the case that tax relief on pension contributions is given to individuals at their highest marginal rate. The budget and pre-budget reports of 2009 plan to end this cornerstone of pension tax policy from 6th April 2011.

The good news is that anyone who currently earns £130,000 or less will still get tax relief at their highest marginal rate. The bad news is that there is to be a new wider definition of income which will include any employer contributions made to pension.

For example if an individual has their own limited company and currently receives £10,000 salary, £50,000 dividend and the individual makes an employer pension contribution of £100,000 it will result in a complex tax calculation and ultimately a bigger bill for the individual.

The government has also introduced a range of complicated anti-avoidance rules to stop people making super large pension contributions before the new rules kick in.

The moral of the story

A good independent financial adviser (IFA) working closely with your accountant can guide you through the likely impact on your personal circumstances and recommend the best course of action for your income and pension strategy.

Private Limited Company directors or those running Limited Liability Partnerships, who are in a position to control the way they are remunerated, are best placed to control how much they are affected by the above.

Our company, Bentley Brear Ltd, was established in 2002 and is family run. We serve the local business community and private individuals alike, specialising in bespoke investment portfolio's and pension and retirement advice. We also offer advice on a full range of additional financial planning matters such as mortgages.

Financial Advice is provided by myself Robert Brear, aged 38 with over 16 years as a financial adviser in the Halifax area. I have been an IFA for the last 10 years, being highly qualified and well placed to help prospective clients achieve their financial objectives.

We have built our business on a reputation of excellent service and a consistency of approach. Financial planning is a long term strategy and we are there for the long term to support you.

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www.bentleybrear.com



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MARLDON HOUSE NORTHOWRAM

A superb gentleman's residence enjoying approximately 1/2 acre of private grounds & extensive views.

Comprising, hall, W.C, 3 reception rooms, study, kitchen, utility/store, leisure suite with pool, 4 beds, en suite, dressing room, bathroom & shower room. Extensive private gardens & triple garage.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £895,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479



UNDERBANK HOUSE HEBDEN BRIDGE

An impressive detached Grade II Listed Georgian residence set within approx 15 acres of land & private grounds. Comprising, hall, 4 reception rooms, play area, study, cellars, W.C, kitchen, utility, 5 beds, en suite, 2 bathrooms & attic. Gardens, woodland, grazing land & garage.

Leeds approx 30 miles. Manchester approx 30 miles.

Guide Price £875,000

70 Commercial Street
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121 Park Lane
LONDON
T: 0207 0791479



HOUGH HOUSE NORTHOWRAM

An impressive detached family home originally dating back to the 1600's, enjoying views across Shibden Park.
Comprising, hall, 5 reception rooms, W.C, dining kitchen, utility, study, 7 beds, 2 en suite & bathroom. Garage & gardens.
Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £750,000

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Everest 4 Our Heroes



Julie reaches for the sky...

Big hearted, pint size Halifax mother of three, Julie Phillips has set her goal to raise £6,000 by December 2010 for the benefit of Help 4 Heroes and playground equipment for Salterlee School where she has enjoyed working for 16 years.

Putting her hobby of trekking to good use to help others, together with friends and with the support of her family, partner Steve and close friend Eva who she climbed Mount Kilimanjaro with in 2007, Julie, aged 42, plans to trek up Morrocco's Mount Toubleka in May this year to raise funds.

