Chartered Surveyors & Auctioneers

Issue 7

www.charnockbates.co.uk

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differentview

In This Issue

New Office in Ripponden Beautiful Homes For Sale The Story so Far - Charnock Bates

A Different View The changing face of Ripponden



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Welcome to the latest edition of our corporate property based magazine, being the first of 2012. This year promises to be very special for Charnock Bates, as it is our 20th anniversary year since the business was opened. There are a variety of ways that we intend to celebrate, the first of which is with the launch of a new contemporary and user friendly website. This new website will run parallel with a new corporate image for the company as a whole.

All of this will be supported by the opening of a new office in the New Year in the centre of Ripponden. This will enable us to provide an improved service to both new and existing clients in the Ryburn Valley.

To complement the opening of our new office in Ripponden I decided that the main feature story of this magazine should be on how Ripponden has developed over the years as a consequence of the growth in the cities of Manchester and Leeds and the construction of the M62. It is interesting to discover how buildings can change their use throughout a period of time as a result of external factors.

I have also provided you all with a brief insight into our last twenty years in business highlighting our achievements yet at the same time considering the similarities in the market places as to when we opened in 1992 as to how they are today.

We also feature a selection of properties that we presently have for sale across West Yorkshire at all price levels.

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 en "E-book" on our website www.charnockbates.co.uk

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Look what's happening in RIPPONDEN New Year New Office

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NEW OFFICE in RIPPONDEN

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to have offices in Ripponden, Halifax and London

We are the only agent in Calderdale

with a firm of Chartered Surveyors in Ripponden

We are the only agent in Calderdale

to produce our own corporate magazine for the benefit of all our clients

Now SELLING more, both locally with a new office and worldwide with a fantastic new website

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Pitts Farm CRAGG VALE

- A substantial detached period residence
- Superb landscaped grounds with approx 4.5 acres of grazing land
 - 3 reception rooms & 5 double bedrooms
- Gardens, garages, land, barn/stables & summer house/ leisure suite
 - Sought after rural location
 - · Leeds approx 23 miles. Manchester approx 28 miles

Guide Price £1,250,000



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Burnside HEBDEN BRIDGE

- An imposing detached residence
- Approximately 2 acres of private grounds
- Offering an eclectic mix of old and new
 - 3 reception rooms & 7 bedrooms
- Ample parking, 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 Grove STAINLAND DEAN

- An immaculately presented detached Gentleman's residence
 - High specification throughout
 - Situated within private landscaped grounds
 - 2 reception rooms & 4 double bedrooms
 - Double garage, gardens and views
 - Leeds approx 20 miles. Manchester approx 25 miles

Guide Price £1,100,000



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Stonedale NORTHOWRAM

- An exceptional detached Gentleman's residence
 - Extremely high specification throughout
 - 6 bedrooms & 5 en suites
 - Parking, garage, gardens
 - Land available by negotiation
- Leeds approx 15 miles. Manchester approx 35 miles

Guide Price £999,950



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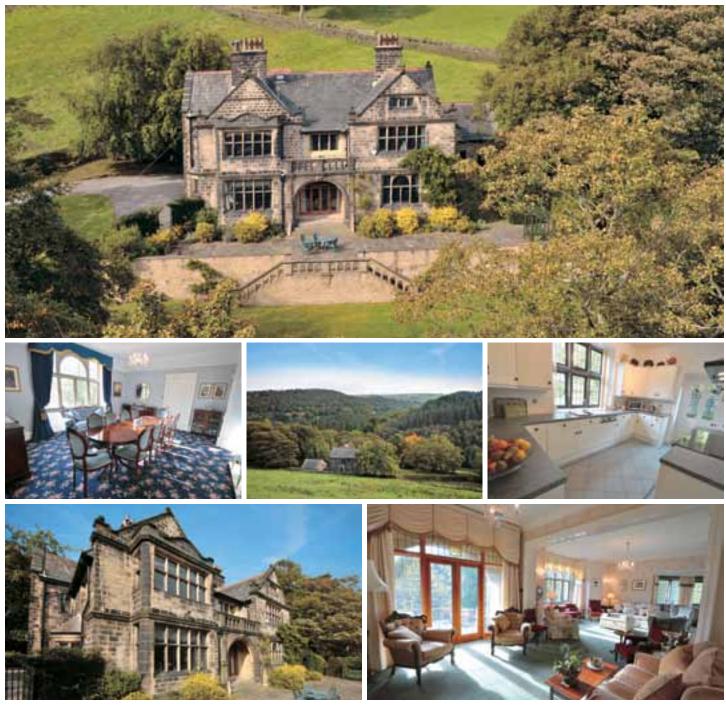




