

a different **view**

In This Issue

Meet The Team
and Breaking News

Beautiful Homes For Sale

A Different View
Through the ages in Calderdale

Calderdale family raise
thousands for Epilepsy

Hazelgreave
Before and After - Contemporary Style

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Welcome to our latest edition, being our first property based magazine production of 2011.

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 in the magazine I have decided to focus our interest on property through the ages in Calderdale. For many years now I have considered myself to be extremely fortunate to travel the length and breadth of West Yorkshire, mainly Calderdale, visiting many beautiful homes in outstanding locations. To this day I still look forward to visiting these properties and seeing them in different conditions both unmodernised and modernised and appreciating how people put their own personal stamp upon their own homes. My appetite for this today is no less than it was many years ago when I qualified as a Chartered Surveyor and it was at that time that I discovered a huge interest in period properties over a variety of different centuries. It is this interest that has stimulated me to look at just some of our properties that we have on the market for sale at the moment over different periods of time and then I have looked at how these properties have evolved throughout Calderdale over the centuries. I very much hope that you find my article interesting.

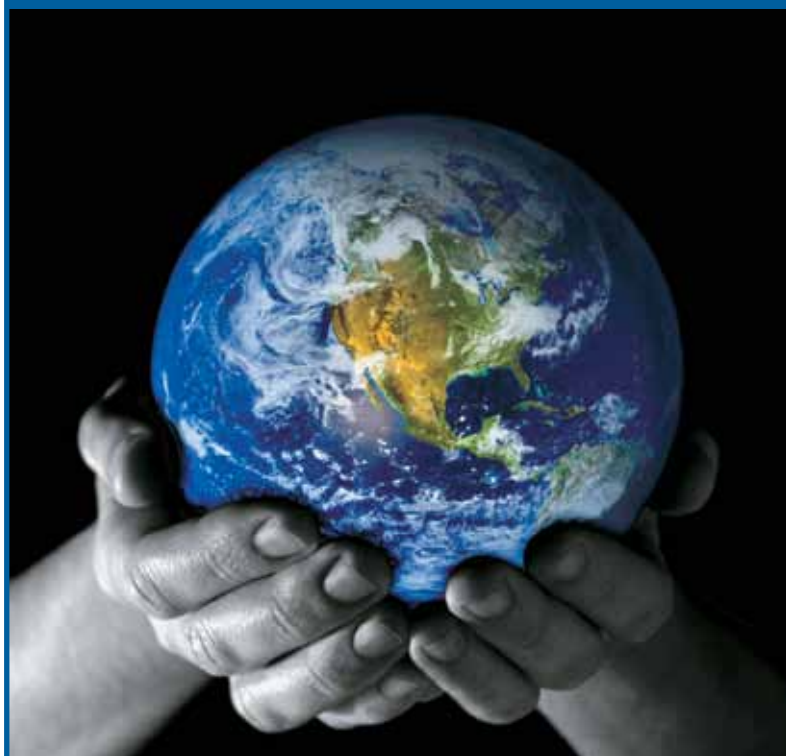
I would very much like to bring to your attention an article within our magazine, written about a very special Calderdale family, Jane and Malcom Sykes of Barkisland and their son Ben and their work in connection with raising money for epilepsy. I have the upmost respect for them as I know Jane and Malcom work tirelessly in aid of this very good cause. Their support to myself has been invaluable over the years for which I thank them.

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.

Contents



3

Introduction by Stewart Charnock-Bates MRICS

4

The Charnock Bates Team

5

Breaking News

8-15

Property Listings

16-17

The Importance Of Asset Allocation

18-21

Property Listings

24-25

Calderdale family raise thousands for epilepsy

26-29

Property Listings

33-35

A Different View

40-41

Property Listings

42-43

Hazelgreave - before and after

44-63

Property Listings

Property on front page

Burnside,

Hebden Bridge - see pg 15 for details.



From left to right- Amanda Hopkinson, Leanne Elliott, Jean Keech, Lydia Baldwin, Beverly Charnock-Bates, Stewart Charnock-Bates, Carolyn Harris and Kerry Pearce.

Here at Charnock Bates we offer a more contemporary approach to selling property, with a fresh vibrant team of enthusiastic staff, the majority of whom have been with us for over 8 years! Combining years of experience and the tried and tested methods of selling with new exciting ideas relating to web and brochure design, marketing and photography to keep the company moving forward and to make the buying and selling process easier for you!

Below is an introduction to our team.

Amanda and Jean undertake many of our property viewings and are both keen and approachable they also deal with telephone enquiries and help out with reception duties. Amanda keeps our website looking up to date by adding the slideshows to each property. There other duties include entertaining the team, cleaning and tea making (much to their dismay!!)

Kerry has been with us now for 8 years and is definitely one of the most sociable members of our team. She has supported Charnock Bates in her role as Advertising Manager in an efficient and competent manner and as I'm sure for those of you whom have seen our press advertising and this magazine you will agree a pat on the back is well deserved! Other duties include accompanying Leanne on brochures, sales negotiating, sales progression, viewings and various other duties.

Lydia has been with us now for 18 months and has firmly established her place within the team. She is our youngest member of the team at only 20 but certainly enjoys bossing us oldies around! Lydia deals with all aspects of reception and accounts, so when a bill lands on your doorstep you have her to thank! As I'm sure you will have noticed if you are a client- she is very efficient!!

Sarah is one of our longest standing members of staff at over 10 years and is currently on maternity leave after the birth of her son Max. So our congratulations go out to her and her family. Sarah is very flexible in her duties here and will turn her hand to whatever is necessary to help the rest of the team, whether that be photography, brochures, viewings etc we can always rely on Sarah not to let us down. Thankfully, she is one of our most

level headed members of staff and is always there if I need a shoulder to cry on.

Leanne has been with us now for 9 years, she is a valuer along with myself and is also responsible for all photography. Other duties include the designing and production of all glossy brochures, sales progression and the management of our website. She never fails to push me to the limit in respect of patience but ultimately her greater technical ability over mine will always help her progress within Charnock Bates.

Carolyn undertakes viewings for us on a weekend. She is very experienced and friendly and has a passion and enthusiasm for property. She has an equestrian background and is therefore especially knowledgeable in this field. Nothing is too much trouble for Carolyn and she will do anything to help you.

Rachel also works weekends for us whilst attending university during the working week. She deals with all aspects of running the office on a weekend when we are all recovering from working all week!