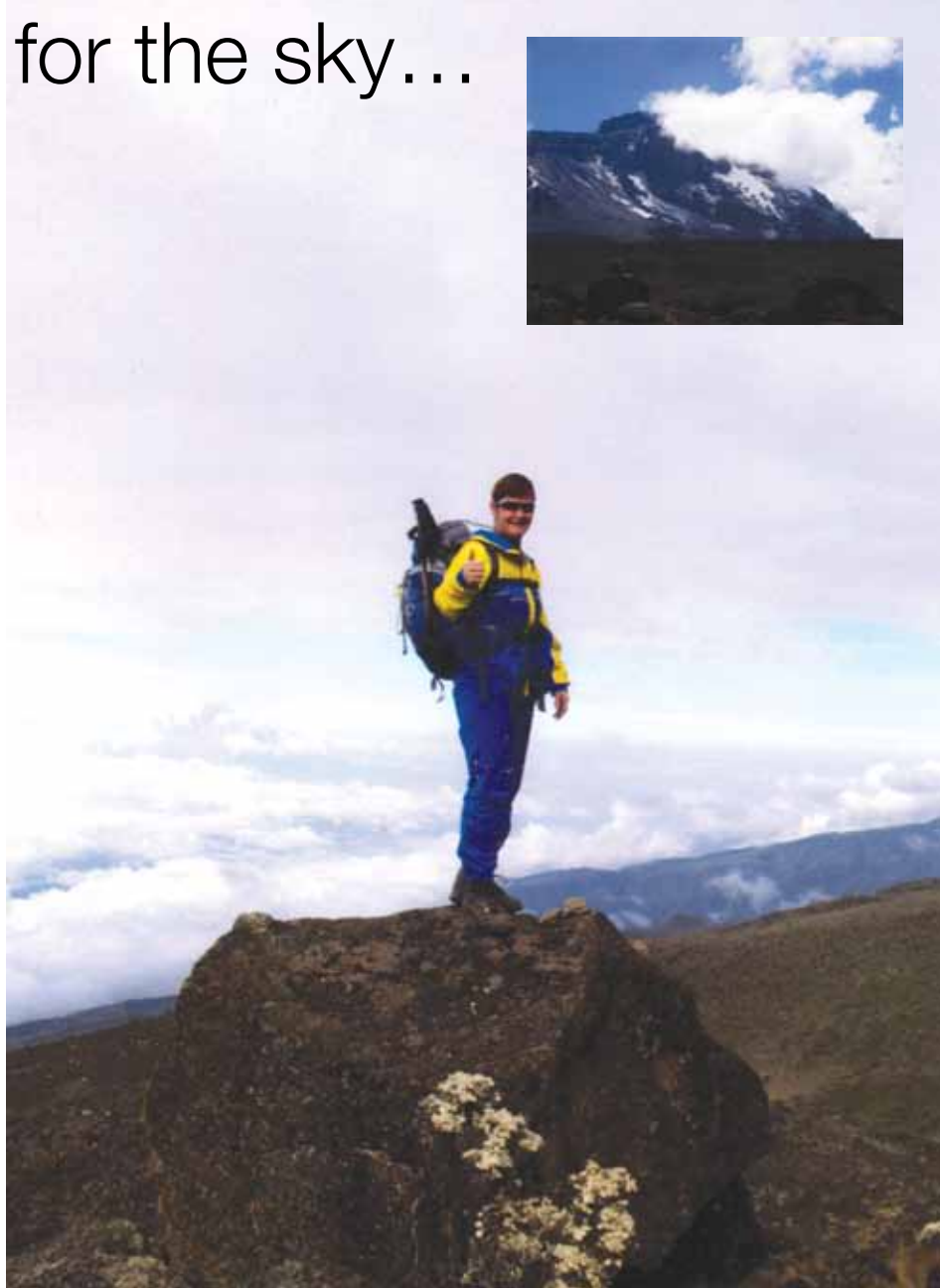
This will certainly put her in good training for her ultimate goal to take part in an expedition to trek to Mount Everest base camp in March 2011.

During the last 6 years Julie has managed to raise almost £6,000 for charity and good causes including Oxfam, Breast Cancer Research and Overgate Hospice Elland. With her endless trekking and event organising, Julie said "I love a challenge and I really enjoy doing this, it makes me feel proud of myself and I feel good knowing that I can make a difference doing something I enjoy so much" Julie added " I am hoping to secure sponsorship and donations to assist with specialist clothing requirements and boots and the cost of the expedition to Everest base camp to enable me to complete my goal to raise thousands for these very worthy causes"

Julie is planning to raise funds by hosting school discos and events and she is also organising a raffle and cash collection at 'Food Glorious Food' in Highroad Well where she works part time.

We think Julie is a true inspiration and a good Yorkshire girl to be proud of indeed!

Reach for the sky Julie and keep up the good work! If you should like to offer support, sponsorship, donations, equipment etc, please contact Julie on 07971108520 or email juileandsteve@hotmail.co.uk



The Bird Flew North!

I am Sallie Henry a 50'odd year old woman who desperately needed a life changing experience - my children are grown up, I was burnt out after many years of working at the top of the tree in the pressurised environment of the Financial Sector - I needed change - EXTREME CHANGE. For a very long time I had held a cherished dream that one day I would run a guest house/B&B but not just an ordinary guest house - I wanted an EXTRAORDINARY guest house, and now was the time to act upon this, make it a reality.

I trawled the property internet sites - Rightmove, Primelocation etc regularly - I knew I wanted to re-locate from my Idyllic Oast House in East Sussex to Yorkshire - BUT WHERE???? I was suffering from a massive 'property information overload' . However, repeatedly I had found that Charnock Bates had high quality properties for sale in their portfolio. Fed up with the endless, fruitless search I rang Charnock Bates and charged them with the impossible - finding me with the property of my dreams - it had to be special, I told them what I wanted - within moments they found it - the staff at Charnock Bates especially Kerry, Lianne, Sarah and Stewart are the most special of people you will

ever find in an Estate Agents - they listened which is the rarest quality of all, I was treated as a person not a 'buyer'.

I am pleased to say that I am now happily involved in my new life as the owner of a charming, imposing Georgian property - Holme House, a busy 5 star gold award B&B in the heart of Hebden Bridge a unique, lovely and unspoilt market town with its many restaurants, pubs, bars and individual, often quirky, shops that sell anything and everything from handmade clogs to fabulous jewellery and vintage clothing to fish and chips! the list is endless. The location is convenient for the Penine Way, Hardcastle Crag, barge rides along the canal and a host of other interesting and historical places to visit such as Heptonstall with its narrow cobbled streets and ancient church, Haworth home of the Bronte sisters and, of course the stunning South Penines Hebden Bridge is a walkers and cyclists paradise. The train station is less than 10 minutes walk away so I often have guests from Manchester, Liverpool, York, London and even Scotland.