www.pearlframeconservatories.co.uk



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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
 - 4 reception rooms & 6 bedrooms
 - Double garage, office & gardens
 - Approx 6 acres of grazing land
 - Leeds approx 30 miles. Manchester approx 25 miles

Guide Price £995,000



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Holme Lane Farm **DONCASTER**

- · Substantial detached 5 bed residence
 - Equestrian facilities
 - Self contained annex
- Approx 10.5 acres, stables, barn & stores
- · 25 acres available by negotiation
- Doncaster approx 7 miles. Leeds approx 31 miles

Guide Price £974,000



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The importance of taking advice on protecting your mortgage against death or critical illness

By Robert Brear BSc(Hons) Dip PFS IFA



Many mortgages in the UK have no death, critical or terminal illness cover protecting them.

As a responsible Independent Financial Adviser(IFA), advising on the correct amount of personal protection is of high priority to us.

Every week I come across clients who have no or very little life or critical illness cover to help out in a serious ill health situation or worse. This leaves dependents extremely vulnerable when the worse comes to the worst.

Most people would not want to have to put their home up for sale if they became seriously or critically ill, and there is no need to do so if you sort out the right plans.

The terminology used in literature to describe different types of cover, conditions covered and the risks associated can be daunting even for the most clued up of private clients which makes seeking professional advice very important.

A good IFA will take time out to explain the different types of plans available, ensuring that clients are more confident in the long term about the plans that they hold and the cover they have in place.

If you are moving home to bigger premises, there has never been a better time to review your protection needs to ensure your family are adequately covered against ill health or death. Bentley Brear Ltd would by happy to carry out a protection health check based on your individual circumstances to make sure you have the right cover in place to meet your needs.

Telephone 01422 825402 and speak to me in the first instance for help in this important area.



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Why choose Bentley Brear Ltd...

- We offer an independent view look at the whole market to recommend the best plans for you.
- Face to face we offer advice on a personal level at your home or office or alternatively at our office in Ripponden.
- At a time to suit you meetings can be arranged through the day or evening to fit in with your lifestyle.

Talk to an independent financial adviser for help deciding:

- which financial steps to take;
- the best products available in the market to meet your needs;
- your priority needs for your personal circumstances.

Take control of your financial future, contact us onTel:01422 825402 or 07798 804471Email:advice@bentleybrear.comWeb:www.bentleybrear.com

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Ponden Hall STANBURY

- Exceptional Grade II* Listed historic detached manor house
 - Approximately 4 acres of land
 - 6 bedrooms
 - Additional adjoining 2 bed annex
 - Parking, gardens views
- Leeds approx 30 miles, Bradford approx 16 miles, Halifax approx 14 miles

Guide Price £950,000



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Lower Allescholes Farm WALSDEN

- A detached spacious farmhouse
- Impressive equestrian facilities
- 15 stables, tack room, solarium, indoor & outdoor ménage
 - Approx 16 acres of good grazing land
- P/P for form small livery yard & kennels. Planning App- 08/00667/COU
 - Railway network nearby accessing Leeds and Manchester

Offers Over £895,000



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Upper Cockroft RISHWORTH

- An impressive, Grade II* Listed, 17th century Yeoman's residence
 - Set in approx 1 acre of grounds
 - 3 reception rooms & 5 bedrooms
 - Ample parking, double garage, stables/store
 - Sought after location
 - Leeds approx 20 miles. Manchester approx 30 miles