Now we come to the end I hear you all ask what is left for me to do? Well very little it seems, but for those of you who are familiar with the girls here I'm sure you will understand it's not easy for me being the only man amongst all those hormones! I mainly spend my time these days concentrating on valuations of our larger country houses and dealing with clients and buyers as much as possible in order to offer a personal touch, which is something that I feel is very important in our business.

Additionally somebody has to control the girls, run the business and make the arithmetic add up. In recent years this has become an important role for me ensuring that we remain a successful company but one at the same time that always offers a first class service with a competitive edge.

I hope you agree that in many ways we all have achieved this.

Stewart Charnock-Bates MRICS

An aerial photograph of a two-story brick house with a dark grey roof. The house has several windows and a small front porch. It is surrounded by green fields and some trees. In the background, there are rolling hills and a small town or village. The sky is clear and blue.

A large, two-story brick house with a white portico and a wide staircase, set on a green lawn under a blue sky with white clouds. The house features a prominent front entrance with a small pediment and columns, leading up to a porch. The facade is made of light-colored bricks, and there are several windows, some with white frames. The house is surrounded by a well-maintained green lawn and some landscaping, including shrubs and a low stone wall. The sky is bright blue with scattered white clouds.

5

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JILLEY ROYD HOUSE FIXBY

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

Comprising, grand hall /sitting area, 3 reception rooms, 2 studies, cinema, living kitchen with family area, utility, 3 cloakrooms, 8 beds, dressing room, 3 en suite's, snug, bathroom, a self contained flat with living area, bedroom & bathroom. Garages, coach house & gardens.

PART EXCHANGE CONSIDERED.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £1,995,000

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NEW HEATH HEAD MIDGLEY

An impressive detached period property with superb grounds & approx 30 acres of grazing land.

Comprising, dining hall, 2 reception rooms, dining kitchen, W.C, 6 beds, en suite & 2 bathrooms. Tennis court, utility, land & barn with games/sitting room, study & gym. Extensive views.

Leeds approx 30 miles. Manchester approx 30 miles.

Offers Over £1,200,000

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CRAWSTONE LAITHE GREETLAND

A superb detached residence situated within private grounds & approx 11 acres of land.

Comprising, hall 2 reception rooms, kitchen, utility, study, W.C, 4 beds, 2 en suites & bathroom. Gardens, views, barn, stables, garages with office, snug, tack room, boot room, W.C, gym, store.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £1,350,000

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UPPER WATLING FARM NORLAND

A splendid Grade II Listed detached property dating back to the early 16th C, benefiting from equestrian facilities and detached barn with p/p to convert into a 5 bed dwelling.

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

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £1,250,000

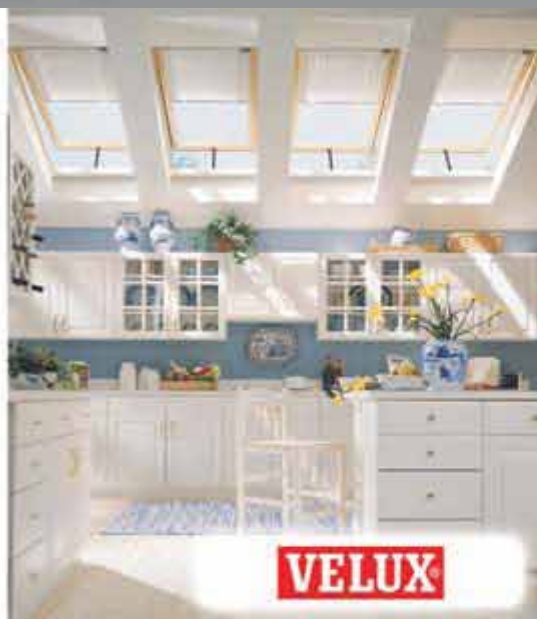
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Comprising, halls, study, snug area, kitchen, utility, lounge area, dining room, sitting room, W.C, 4 double beds, 2 en suite & bathroom. Annex utilised as a guest leisure suite, with gym, bedrooms & shower rooms. Garages & gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £1,250,000

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An imposing detached residence offering an eclectic mix of old & new, currently utilised by 2 families having the potential to be brought back together to create one substantial mansion house.

Comprising, 2 W.C's, 3 reception rooms, 2 kitchen's, utility, cellars, 7 beds, bathroom, 2 shower rooms and office. Garages, outbuildings, approx 2 acre grounds & outdoor pool.

Leeds approx 30 miles. Manchester approx 30 miles.

Guide Price £1,195,000

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The Importance Of Asset Allocation When Investing In Pensions And Investment Portfolio's

By Robert Brear BSc(Hons) Dip PFS IFA



Understanding a clients risk tolerance and then recommending a range of funds covering different asset classes and geographical regions is one of the most important factors for a professional adviser when constructing a portfolio.

Many private clients invest in a random manner over the years and rarely review their plans. Carrying out regular reviews and understanding the risks you are taking is extremely important when trying to maximise returns over the medium to long term.

The terminology used in literature to describe different asset classes and the risks associated can be daunting even for the most clued up of private investors which makes seeking professional advice a worthwhile exercise.

When clients invest in a range of assets, which move in different ways, depending on market conditions, it can help to stabilise investment returns and volatility.

In today's environment of historically low interest rates making the most of your invested assets without exposure to too much risk, has never been more important.

A good Independent Financial Adviser (IFA) will take the time out to explain the different types of assets that mainstream investors may use, ensuring that they are more confident in the long term about the plans that they hold and the risks being taken.

Learning about the difference between gilts, corporate bonds, cautious managed funds, equity income funds, property and overseas equities is bound to give the individual greater piece of mind. This education process is part of the service proposition for forward thinking IFA's such as ourselves.

Bentley Brear Ltd specialise in constructing bespoke investment portfolio's in the most tax efficient manner based on your individual circumstances. This can be in addition to pension planning or as part of a private pension arrangement.



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THE OLD VICARAGE CRAGG VALE

A superb detached Grade II Listed former vicarage built in 1901 in memory of the local mill owner Hinchliffe Hinchliffe by his daughter, Helen Strickland, of Cragg Hall.

Comprising, halls, 4 reception rooms, kitchen, 2 bathrooms, 3 W.Cs, shower room, sitting room & 6 beds. Garage, office, gardens & approx 6 acres of grazing land.

Leeds approx 30 miles. Manchester approx 25 miles.

Guide Price £1,100,000

70 Commercial Street
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HOLME LANE FARM DONCASTER

An impressive, substantial detached home with equestrian facilities and a self contained annex.