Holme House, once a sad looking property, has been completely refurbished it has 7 bedrooms three of which are guest rooms all are



furnished to a high standard with added luxuries such as Gilchrist and Soames toiletries, fluffy bathrobes, Green and Blacks Chocolates, fresh fruit and flowers with King size beds in two rooms and twin/superking bed in the third one with an ensuite bathroom the others with spacious ensuite shower rooms plus a huge apartment in the converted cellars. The main building has an impressive and quite magnificent hall way with chandeliers, sweeping staircase and glorious original arched window, fabulous high ceilings and ornate cornices continue throughout the

property and is filled with period antique furniture, fine china, pictures and even an oak baby grand piano which the guests often cant resist having a 'tinkle on' ! and Holme House as the added benefit of on-site parking a rare commodity in Hebden Bridge .

It is hard work but, life does not get any better. All my guests, without exception, have been a pleasure many of which keep returning - I regularly have guests stay who are looking to re-locate to Calderdale and, guess what - I always advise them to ring Charnock Bates!!





GATE STOOPS FARM LUDDENDENFOOT

Currently run as a kennel and cattery business. Consisting of a 3 bedroomed farm house, 2 cottages each with 2 beds, a barn, kennel blocks, cattery block, agricultural building, gardens & approx 6 acres of land. Having the potential to run an existing business or alternatively convert the buildings into separate properties subject to gaining the relevant P/P.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £1,000,000



HARD PLATTS FARM STAINLAND

A substantial detached period property enjoying extensive views.

Comprising, hallway, 3 reception rooms, cloakroom, bar, kitchen, utility, 4/5 beds, 3 en suites & bathroom. Gardens, land, woodland, Dutch barn & outbuildings with p/p to convert into two 3 bed bungalows.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £995,000



STREAM CORNER WARLEY

A superb, deceptively spacious detached 'True' bungalow set within approximately 1 acre of impressive private grounds.

Comprising, kitchen, utility, 2 W.C's, lounge area, dining area, sitting room, 4 double bedrooms, en suite bathroom, house bathroom and leisure suite with swimming pool. Ample parking, 4 car garage, gardens and balcony.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £795,000



WHITESHAU WEST DENHOLME

Part of a magnificent period residence set within manicured gardens with equestrian facilities situated within the prestigious Whiteshaw Estate.

Comprising, entrance Hall, 2 reception room, kitchen, W.C, study, 4 bedrooms, 2 en suites, games room/ bed 5, playroom and house bathroom. Parking, stable block, approx 6 acres of garden and paddock land.

Leeds approx 20 miles, Manchester approx 40 miles, Bradford approx 9 miles.

Asking Price £795,000



STONELEIGH HOUSE SHELF

A substantial detached residence set within private grounds.

Comprising, hall, 4 reception rooms, cellar, utility, study, kitchen, conservatory, 6 beds, en suite, dressing room, shower room & W.C. Garages, balcony and garage.

Leeds approx 15 miles. Manchester approx 35 miles.

Offers Around £779,000



STAUPS HOUSE SHIBDEN

An imposing detached Grade II Listed property dating back to 1684, situated within an elevated position enjoying rural views.

Comprising, hallway, W.C, 5 reception room, kitchen, 5 bedrooms, 3 en suites and shower room. Parking, double garage and gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

Asking Price £775,000



GLENHURST SOUTHOWRAM

An impressive detached property enjoying spacious accommodation & private grounds.

Comprising, hall, 4 reception rooms, cellars, kitchen, utility, 2 W.C's, swimming pool, changing rooms, 5 beds, dressing room, 4 en suites & study. 2 garages & gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £750,000



MULLEN HOUSE SOUTHOWRAM

An impressive, individually designed, detached home boasting approx 5000 sq ft of accommodation.

Comprising, 3 reception rooms, sunroom, kitchen, utility, conservatory, cloakroom, 4 beds, en suite, dressing room/ bed 5 & bathroom. Garage & gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £750,000



HALF ACRE FARM CRAGG VALE

A superb detached period property situated within a rural position enjoying extensive view benefiting from approximately 8 acres of grazing land. Comprising, 2 reception rooms, kitchen, utility/W.C, 4 bedrooms and house bathroom. Garden, double garage, land and outbuildings. 10 acres available by separate negotiation.

Leeds approx 30 miles. Manchester approx 25 miles.

Guide Price £695,000



WOODHAVEN KEBROYD

A substantial detached home set within approx 3/4 acre of private grounds. Comprising, dining hall, study, lounge, cloakroom, W.C, living kitchen, utility, 5 beds, 2 en suites & bathroom. Garage, gardens & woodland.

Leeds approx 25 miles. Manchester approx 25 miles.

Asking Price £650,000



THE POPLARS BRIGHOUSE

A substantial Grade II Listed home with coach house ideally suited for elderly parents/ teenagers & garden with development potential subject to p/p.
Main House- 3 reception rooms, kitchen, utility, cellar, W.C, 4 beds, en suite & bathroom. Flat gardens & garages. Coach house- hall/ utility, lounge, kitchen, bedroom, en suite & shower room.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £695,000



THE PLAINS ELLAND

An impressive, well presented detached property with leisure suite and superb flat gardens.