Comprising, 3 reception rooms, study, conservatory, kitchen, utility, W.C, 5 beds, 3 en suites, dressing room & bathroom. Annex with living kitchen, 2 beds & bathroom. Courtyard, gardens, approx 10.5 acres, stables, barn & stores.
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Doncaster approx 7 miles. Leeds approx 31 miles.

Guide Price £975,000

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LAKESIDE HOUSE TRIANGLE

A detached property with adjoining apartment having the potential for commercial use subject to planning.

Comprises- hall, gym/games room, shower room, living kitchen, 3 reception rooms, utility/ W.C, 5 beds, 2 en suites & bathroom. Adjoining flat with own front door- or accessed through main house - with kitchen, sitting room, 3 beds & bathroom. Parking, gardens & garages.

Leeds approx 25 miles. Manchester approx 25 miles. PART EXCHANGE CONSIDERED

Guide Price £895,000



CLOUDS HILL ALMONDBURY

An impressive newly built individually designed detached property enjoying a high specification. (entered into a 'Best new build category').

Comprising, hall, swimming pool, gym, shower room, 2 reception rooms, W.C, sun room, kitchen, utility, 5 beds, dressing room, 2 en suites & bathroom. Parking, garage & gardens.

Leeds approx 20 miles. Manchester approx 30 miles. PART EXCHANGE CONSIDERED.

Guide Price £875,000



KIPPING BARN THORNTON

A superb Grade II * barn conversion converted to a high standard situated within an historic courtyard setting.

Comprising, hall, dining hall, kitchen, 3 reception rooms, study, W.C, Gym, 5 beds, en suite bathroom, bathroom & laundry room. Courtyard, garages, gardens, views & approx 2 acres.

Leeds approx 14 miles. Manchester approx 40 miles. Bradford approx 5 miles. Halifax approx 7 miles.

Guide Price £825,000



WHITEGATE HEAD FARM RIPPONDEN

A substantial detached farmhouse situated within a rural position with outstanding views.

Comprising, hall, 2 reception rooms, W.C, living kitchen, utility, 6 beds, en suite, dressing room, bathroom & stores. Gardens, stables, outbuilding & approx 8.5 acres.

Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £795,000



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Calderdale family raise thousands for epilepsy



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We have enormous admiration and support for Calderdale family, Jane and Malcolm Sykes of Barkisland and their son Ben, who set up and registered the charity, Charles Sykes Epilepsy Research Trust (CSERT) following the tragic loss of their beloved son and brother Charles. As trustees, they personally cover all the administration costs of the charity and receive no remuneration, there are no staff costs whatsoever, ensuring all donations and funding raised goes directly to funding important research in support of excellence for Epilepsy at the Academic Institute of Epileptology at Kings College London. With their tireless work and the help and support of many wonderful and generous supporters they have managed to raise both awareness and many thousands of pounds in funding for much needed research and treatment of Epilepsy which affects almost half a million people and claims the lives of an incredible 1,000 people a year in the UK. We asked Jane, Malcolm and Ben to tell us a little about Charles, their inspiration, and about their work and the charity.

On a holiday in Portugal in 1971, our three year old son, Charles, had his first seizure. We didn't recognise it as such but that event was the beginning of a long hard road our family has had to travel.

Charles was a beautiful, happy and clever little boy and until his teens his seizures were controlled by medication. At primary school he won an enormous silver trophy as 'the most promising 8 year old'; years later he commented that he had 'peaked early!' He did well at Sedbergh, passing three 'A' levels' followed by a Business Studies qualification from Oxford Poly. Around this time, his seizures became intractable despite every known medication and three operations, one of which was successful for 18 months during

which time he worked at Camp America for two summers. Back home he began a degree course at the University of Bolton but shortly afterwards, the seizures returned. Showing immense determination, in 1996 he gained a BSc Honours (2.1) in Psychology and Community Studies, his Dissertation "Epilepsy and Depression". It was whilst interviewing over seventy other people with Epilepsy that he finally accepted his own. Charles resolved to gain more qualifications in order to help others affected but tragically only six months later he died, aged 28, another victim of SUDEP (Sudden Unexpected Death from Epilepsy).

It is difficult to imagine how Charles coped. Every day he would be afflicted by symptoms. He never knew how many seizures he might have, when or where they might occur, how bad they might be. Perhaps he would feel unwell for days with auras or headaches.

Amongst his papers, Charles had written "Epilepsy does not affect my capabilities or my perception of a task's demands. It does not influence my way of thinking but sometimes Epilepsy invades and controls me." We had tried everything we could to help Charles but in the 1970s, finding a Neurologist with any knowledge of Epilepsy seemed impossible. Eventually we located a Paediatric Neurologist in Liverpool and in 1986, he referred Charles to Dr Edward Reynolds, Consultant Neurologist specialising in Epilepsy at King's College Hospital London. Then, such was the low profile of Epilepsy, his 'Consulting Room' was once a week in the Fracture Clinic with a curtain for his patients' 'privacy'!

We had joined the British Epilepsy Association in Leeds and in 1987



Charles Sykes

I offered to set up two local Charity Christmas Card shops for them. Afterwards Cards for Good Causes employed me as their Northern Organiser and in the summer of 1989, CFGC ran the Secretariat for a Charity Fundraising Convention in Birmingham. Here I learnt the shocking fact that charitable giving to Epilepsy, affecting 456,000 adults and children, was 15p per person! Guide Dogs even then raised £20 million each year! Armed with this shocking fact, I attended the next BEA AGM asking naively why they didn't raise more, but no one was interested, except Dr Reynolds who, by chance, was the Guest Speaker. He suggested we should meet in London and discuss a plan he had in mind!

Ted Reynolds had a Vision to improve clinical services by setting up a Centre for Epilepsy and to establish the first academic Institute

of Epileptology at King's College London for research and teaching. He asked for our help to apply for charitable status and in 1992, the Fund for Epilepsy was registered. Ted was Chairman with an ideal group of Trustees - a Barrister, Chartered Accountant, Media expert (Charles's Godfather) and four medical Colleagues. I was Trust Fund Secretary and the office, our dining room!

Two donations of £100,000, were a great start and with goodwill and luck, we were on our way! Sir Donald Thompson MP for Calder Valley gave early political encouragement. Minister of Health, John Bowis, opened the Centre for Epilepsy in 1993 and Virginia Bottomley, Secretary of State for Health, launched the Institute of Epileptology at a Reception hosted by Sir Donald in the House of Commons. It was 19 November 1994, the same day the National



Charles as a child

Lottery began. How ironic that the odds of winning the lottery are 1 in 16million yet only 1-in-131 of having Epilepsy!

I worked for FFE for 10 years and with the help of brilliant colleagues, friends and supporters we had a wonderful time and succeeded in raising c£3.5 million. I worked all day and every day and exhausted I retired in 2002, soon after more 'professional' staff was employed. The Office moved to London, Dr Reynolds resigned and soon FFE merged with Epilepsy Research UK. In 2003 Malcolm took early retirement and we agreed to co-ordinate an attempt to row the Atlantic. £46,000 remained in CSMF, donations sent when Charles died, and we agreed to underwrite this attempt (subsequently all the money went to Research at King's). Cllr Geraldine Carter, Mayor of Calderdale, adopted the Epic Challenge for Epilepsy, raising a fabulous £80,000! We drove hundreds of miles around England raising awareness of Epilepsy and fundraising with the 24' plywood rowing boat. Sufficient was raised to ensure the safety of the rowers and in 2004 Sally and Sarah Kettle set off from the Canaries to row 3,000 miles to Barbados! We paid our own expenses and finally raised £114k, sufficient for two training Fellowships at King's!

Dr Reynolds continues to support Epilepsy at King's. In 2007 he persuaded Paul Getty III to establish a Chair in Epilepsy, to which Professor Mark Richardson was appointed. Mark's goal is to develop a detailed computer model of how the brain works and to use this model to predict the best treatments. Last year, Professor Deb Pal arrived from Columbia University to take up the first Chair in Paediatric Epileptology at King's. Deb has already discovered two major genes causing childhood epilepsies and

his aim is to understand better the causes and find treatments that don't just suppress symptoms but are free from side effects.

The future looks brighter as these dedicated and brilliant Doctors

and Scientists continue their efforts to find the causes and the cures of Epilepsy. Our lives have been enriched by the hundreds of wonderful people we have met through our fundraising and we will

continue our efforts to support this important research. Epilepsy can be a cruel condition and we hope that soon no families will be devastated by its consequences. We just wish that Charles had never had Epilepsy!



Malcolm, Jane and Ben Sykes

Charles Sykes Epilepsy Research Trust (CSERT)

Old Stones, Barkisland, Halifax, West Yorkshire, HX4 0AX

01422 825215 / 07721 889 009 / trustees@CharlesSykesTrust.org.uk

www.charlessykestrust.org.uk



PLAIN SOYLAND

A superb, well presented detached family home enjoying extensive views.

Comprising, hall, 3 reception rooms, study, W.C, dining kitchen, utility room, 5 beds, 2 en suite's, dressing room, shower room & bathroom. 2 garages & approx. 3/4 acre grounds.

Leeds approx 25 miles. Manchester approx 25 miles.

Asking Price £795,000



FIELD HOUSE BARKISLAND

A superb, well presented, detached family home situated within the heart of Barkisland.

Comprising, hallways, 2 reception rooms, conservatory, dining kitchen, utility, snug, 5 double beds, en suite & 2 bathrooms. Garage's ,teenage flat, gardens and paddock. NO VENDOR CHAIN.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £750,000



CROSSLEY HOUSE TODMORDEN

A spacious detached bungalow set within 1 acre grounds with a self contained annex.

Comprising, hall, lounge area, dining area, conservatory, kitchen, sitting room, 5 beds, 2 en suites, W.C, bathroom, study, swimming pool & shower room. Gardens, approx 2 acres of grazing land & garages.

Leeds approx 30 miles. Manchester approx 25 miles.

Guide Price £695,000



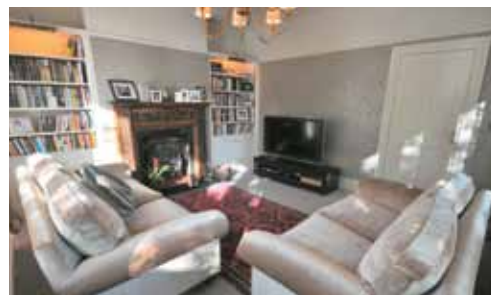
STREAM CORNER WARLEY

A superb, deceptively spacious detached 'True' bungalow set within approx 1 acre grounds.

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

Leeds approx 25 miles. Manchester approx 30 miles.

Offers Over £695,000



THORNGARTH NORWOOD GREEN

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

Comprising; halls, 2 reception rooms, cellar, dining kitchen, utility, W.C., study /playroom, 4/5 beds, 2 en suites & bathroom. Garage & gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £695,000



BROOKLANDS MANOR RIPPONDEN

A unique opportunity to purchase a substantial detached manor house in need of modernisation. At the same time as buying Brooklands Manor you can also become 'Lord Rishworth'.

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Leeds approx 25 miles. Manchester approx 25 miles.

Offers Around £695,000



**GREY HORSE FARM
BRADSHAW**

A spacious detached family home set within an elevated position enjoying views.
comprising, 2 reception rooms, conservatory, study/bed 5, dining kitchen, utility, shower room, 4 beds, en suite & bathroom. Garage, outbuildings &
approx 2 acres of gardens/woodland.

Leeds approx 20 miles. Manchester approx 30 miles.

Offers Around £695,000



**PEACOCK LANE
WALSDEN**

An impressive individually designed detached family home situated with high specification throughout.
Comprising, hall, W.C, lounge, dining kitchen, sun room, utility room, 5/6 beds, 2 en suites, bathroom, bathroom/ sauna room, steam/ shower
room & study/ playroom. Garage & gardens.

Leeds approx 30 miles. Manchester approx 25 miles.

Asking Price £675,000

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a different**view**

Through the ages in Calderdale

As a result of our heritage we are blessed in Calderdale with many examples of period homes throughout all ages. The way houses have been constructed over the years tells a story very much of the people that were born during that time.

During my article I have selected a number of properties that are presently on the market with Charnock Bates which tell their own story of the period, within which they were built.

The Stuart Period the 17th century saw a flourishing economy which was both dynamic and innovative. Which proved in many ways to be the technological foundations for the industrial revolution. Yet still during this period almost 70% of the total population were wholly or partially engaged in farming but it was during these times that social change developed with new people gaining money, power and influence. This was highlighted by an individual's approach and attitude to what they were living in and where during that period.

Firstly, we look at Great House in Great House Lane, Soyland,



Wood Hall

which was built in 1624 within the Jacobean era of the Stuart Period. Pictured below, Great House is a Grade II * Listed property and is typical of its type, with its ashlar stone slate roof to the main two stories and double chamfered mullioned windows. Many of the original fireplaces remain intact pictured below. Whilst Great House is not typical of The Jacobean Period, as properties during that

period tendered to be grander in design with columns and panelling, it is certainly representative of a typical 17th century rural home surrounded by fields in one of our pretty villages on the Manchester side of Calderdale.