Comprising, hall with study area, 2 reception rooms, games room, kitchen, leisure suite with W.C, gym, sauna & pool, 4 double beds & 4 en suite's. Garage's & approx 0.9 acre grounds.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £695,000

the turnpike inn

at Rishworth Moor

DIK



Before



After



The Turnpike Inn

at Rishworth Moor has been a labour of love for local developer Adrian Burr. Having transformed several other properties in the area including another public house Mr Burr has always kept a keen eye on The Turnpike. "Having driven past it for years on my commute to the office, I envisaged its huge potential but never understood why someone hadn't made it a reality." In the summer of 2008 the Turnpike closed its doors and deteriorated into a derelict eyesore not helped by the theft of the roof slates! During this period Mr Burr and his lawyers sought out the existing owners but to no avail then the opportunity presented itself. "I received a call from a friend saying they had just driven past The Turnpike and a 'For Sale' sign was being erected there and then." Mr Burr seized the opportunity and made an offer to take it off the market.

Work began in May last year and very little other than the main fabric of the building was salvaged. Due to the extent of the damage the whole process of getting the building back to basics took nearly two months. There was a period of intense rebuilding for a further four months to meet Mr Burr's self inflicted deadline of 6 months for the whole project.

It was always the intention to raise the 'To Let' sign half way through the renovations and rent the building out to a third party, but fate played its part at Mr Burr's local The Malthouse and the rest is history! A conversation took place between Mr Burr, Lee Roberts and Sarah Dinning of The Malthouse, Rishworth. "I was most impressed with Lee and Sarah and knew firsthand how they had transformed The Malthouse. It made absolute sense to suggest The Turnpike to them. I knew they could do something special with it and wanted to give them first refusal albeit them owning a competitive restaurant a mile away".

Mr Roberts and Ms Dinning – who met while managing JD Wetherspoon sites, were incredibly excited about the prospect but the building still required substantial investment and they would have to bring in an investor, Mr Burr, never one to turn down a challenge, stepped up to the mark and a new partnership was born and the iconic Turnpike Inn was to become a reality once again.

The three pooled resources and following a four hundred and fifty thousand pound refurbishment The Turnpike Inn opened to rave reviews last November. The atmosphere is one of a contemporary yet relaxed country pub restaurant serving sumptuous food made with locally sourced fresh ingredients. The place has been extremely busy since opening and has already conducted two wedding receptions with many more booked later in the year. The Sunday carvery is also proving a huge hit. It is served directly from the open plan kitchen which makes for a great feature particularly for children. There are also six brand new en-suite bedrooms making it perfect for both the business and leisure traveller.

The team is also looking forward to the summer having re-created the front and side beer gardens affording fabulous views over Boothwood Reservoir. The Turnpike Inn is only 2 minutes from junction 22 of the M62 and serves food all day every day from 12.00pm.

Telephone 01422 822789 for reservations.

www.turnpikeinn.com





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a different **view**

The transport link between property and communication

During a time when we are all faced with constant change the coming months promises to be more interesting than most.

As I write this article Gordon Brown has just announced that the General Election will be held on 6th May 2010 and I suspect that, whichever way this is determined will ultimately decide how quickly we will recover from recession.

However, in the meantime we live today in a world which is dominated by communication. Whether this be via telephone, email etc or alternatively transport. The speed with which we can communicate with somebody or alternatively

travel from say one's place of work to home has never been more important.

It is because of these reasons that I firmly believe that there is an intrinsic relationship between these factors and the value of one's home and also the potential for capital growth.

In this respect the basic economic theory applies as in supply and demand. If an area is becoming more desirable because of it's availability of quality property together with the area being more accessible as a result of improvements to transport links then theoretically these should be the basic ingredients for a sound property market. People will



Grand Central train



Country house close to communication links

ultimately have a desire to live in these areas so therefore increasing demand and at the same time offering greater potential for capital growth than say other areas with which a town maybe competing with.

A typical example of this is the country house property (pictured left) almost centrally which comprises of a farm house, barn and approximately 18 acres of land. Amazingly this property is in the middle of the countryside yet is within ten minutes drive from Halifax Town centre and five minutes from Sowerby Bridge railway station. The way in which this particular property benefits from these strong communication links can be seen in the top left of the photograph where the Manchester and Leeds railway link can be seen working its way through the beautiful Calderdale Scenery.

When I opened the business, Charnock Bates, in 1992 I felt

Halifax was a very parochial town with a fairly static population and workforce. I remember thinking at that time that the only way that Charnock Bates could contribute towards improving the area was to ensure that we achieved the most money for our client's property's.

In order to do this I felt it was necessary to promote the attributes of the bigger picture to a wider market to ensure that this is exactly what we achieved.

The bigger picture of course being Calderdale not just Halifax but at the same time including Halifax.

As a company this is exactly what we have concentrated our minds upon. Looking at Calderdale as a location and then how it is positioned relative to the ability to communicate.