Looking back through this century it is quite hard to believe that it was during this era that saw the gun powder plot to blow up Parliament, the great plague quickly followed

by the Great Fire of London and the evolution of insurance companies and Stock Exchange together with the Bank of England.

A much more imposing property but with similar architectural detail built during the 17th Century in 1689 is Wood Hall on Woodhouse Lane in Halifax. This property is Grade II Listed and we presently have this property on the market for £875,000. Wood Hall is very much a traditional stone house with arguably the properties most outstanding feature being the two storied gabled porch with an arched entrance which has shields in spandrels bearing the initials IW to whom the property originally belonged. To the first floor either side of the entrance porch the windows are typical of the period where there is either side five light mullioned and transomed windows.



Great House





Horse hair plaster

As with Great House, Wood Hall still retains today many of its original features internally such as fireplaces, beams which are exposed on the second floor, horse hair plaster work to one of the bedrooms and elaborate carved panelling to the main ground floor rooms, not all of which is original.

As we move on from the 17th Century into the 18th Century the agricultural revolution in Britain had begun and agricultural improvements were beginning to transform the countryside. Hence when we look at many of our houses that have been built in and around the villages of Calderdale we can see typical examples of the homes that were built during that time and one may occasionally see the Royalist home such as Wood Hall or more modest cottages which were for the farm workers.

After a time of lifestyle change during the Stuart period the country was very much in need of a period of stability. After suffering a ten year civil war and a transformation of London the country needed to move forward slowly but at the same time continue the agricultural techniques which were quickly beginning to revolutionise our economy. In many ways this is exactly what happened but the industrial revolution and the growth of towns reshaped large areas of the landscape. Yet much did not change- most people still lived and worked in the countryside. The Georgian and Regency period began in 1714 and ended in 1837 when the young Queen Victoria ascended to the throne. In Georgian England most towns were still small but new buildings were beginning to change the character of many. Holme House in Hebden Bridge (pictured above) is visually representative of a typical Georgian home. Whilst it was built during the first half of the 19th Century much of its structural detail is Georgian to the eye as are many of its elaborate internal features. The Georgian house was built as a show piece for entertaining. With typical design



Holme House

features to make the house feel airy with space and light. Interestingly quite the opposite of our designers of our 17th Century home, rooms were now being decorated with intricate mouldings, decorative objects, elegant fireplaces and stunning chandeliers. One can fully appreciate this when one compares Great House with Holme House and how the styles are in complete contrast of each other.

became the wealthiest nation the world had yet seen.

In many respects I think that could be seen within the buildings that were constructed at that time as methods improved as did the materials used to construct those properties. Unfortunately the industrial revolution, whilst making many people rich it made many more poor. The development and the wealth created by the industrial



revolution created houses for the workers in towns which in some cases then became the worst slums. It was at the end of the Georgian period that it was becoming quite evident that we were victims of our



Stansfield Hall

It was during this period that saw great social change to our country as the population rose from about 5 million to 15 million. From the mid 18th Century onwards factories, mills and mines became a fixture of the growing towns and it was at this time that the country as a whole





The Old Vicarage

own success and the masses wanted a say in the running of the country and in 1832 came The Great Reform Act. This Act did many things, one of which seems quite strange today which was to increase the number of people who could vote to 1 in 5 of the population.

It was only 5 years later that the Victorian era began in 1837 with Queen Victoria and a period of very rapid change was to follow.

People flocked to the cities to find work or take up new business opportunities. Some found wealth, others only poverty. During these times many of our Victorian terrace houses were built in towns for the mill workers to live. With the beginning of the railways and the new manufacturing processes, previously locally produced building material became available all over the country but in Calderdale stone was still the main ingredient of our Victorian homes. As can be seen opposite within the property that we are currently selling which is number 1 Stansfield Hall. Constructed in 1855 and being Grade II listed the property is built of coursed rock faced stone. Typical features of this property are elaborate architraves, finally carved surrounds to fireplaces,

intricate cornices and high ceilings within the rooms to give a feeling of space and grandeur. Stansfield Hall (pictured left) is representative of a mill owner's house of that time and is presently on the market for sale at £575,000.

We had a lot to thank Queen Victoria for as our country developed as a result of the industrial revolution but sadly we were no longer the world's biggest industrial giant. The USA and Germany had now overtaken Britain with industrial output. The end of Queen Victoria brought King Edward VII to the throne to mark the start of a new era as common labourers and women became increasingly politicised. The Edwardian period was known as the age of elegance. The Edwardian period began 22nd January 1901 and it was during this year that The Old Vicarage at Cragg Vale was built (pictured above). A Grade II Listed house, constructed of dressed stone with a slate roof incorporating a three bay front with matching gables and covings together with kneelers and ball finials. The Old Vicarage has recently come to the market with Charnock Bates at an Asking Price of £1,100,000 and whilst it is not a typical example of the Edwardian



period there are signs within it where one can see a transitional difference between the Victorians and the Edwardians. For example this type of Edwardian home was lighter and airier than the Victorian home and in many ways the internal became much more simpler and brighter by the use of softer colours which replaced the previously dark greens and heavy purples of the Victorians. Whilst this property was built as a vicarage in many ways it does possess a lot of the features of an Edwardian home, where people would open doors and windows to let the air in and enjoy being outside. Although King Edward VII died in 1910 some would say the Edwardian period extended beyond the First

World War until 1919. The First World War seemed to bring an end to how we view property, built property and designed property and as such the Edwardian period is very much seen as the last period of the English country house.

We have a lot to thank our ancestors for and I think we should be very grateful that these opportunities still exist today which are very much in abundance within Calderdale. In many ways this is due to a vast amount of local materials and the willingness to work to provide for us our very own property antiques of the 21st Century.

Stewart Charnock-Bates MRICS



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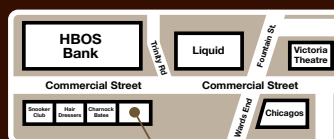
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Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £645,000



HAGGS HALL FARM OAKENSHAW

A delightful period home with approx 12 acres, derelict outbuildings & adjoining barn with full p/p to convert into 3 dwellings. Comprising, 3 reception rooms, conservatory, cellar, kitchen, 4 beds, en suite & bathroom. Stables, grazing land & gardens.

Leeds approx 11 miles, Manchester approx 35 miles, Halifax approx 7 miles, Bradford approx 6 miles.