We are all familiar with the property saying "location, location, location" and this is so important not just because of a properties ability to access local amenities, schools etc but also transport links and it is this



M62 motorway

area that we are going to concentrate on now.

It is almost inconceivable to think that when I opened the office in 1992 not only did we not have a website but very few homes had computers. These considerable developments that have taken place in this regard have not only improved the quality of the service that we can now give our client's but also this Calderdale shop window is now available worldwide. The internet educates people about our area from outside of Calderdale making them aware of what we have to offer whilst at the time illustrating where we are strategically placed in order to access some of the most important commercial centres in the country. That said other locations have exactly the same benefits through the internet. What we must look at is what makes Calderdale unique in order to develop the area within which we live both for economic growth and aesthetic appeal.

It is on this note that I firstly, would like to thank and congratulate Grand Central for providing us with a direct train link from Halifax and Brighouse to London. It is anticipated that this service will commence towards the

end of May 2010 and I understand that there will be three trains travelling daily by return with a travelling time of 2 hours 25 minutes.

This is a revolutionary step forward for Calderdale and one which will open so many doors in the future which have previously been closed.

The employment opportunities created will be vast whether it be people travelling from London or alternatively from Halifax to London.



Beautiful Calderdale landscape

Calderdale I am sure will become more attractive to Employers possibly in London who may look at relocation options because of cheaper overheads in Calderdale which at the same time offers attractive homes and amenities for its employees.

Whilst we all know that one can access London from say Leeds, York or Wakefield I am afraid it just isn't the same as when access is direct!

This will also be seen as an advantage by many of people who simply want to live in or around Calderdale because from a social angle London will be just so much more accessible for those weekends away or just quite simply some Christmas shopping.

In this respect Charnock Bates can appreciate and relate to the importance of what Grand Central are doing for this area. For over 10 years now Charnock Bates have had a London base operating from Park Lane and as such this has enabled us to introduce many of our West Yorkshire properties to buyers from London and further a field. These are buyers who are either relocating or alternatively looking to buy a second home in the North.

Hence a big pat on the back to Grand Central for making our area so much more available in the future to people out of the area and also bringing the capital to Halifax!

Apart from this major development, which we all have to look forward to

in the future, within an article which is discussing property values and the relationship with communication one cannot ignore the M62 motorway.

Since the building of this great engineering feat, which remarkably was only recently completed and opened by Her Majesty the Queen on the 14th October 1971, Calderdale has grown year on year in respect of property values. What I mean by this is that in comparison with other areas near to Calderdale the area has featured well in respect of property growth as a result of almost being betwixt Leeds and Manchester.

Over the last thirty to forty years the M62 (pictured on opposite page) has provided many villages and the outlying areas of Calderdale with an opportunity to benefit from a greater demand to live in these areas. Such as the beautiful scenery pictured below opposite.

This landscape is more typical of say Austria or the Italian Lakes not on the outskirts of Halifax. The beauty of good communication links is not only the natural beauty within which one can reside but also the beauty of been able to get to where you want to quickly!

In addition to having a direct rail link to London in the future, we have had of course a link to London for many years via a coach thanks to National Express. Whilst this service is obviously not as quick as



Grand Central staff Katie and James

the train will prove to be it does of course provide a different option for travellers who want to access the capital on a regular basis via road. It is also commendable to National Express as can be seen on the side of their coaches they are the official travel partner for the England Football Team (pictured below).

There are of course many other ways of travel with which we are able to communicate both in and out and around Calderdale but very few of these will have any impact on property values. But there remains one form of transport that we have not covered yet which effects almost all of our lives throughout any one year and that is by air. Whether it be for leisure or business I think the

need to be close to an airport has never been greater than it is today. Many of us frequently take holidays abroad but perhaps thirty to forty years ago were originally taken in the UK. It is now quite common for many business people to fly between not only UK cities but Europe on a daily basis. As a result of this airports have increasingly become a normal day to day occurrence which in turn puts pressure on the road networks that access the airports and as such puts further demand for those properties that are near those roads in order to access those airports.

Calderdale has four international airports within approximately one hour, the main two being Manchester and Leeds/Bradford. Therefore, it is the properties within these areas that have benefitted the greatest as a result of improving communication links over the years. In some ways one can get confused with the word improving or is it just quite simply that demand is increasing and surely we have to ask the question, can our communication links cope with the demand? I think that is the question for the politicians to answer! But as far as I am concerned from where I am standing whilst the market place may seem to be in turmoil and we are apparently only just coming out of recession I can most definitely see the light at the end of this 'Grand Central Tunnel'. Calderdale as a whole offers us all many opportunities but we must not forget that the biggest opportunity of all is ensuring that everybody knows who we are and where we are!

Stewart Charnock-Bates MRICS



National Express leaving Halifax

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Leeds approx 20 miles. Manchester approx 25 miles.

Asking Price £795,000



WOOD FARM HEBDEN BRIDGE

An impressive detached home set within approx 4 acres of superb gardens & woodland.
Comprising, hall/ snug, 2 reception rooms, utility, kitchen, W.C, 5 beds, shower room & bathroom. Detached annex, outbuildings, private gardens, land & views.