Asking Price £625,000

Hazelgreave

A Haven of Contemporary Style



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

Tucked away and set back behind a lush evergreen hedge off Rishworth Road in the much sought after semi rural village of Barkisland is the most fabulous imposing family home named 'Hazelgreave'.



Master bedroom before

Standing perfectly, the impressive Hazelgreave is approached along a long private driveway in approximately 1 acre of beautiful established landscaped formal grounds with an abundance of various shrubs, trees, plants and formal lawns and surrounded by countryside and the rolling hills and green fields of Calderdale. Sharing the garden with the company a variety of wild birds and visiting local wildlife is an added bonus. Hazelgreave has been extensively refurbished by the present owners in recent years bringing the new chic



After



After

design and facilities right up to date into the 21st century.

When the present owners first viewed the property with Charnock-Bates some years ago, it had been a much loved and well maintained family home. But at that time the property was looking a little tired and in need of some tender loving care and a lot of hard work and commitment. The property had the original dark oak kitchen and coloured bathroom suites, it was ready for a cosmetic revamp to bring it up to date and a complete redecoration to freshen it up.



Bathroom before

The buyers initial consideration was regarding the location, being only 1 mile from the village school, shop and pub, not far to travel to the M62 motorway and having such a fabulous setting with established enclosed gardens Hazelgreave suited them perfectly in terms of location.

They were also attracted to the detached annex which suited the family well as it would provide a generous sized guest and leisure suite and offers further potential.

Thankfully, with their imagination the owners were able to visualize the great potential the house offered and with creative genius and a good deal of cash were able to build an extension to create a spacious impressive lounge and totally refurbish the entire house, transforming Hazelgreave into the fabulous home it is today.

The new owners wanted the design to be contemporary and stylish with clean lines. The old dark oak kitchen was replaced by a new

trendy kitchen featuring glossy white cabinets with clean lines under black granite work surfaces. A charcoal coloured shiny tiled floor, halogen spots and red painted walls added contrast and depth and the reflective surfaces brought added light into the room. As you walk through the house there are lovely new finishes such as polished chrome handles, towel rails and taps, walnut wood floors and high gloss wall and floor tiles.

Features such as beamed ceilings, and in the dining room a dramatic feature wall of unusual designer metallic wallpaper stop you in your tracks, whilst French doors and large picture windows make the very best



After

of the views and garden and ensure natural light is plentiful.

The old champagne coloured sanitary fittings have been replaced with chic new one's. Coupled with polished chrome fittings, mirrors, low voltage lighting and fashionable tiled floors., the new bathrooms are a delightful haven of peace and tranquility, contemporary, designer style indeed, one could hide away in these bathrooms for hours after a hard days work..... shiny, polished, bright and clean.

One of the finest luxuries of the house is the boutique design master



Lounge before

bedroom suite with super stylish en suite. The bedroom has 2 sets of French doors leading onto Juliette balconies enjoying the incredible open views, peace and quiet, the pure natural beauty of the countryside. True bliss...



Before



After



Before



After



GREAT HOUSE SOYLAND

A superb semi-detached Grade II Star Listed family home situated within a premier rural location.

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Offers Over £595,000



STANSFIELD HALL LUDDENDEN FOOT

A superb semi detached Grade II Listed home situated within private grounds.

Comprising, hall, W.C, 2 reception rooms, dining kitchen, 5 beds, en suite & bathroom. Approx 0.6 acre gardens, carport, parking & store.

Leeds approx 25 miles. Manchester approx 30 miles.

Asking Price £575,000



ROCKLEIGH OGDEN

A superb detached family home enjoying flexible living accommodation.

Ground floor - hall, lounge, games room/bed 4, kitchen, 3 further beds, en suite & bathroom. Annex (whole of the 1st floor) with kitchen, conservatory, lounge, bed & en suite. Garage, gardens & views.

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Offers Around £595,000



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HOWCROFT HEAD BARN GREETLAND

A detached, grade II listed, barn conversion finished to a high standard.

Comprising, hall, shower room, 2 reception rooms, kitchen, 5 bed, study, bathroom & en-suite bathroom. Garage & gardens.

Leeds approx 20 miles Manchester approx 30 miles.

Guide Price £475,000



BLUE BALL HOUSE BLACKSHAW HEAD

A delightful spacious Grade II Listed period property formerly 4 cottages.

Comprising halls, 3 reception rooms, dining kitchen, utility, garden room, shower room, 4 beds, study & bathroom. Garage & gardens.

Leeds approx 30 miles. Manchester approx 25 miles.

Guide Price £475,000

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Guide Price £450,000



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OAKWOOD SAVILE PARK

An impressive detached property enjoying far reaching views.

Comprising, hall, 2 reception rooms, cellars, kitchen, utility, W.C, bed 4/ of- fice, 3 further beds, W.C & bathroom. Gardens & garage.

Leeds approx 15 miles. Manchester approx 30 miles.

Asking Price £425,000



THE ORCHARD HIPPERHOLME

A detached family home situated within a premier & convenient location.

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

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £425,000



STRATHLEA ELLAND

An imposing detached Edwardian residence located within a sought after location.

Comprising, hall, 2 reception rooms, kitchen, cellars, 5 beds, shower room, bathroom & en-suite bathroom. Garage, outhouses, gardens & views.

Leeds approx 20 miles. Manchester approx 30 miles. M62 Approx 3 mins drive.

Guide Price £425,000

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LOLTOCK FARM JAGGER GREEN

A superb detached farm house with an extremely high specification throughout. Comprising, kitchen, lounge/ dining room, snug, store, 3 beds & shower room. Parking, decked garden & approx 2/3 acres of woodland. Leeds approx 20 miles. Manchester approx 30 miles.

Asking Price £425,000



OLD HALL TRIANGLE

A rare opportunity has arisen to purchase a spacious Grade II Listed period property situated within the prestigious Field House Estate. Comprising, hall, kitchen, 2 reception rooms, W.C., study, utility, 4 beds, 2 en suites & bathroom. Parking & gardens. Leeds approx 25 miles. Manchester approx 25 miles.

Asking Price £425,000



UPPER SHAY HOUSE FARM ALLERTON

A detached family home with an adjoining annex and approx 1.5 acre grounds. Comprising, hall, kitchen, cellars, lounge, dining room with bar area, conservatory, 5 beds, en suites & bathroom. Annex with living area, bed & bathroom. Gardens & paddock.

Leeds approx 20 miles. Manchester approx 40 miles. Bradford approx 7 miles.