Leeds approx 30 miles. Manchester approx 30 miles.

Guide Price £650,000



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A superb, individually designed detached residence boasting an impressive 5000 sq ft (approx).

Comprising, hall, living kitchen, 3 reception rooms, cloakroom, utility, 6 beds, dressing room, 2 en suite's, study, 2 bathroom's & W.C. Garage & gardens.

Leeds approx 25 miles. Manchester approx 30 miles. Rail network closeby.

Guide Price £675,000



**NEW ROYD, HEATH VILLAS
SAVILE PARK**

A superb detached 'True' bungalow enjoying approx 1/3 of an acre of private grounds .

Comprising, hall, 2 reception rooms, conservatory, kitchen, 4 double beds, shower room, bathroom & study. Double garage & gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £650,000



LIGHTLIE ROYD FARM BARKISLAND

A Grade II Listed barn conversion enjoying views & approx 10 acres of land.

Comprising, hall, kitchen, W.C., 2 reception rooms, 4 beds, en suite & bathroom. Barn, stables, store, gardens & land.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £650,000



MOUNT PLEASANT FARM OXENHOPE

A substantial detached home with a detached barn & grazing land.

Comprising, 4 reception rooms, study, kitchen, utility, cellars, 6 beds, en suite, shower room, bathroom & W.C. Gardens, land, garages, outbuildings, barn & views towards Howarth.

Leeds approx 24 miles. Manchester approx 41 miles. Bradford approx 10 miles.

Guide Price £650,000



INGFIELD SHELF

A substantial newly built home, partly finished by the current vendors with further renovation still needed.

Comprising, living kitchen, shower room, utility, 2 reception rooms, study, 6 beds, 2 en suites & bathroom. Approx 4 acres & a detached derelict barn.

Leeds approx 15 miles. Manchester approx 35 miles.

Asking Price £650,000



SHAWS LANE TOP FARM COTTONSTONES

An impressive detached Grade II Listed farmhouse enjoying views.

Comprising, hall, W.C, cellar, 3 reception rooms, kitchen, 5 beds & 2 bathrooms. Gardens, approx 2 acres & a garage.

Leeds approx 25 miles. Manchester approx 25 miles.

Asking Price £549,500



CLOUGH HEAD FARM RISHWORTH

A period property with adjoining barn situated within a rural location with farm buildings and approximately 8 acres of land.

Comprising, 2 reception rooms, inner hallway, kitchen, W.C, 3 double beds, study and house bathroom. Parking, 2 barns, stables, outbuildings and land.

Leeds approx 25 miles. Manchester approx 25 miles.

Asking Price £595,000



STUBBING FARM GREETLAND

A 17th Century grade II listed country property situated within an idyllic location with far reaching views and equestrian facilities.

Comprising, dining kitchen, W.C, utility, 2 reception rooms, 4 beds, dressing room and house bathroom. Parking, former garage/gym, gardens, stables and approx 11 acres.

Leeds approx 20 miles. Manchester approx 30 miles.

Offers Around £575,000



THE GABLES BRIGHOUSE

An impressive individually 'Smith Rodgers' designed home with a high specification throughout.

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Leeds approx 15 miles. Manchester approx 30 miles.

Offers Around £559,950

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UPPER HALL FOLD BARKISLAND

An immaculately presented detached family home situated within a premier location.

Comprising, hall, 2 reception rooms, W.C, dining kitchen, utility, 4 double bedrooms, en suite and bathroom. Garage, views a& substantial garden.

Leeds approx 20 miles. Manchester approx 25 miles.

Offer Over £499,950



WARD HOUSE HIPPERHOLME

An immaculate, unique and impressive, semi-detached Victorian Gentleman's residence dating back to 1897 with superb open views.

Comprising, entrance hall, W.C, 2 reception rooms, utility, cellars, 4 bedrooms and 2 bathrooms. Ample parking and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Asking Price £499,950



BOULDERCLOUGH CHAPEL LUDDENDENFOOT

Commanding an elevated position with extensive views, this superb chapel has been converted into 3 properties, 2 of which are being offered for sale.

Main house, hall, lounge/dining, sitting room, kitchen, 3 beds, en suite, shower room & bathroom. Gardens & parking. Apartment, hall, kitchen, lounge/dining, 2 beds, en suite & bathroom.

Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £495,000



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Regular Editorial from
Richard Mathias at Fusion Hips



Welcome to this latest update on how Home Information Packs (HIPS) are affecting the housing market. Much of the early media frenzy around Home Information Packs has now subsided and indeed we now hear very little in the press about this product. The up front costs may be deterring one or two sellers from bringing their house to the market but no one is suggesting this has been responsible for the recent fall in house prices nor the even more recent recovery in those prices. Indeed research by one major estate agency chain has shown that Home Information Packs have reduced the time between offer and exchange of contracts by over a week and this can only be a good thing.

The future however is less certain, the Tories have committed to scrap Home Information

Packs but only after a period of consultation. Labour meanwhile have been relatively silent on the subject for almost twelve months now. The Tories have said if they were to come to power it would take at least 100 days for them to introduce legislation to scrap Hips so it is likely that you will still have to obtain a Hip prior to marketing your property until at earliest September or October of this year.