Guide Price £425,000



WEST HADLOW SAVILE PARK

An impressive semi-detached period property enjoying rural views.
Comprising, hall, 2 reception rooms, kitchen, cellar, utility room, W.C, study, 4 beds, shower room & bathroom. Gardens.
Leeds approx 15 miles. Manchester 30 miles.

Guide Price £425,000



HALSTEAD CLOSE RIPPONDEN

An immaculately presented detached family home situated over 3 floors in a sought after location.
Comprising, hall, 3 reception rooms, dining kitchen, utility, W.C, 5 double beds, 3 en suites & bathroom. Garage, gardens & views.
Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £425,000



STONE GARTH HIPPERHOLME

A detached 'True' bungalow set within approximately 1/4 acre grounds with extensive views.
Comprising, hallways, kitchen, 2 reception rooms, 3 bedrooms, bathroom, W.C and store. Garage and gardens. Having the potential to be a development site for one superb detached dwelling subject to gaining planning permission.
Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £400,000



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What's on at The Venue in 2011

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Friday April 1st
COMEDY NIGHT
with Dion Griffiths as
ROY "CHUBBY" BROWN TRIBUTE SHOW
and CHRISTINE COLES - Comedienne

Friday May 20th
CABARET NIGHT
with THE BLUES BROTHERS TRIBUTE BAND



HIGH STREET BRIGHOUSE

A spacious, immaculately presented detached family home. Comprising, hall, lounge, dining/ family room, kitchen, cellars, 5 beds, shower room & bathroom. Gardens & garden room. Leeds approx 15 miles. Manchester approx 30 miles.

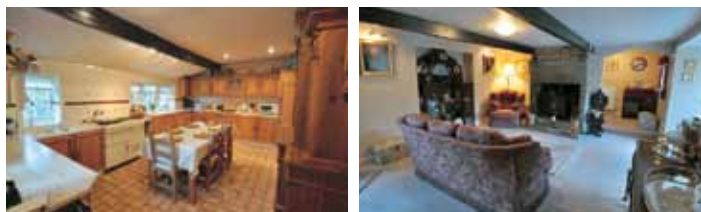
Asking Price £399,950



BAKERSFIELD WARLEY

A superb south facing detached residence having the potential to extend subject to p/p. Comprising, 2 reception rooms, W.C, breakfast room, kitchen, 5 beds, en-suite & bathroom. Garage, views & gardens. Leeds approx 25 miles. Manchester approx 30 miles.

Offers Over £395,000



TEAPOT SPOUT CLAYTON

A delightful, deceptively spacious detached home formerly two cottages. Comprising, hall, W.C, utility, 2 reception rooms, office area, kitchen, utility, 4 beds, en suite & bathroom. Garage & garden. Leeds approx 15 miles. Manchester approx 40 miles. Bradford approx 4 miles.

Guide Price £395,000



RUDD CLOUGH BARN CRAGG VALE

A charming barn conversion situated within an elevated position. Comprising, W.C, kitchen, dining area, lounge area, 3 beds, en suite W.C & bathroom. Parking & gardens. Leeds approx 30 miles. Manchester approx 25 miles. Rail network nearby.

Guide Price £395,000

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LAVEROCK HOUSE BRIGHOUSE

A delightful detached period home enjoying private gardens.
Comprising, hall, 2 reception rooms, W.C., kitchen, utility, cellars, 4
beds & bathroom.
Leeds approx 15 miles. Manchester approx 30 miles.

Offers in the region of £379,950



RUDD CLOUGH FARM CRAGG VALE

A detached south facing farm house situated within an elevated
position.
Comprising, dining hall, kitchen, lounge, 4 beds, en suite &
bathroom. Paddock & gardens.
Leeds approx 25 miles. Manchester approx 30 miles.

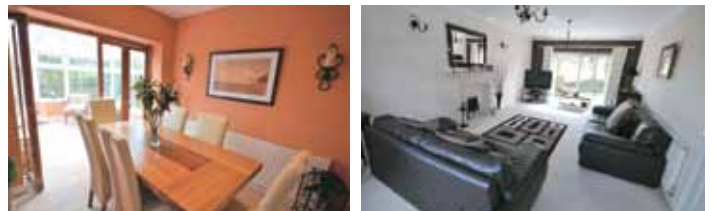
Guide Price £375,000



COBBLE TREES LIGHTCLIFFE

An individually designed detached family home enjoying private
gardens.
Comprising, hall, lounge/ dining room, kitchen, W.C., 4 beds &
bathroom. Garage, car port & gardens.
Leeds approx 15 miles. Manchester approx 35 miles.

Asking Price £375,000



TALL TREES HOUSE STAINLAND

A delightful detached family home situated within a popular village
location.
Comprising, hall, 2 reception rooms, conservatory, kitchen, W.C., 5
beds, 2 en suites & bathroom. Garage & gardens.
Leeds approx 20 miles. Manchester approx 25 miles.

Offers Over £374,999



MEADOW CROFT BARKISLAND

A substantial detached property situated within a select development within the heart of the Barkisland Village.

Comprising, hall, dining area, W.C, snug, kitchen, utility, lounge, 4 beds, en suite & bathroom. Garage & gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £359,950



THE COACH HOUSE TRIMMINGHAM

A deceptively spacious detached property situated within a courtyard setting.

Comprising, hall, lounge/dining & kitchen, utility, 4 beds, en suite & bathroom. Garden, garage with office/gym above & stores.

Leeds approx 25 miles. Manchester approx 30 miles.

Offers Over £350,000



WELLCROFT GARDENS HIPPERHOLME

A spacious, detached family home situated within a small development.

Comprising, hall, 2 reception rooms, kitchen, utility, W.C, 5 beds, en suite & bathroom. Garage & gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £349,950



THE COACH HOUSE SAVILE PARK

An impressive converted coach house situated within the highly sought after location of Savile Park.

Comprising, entrance hall, lounge, kitchen, utility, sitting room, shower room, three bedrooms and house bathroom. Parking for three cars and gardens. Leeds approx 15 miles. Manchester approx 30 miles.

Offers Around £348,500

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LANGPORT CLOSE QUEENSBURY

A detached family home set within approx 1/2 acre of lawned gardens.
Comprising, hall, 2 reception rooms, conservatory, W.C, study, kitchen, utility, 4 beds, en suite & bathroom. Garage & gardens.
Leeds approx 15 miles. Manchester approx 40 miles.

Offers Over £335,000



ROCK DENE LUDDENDEN

A character cottage with outbuilding and kennels.
Comprising, 2 reception rooms, kitchen, 4 beds, en suite & bathroom.
Gardens, garage, outbuilding & 5 kennels.
Leeds approx 25 miles. Manchester approx 30 miles.