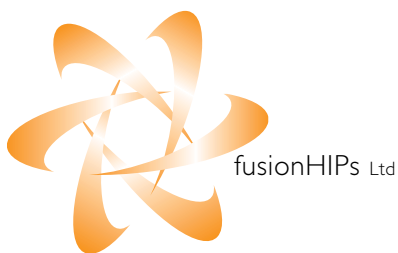
Trading Standards are now policing estate agents to ensure all properties have a Hip before they are marketed and that the Hip is of the necessary quality.

Here at Fusion we have now undertaken 5,000 Hips since they were made compulsory and we can usually produce a Hip within 7 days of instruction, thus

avoiding any delays in the marketing of your property. It is also worth noting that if you have any additional documentation such as ground rent receipts, original leases, timber and damp guarantees or double glazing certificates we are more than happy to include these within your pack at no extra cost and producing these documents at an early stage can only avoid delays further down the conveyancing process.

If you have any questions about your Hip please do not hesitate to contact our team on **0844 8754101**

Richard Mathias
Fusion Hips



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THE PENTHOUSE, GRANGE MANOR NORLAND

One of Calderdale's most unique and superbly appointed duplex apartment.

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Asking Price £495,000



BLACKER GREEN FARM HAYWOOD, NR DONCASTER

A delightful detached property enjoying a range of farm buildings set within approx 13.89 acres of land.

Comprising, hall, kitchen, utility, W.C, lounge, 3 beds, en suite & bathroom. Outbuildings, gardens & land.

Doncaster approx 7 miles. Leeds approx 31 miles.

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THE CROFT SHELF

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Comprising, hall, 3 reception rooms, conservatory, kitchen, utility, W.C., 5 beds, dressing room, en suite & bathroom. Garage, gardens & office.

Leeds approx 15 miles. Manchester approx 35 miles.

Asking Price £495,000



GOOSE NEST MIDGLEY

A detached period property situated within the heart of the picturesque Luddenden Valley.

Comprising, 2 reception rooms, kitchen, conservatory, 3 beds, dressing room, en suite & bathroom. Gardens, outbuildings, garage & approx 7 acres.

Leeds approx 30 miles. Manchester approx 30 miles.

Offers Over £495,000



STONECROFT ODEN

A detached home, formally 3 weavers cottages with approx 1 acre of grazing land.

Comprising, hall, 2 reception rooms, music room, kitchen, utility, 4 beds, 1 en suite, study & bathroom. Gardens, 3 garages & land.

Leeds approx 20 miles. Manchester approx 35 miles.

Asking Price £450,000

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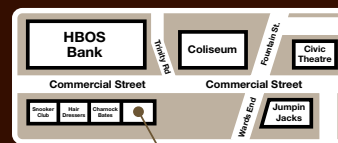
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MARLDON ROAD NORTHOWRAM

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Comprising, hallway, W.C. study, 2 reception rooms, kitchen with dining area, conservatory area, sitting area, 3 bedrooms, en suite and house bathroom. Single garage and gardens.
Leeds approx 15 miles. Manchester approx 35 miles.

Offers Around £450,000



ROSEMARY HILL FARM SOUTHOWRAM

A superb period property enjoying private grounds & approx 4 acres of land.
Comprising, hall, 2 reception rooms, cloakroom, kitchen, 4 beds & bathroom. Garage, stables/barn, summer house, gardens, land & open views.
Leeds approx 15 miles. Manchester approx 30 miles.

Asking Price £449,000



KELL LANE SHIBDEN

A spacious well presented detached family home enjoying panoramic rural views.
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WINDMILL COTTAGE SHELF

An impressive semi detached period property situated within private grounds.

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Leeds approx 15 miles. Manchester approx 35 miles.

Guide price £395,000



BRENTWOOD SHIBDEN

A detached property built in 1932 enjoying far views over Shibden Valley.

Comprising – W.C, 2 reception rooms, kitchen, utility, 3 beds, en-suite & bathroom. 2.8 acres of gardens & woodland & garage.

Leeds approx 15 miles. Manchester approx 35 miles.

Asking Price £395,000



WOODLANDS SAVILE PARK

A delightful detached 'True' bungalow set within beautiful grounds.
Comprising, hall, lounge/ dining room, kitchen, utility, 3 beds & bathroom. 6 car garage & gardens.
Leeds approx 15 miles. Manchester approx 30 miles.

Asking Price £395,000



THE COACH HOUSE SAVILE PARK

An impressive converted coach house situated within the highly sought after location.
Comprising, hall, 2 reception rooms, kitchen, utility, shower room, 3 bedrooms & bathroom. Parking & gardens.
Leeds approx 15 miles. Manchester approx 30 miles.

Asking Price £385,000



PARKVIEW OAKWORTH

A unique property providing flexible accommodation with potential to create an annex/ business premises.
Comprising, hall, 2 reception rooms, kitchen, conservatory, 3 beds, en suite, shower room, study and sitting area. Potential annex, further accommodation or business use. Gardens and parking.
Leeds approx 21 miles. Bradford approx 13 miles. Halifax approx 12 miles.