Asking Price £330,000



GRANGE BARN BRADSHAW

A delightful detached barn conversion situated within the sought after village of Bradshaw.
Comprising, hall, 2 reception rooms, W.C, kitchen, utility, sun porch, 4 beds & bathroom. Garage, gardens & views.
Leeds approx 20 miles. Manchester approx 35 miles.

Guide Price £325,000



SOLOMON BARN MIDGLEY

An impressive extended barn conversion offering flexible living accommodation.
Comprising, hall, kitchen, lounge, utility, W.C, 3 beds, study & bathroom. Gardens & views.
Leeds approx 30 miles. Manchester approx 30 miles.

Guide Price £324,950



SUNNYSIDE SOWOOD

A detached, well presented 'True' bungalow with far reaching views. Comprising, kitchen, lounge, utility, W.C, study/ bed 4, 3 further beds, en suite & bathroom. Garage & gardens. Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £315,000



SOUTHVIEW RIPPONDEN

A charming property formerly three cottages rural views. Comprising, kitchen, 2 reception rooms, 3 beds, en suite & bathroom. Parking & garden. Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £295,000



LITTLE LONDON NORTHOWRAM

A superb well presented semi -detached home situated within a sought after location. Comprising, lounge, kitchen, conservatory, 3 beds & bathroom. Parking & gardens. Leeds approx 15 miles. Manchester approx 35 miles.

Offers Over £295,000



HEATHLEIGH ILLINGWORTH

A deceptively spacious semi -detached Victorian residence situated within a popular location. Comprising, hall, 2 reception rooms, kitchen with breakfast area, utility, 5 beds, en suite, dressing room & bathroom. Garage, gardens & views. Leeds approx 20 miles. Manchester approx 35 miles.

Asking Price £295,000

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FERN LEA HOVE EDGE

A detached dormer bungalow situated within an elevated position set within approx 1/2 acre grounds.
Comprising, hall, 2 reception rooms, kitchen, conservatory, cellar/ utility, 3 beds, shower room & bathroom. Superb gardens, views & garage.
Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £295,000



HEIGHT RIPPONDEN

A superb semi-detached Grade II Listed property dating back to 1642 restored to an extremely high specification.
Comprising, hall, lounge, kitchen, dining area, 2 beds, W.C & bathroom. Gardens & parking.
Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £295,000



LIGHTRIDGE ROAD FIXBY

A superb detached property enjoying spacious accommodation.
Comprising, hall, lounge, sitting area, dining area & kitchen, utility, W.C, 3 beds & bathroom. Garage & gardens.
Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £294,500



WAKEFIELD ROAD LIGHTCLIFFE

A delightful Grade II Listed period home situated within a sought after location.
Comprising, entrance hall, lounge, dining kitchen, cellars, 2 double bedrooms, house bathroom & gardens.
Leeds approx 15 miles. Manchester approx 30 miles.

Asking Price £179,900

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■ Pictured left to right: Geoff Nemec, Andy Keighley, Karen Wain and Matt Wilson

Springhill Water Services: The Rural Water Filtration Specialists

Many rural properties in the North of England are fed from a private water source: probably a borehole or a spring. These natural sources of water often provide water that looks good and tastes good – but the water probably contains impurities that can be harmful to health or damaging to expensive fixtures and fittings and household appliances.

Springhill Water Services are the leading rural water filtration and pump specialists in the North of England, supplying, installing and servicing equipment that improves private water supply quality without adding chemicals – preserving the water's natural taste and healthy minerals.

Springhill Promise...

- Supply the latest private water supply equipment at competitive prices.
- Provide expert and accurate advice.
- Fully guarantee all our products and services.
- Sort problems out quickly without hidden extras.
- Keep our promises!



Most people in the UK have access to exceptionally high quality mains drinking water. However, it is interesting to note that approximately 140,000 houses, mainly in rural parts of the UK, take their water from a private source. In many areas of Scotland and Wales, the water comes from a stream, but in Yorkshire, private supplies tend to be fed by a spring or borehole.

One such property is Springhill Farm - a beautiful 17th century Pennine Farmhouse complete with its own spring supply. 'Although the water tasted beautiful', says Geoff Nemec (Managing Director), 'the pressure to the farm was poor, the copper cylinder kept leaking and the water consistently failed to meet the standards set by Private Water Supply Regulations'. Tasked with resolving these problems, Matt Wilson (Technical Director) designed and installed a system that consisted of a booster pump, UV disinfection unit, pre-filter and pH corrector (see picture bottom right). Eight years later, the system

is still highly effective and the company founded at Springhill Farm now employs ten people and has recently moved into a purpose built unit at Moderna Business Park in Mytholmroyd.

'For those considering buying a property fed by a private water supply', says Jayne Swales (Office Manager) 'it may come as a bit of a surprise to discover that there are over 800 supplies in Calderdale alone feeding around 2,200 properties'. Karen Wain (Financial Director) adds 'This local work has

helped finance business growth and we now regularly install and maintain equipment in remote

parts of North Yorkshire and the Lake District'. Phil Cook (Water Engineer) happily reports that he never tires of working in the hills, but adds 'it can be a bit of a task getting to some of the more remote places, especially when there is heavy snow, like there was last year'. Steve Watson (Senior Engineer) adds 'We offer an all year round 24/7 call out service and we are regularly asked to solve problems relating to pressure, flow and water quality'. Andy Keighley (Water Engineer) has recently taken more of a role in the workshop: providing help and advice to customers, pre assembling filtration systems and carrying out maintenance on equipment such as booster pumps.

'Our main strength', says Karen is our team and their commitment to customer service. Without them, we would be just another company, but I think I can say, without fear of contradiction, that we have something special here, a business we all take great pride in and are keen to grow'.

Springhill Water Services Ltd are the UK's largest private water supplies specialists and you can find out more about the company and see photographs of their work at www.privatewatersupplies.org.uk. If you want specific help or advice, ring 01422 833121.



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†On the road price includes 3 year Alfa Romeo Dealer warranty, 3 year AA cover, 12 months road fund licence, vehicle first registration fee, delivery, number plates and VAT. Figures are correct at time of print. Offer subject to availability, vehicles must be registered by 31st December 2010. Finance subject to status. Guarantees / indemnities may be required. Further charges may be made subject to the condition of the vehicle if the vehicle is returned at the end of the finance agreement. Alfa Romeo Financial Services, PO Box 108, Leeds, LS27 0WU.