Guide Price £350,000



THE STABLES THORNTON

A delightful conversion offering flexible living accommodation.

Comprising, hall, 2 reception rooms, kitchen, 4 beds, shower room & bathroom. Garages, gardens & views.

Leeds approx 14 miles. Manchester approx 40 miles. Bradford approx 5 miles. Halifax Approx 8 miles.

Offers Over £349,950



HIGH LEA NORLAND

A deceptively spacious well presented detached property enjoying extensive views.

Comprising, kitchen, lounge, 5 beds, shower room & bathroom. Garage & tiered gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £349,950



HEATHFIELD RISE RISHWORTH

A delightful well presented detached family home situated within a premier location.

Comprising, hall, W.C, lounge, conservatory, dining area, kitchen, utility, study, 5 beds, 2 en suites & bathroom. Garage & gardens.

Leeds approx 20 miles. Manchester approx 30 miles.

Asking Price £340,000



CROSSFIELD CLOSE GREETLAND

A select new development of 13 contemporary 3/4 bedroomed houses in the popular village of Greetland.

The properties comprise- entrance hall, lounge, breakfast/dining kitchen, W.C, 3/4 bedrooms, en suite and bathroom. Single garage with utility area and gardens.

Leeds approx 20 miles. Manchester approx 30 miles.

Prices between £195,000 and £235,000

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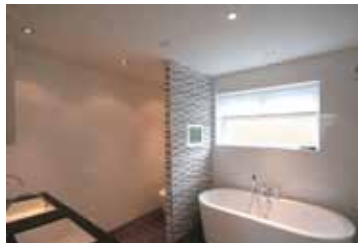
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STONES DRIVE RIPPONDEN

A spacious detached home with flexible accommodation set over 5 floors. Comprising, hall, 3 reception rooms, kitchen, utility, W.C, 4 beds, 2 en suites & bathroom. Garage & gardens. Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £325,000



RIVENDELL SOWERBY BRIDGE

An individually designed detached property with a high specification and views. Comprising, hall, W.C, utility, kitchen/family room, lounge, 5 double beds, en suite and bathroom. Private drive, decked garden and single garage. Leeds approx 25 miles. Manchester approx 25 miles.

Asking Price £325,000 - PRICE REDUCED FOR EARLY SALE



THE OLD SCHOOL HOUSE SHIBDEN

The northern section of a former village church and school set over 4 floors. Comprising, hall, 2 reception rooms, kitchen, 3 beds, en suite, shower room & bathroom. Garage (still to be completed) & gardens. Leeds approx 15 miles, Manchester 35 miles, Sheffield 45 miles.

Guide Price £310,000



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WILD ACRE HOVE EDGE

A detached home set within approx 1/3 acre of private, wild gardens in an idyllic setting.

Comprising, hall, 2 reception rooms, kitchen, utility, W.C, 4 beds, en suite, study area, & bathroom. Garage & gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Offers Over £299,950



SOUTHVIEW RIPPONDEN

A charming property formally 3 cottages enjoying panoramic rural views.

Comprising, kitchen, 2 reception rooms, 3 double bedrooms, en suite & bathroom. Parking area & garden.

Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £295,000



LOWER ELLISTONES GREETLAND

A delightful detached Grade II Listed property formally 2 cottages.

Comprising, dining kitchen, 2 reception rooms, store rooms, 3/4 beds & bathroom. Outside store, patio garden & views.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £295,000



WEST DEAN CLOSE QUEENSBURY

Immaculate, 5 bed detached home situated in a convenient location.

Comprising 2 reception rooms, kitchen, W.C, 5 beds, en suite & bathroom. Garden & garage.

Leeds approx 15 miles. Manchester approx 35 miles. Halifax approx 4 miles.

Guide Price £295,000

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MOOR SMITH COPSE HALIFAX

A stylish, link-detached family home situated within a small cul-de-sac. Comprising, hall, 2 reception rooms, kitchen, W.C, utility, 5 beds, en suite & bathroom. Garage & gardens. Leeds approx 20 miles. Manchester approx 35 miles.

Guide Price £295,000



THE MEADOWS SOWERBY BRIDGE

A well presented detached home situated within an exclusive small development. Comprising, W.C, dining kitchen, study, lounge/ dining room, conservatory, 4 bedrooms, en suite and house bathroom. Garage/store, parking and gardens. Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £295,000



PRINCESS TERRACE SAVILE PARK

A delightful end-terraced property set within the exclusive development of the former Halifax Royal Infirmary. Comprising, hall, lounge, kitchen, 3 beds, en suite & bathroom. Parking & garden. Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £189,950



BEESTONLEY FOLD STAINLAND

A superb cottage situated within a hamlet setting enjoying impressive far reaching views. Comprising, entrance hall, lounge, dining kitchen, conservatory, W.C, 3 bedrooms and bathroom. Cottage garden. Leeds approx 20 miles. Manchester approx 25 miles.

Offers Over £249,950

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Prices correct at time of going to press.