Guide Price £845,000



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Upper Wat Ing Farm NORLAND

- Equestrian Facilities
- Grade II Listed detached property
- One of the original old halls of Norland
- 3 reception rooms & 6 bedrooms
- · Gardens, approx 10 acres, views, garaging & menage
- Leeds approx 25 miles. Manchester approx 30 miles

Guide Price £795,000



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Lakeside House TRIANGLE

- Substantial 5 bed detached property
 - Adjoining apartment
 - Superb lakeside setting
- · Possible commercial use subject to planning
 - Ample parking, private grounds & garages
- Leeds approx 25 miles. Manchester approx 25 miles

Guide Price £795,000



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Caldene Croft MYTHOLMROYD

- An impressive detached home
 - Immaculately presented
- 3 reception rooms & 6 double bedrooms
 - Spacious accommodation
- Private drive, double garage & gardens
- Leeds approx 25 miles. Manchester approx 30 miles

Guide Price £795,000



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The Old Hall TODMORDEN

- Substantial Grade II* Listed Elizabethan Manor House
- · Potential for a variety of uses currently run as a restaurant
 - Situated within a convenient location
 - Spacious accommodation & period features
 - Ample parking & Gardens
 - Leeds approx 30 miles. Manchester approx 25 miles

Offers In The Region Of £795,000



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Ingledene BRIGHOUSE

- Substantial Edwardian detached family home
 Superb private gardens
- Situated within a highly sought after location
- 3 reception rooms & 5 bedrooms Ample parking, double garage and gardens
- Leeds approx 15 miles. Manchester approx 30 miles

Guide Price £795,000







Glencoe SKIRCOAT GREEN

- Substantial detached family home
- Accommodation over 3 floors
- Private grounds & high specification throughout
 - 4 double bedrooms & 4 en suites Double garage with office above
- Leeds approx 20 miles. Manchester approx 30 miles

Guide Price £765,000



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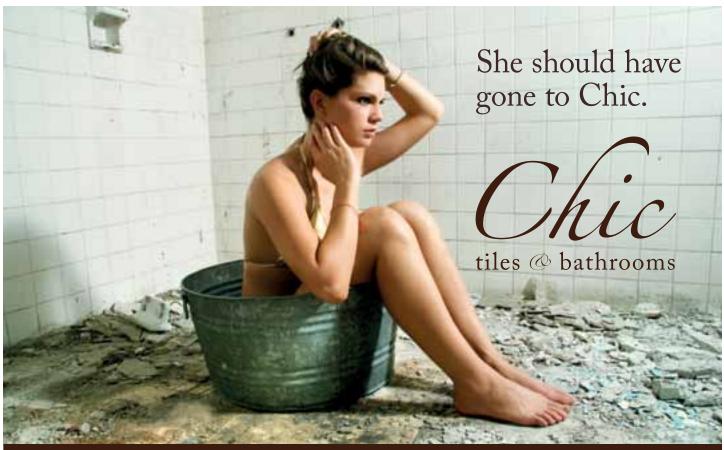




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The Story So Far...

Charnock Bates

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n 1992 I resigned from the District Valuer's Office, Inland Revenue in Harrogate where I was then working as a Chartered Surveyor travelling throughout Yorkshire from Skipton to the West, York to the East, Wetherby to the South and the outlying districts for Richmondshire to the North. At that time many people felt I was crazy to leave such a secure working environment but opportunities were restrictive at that time and I felt the desire to live or fall by my own decision making and sense of direction.

Why crazy you ask? This was said to me frequently, not only because of leaving what was supposedly a "job for life" but we were also in deep recession. Ironically this was the last recession since the more recent one which began in 2008. I remember saying at that time that if I could survive in today's climate then the business would grow and be successful. I never anticipated that the same situation would arise today only arguably worse than in 1992. That said there are similarities between where we are now and where we were then. In January of that year the Bank of Credit and Commerce went into liquidation. unemployment was higher than it is today at almost three million and finally in September of that year we saw 'Black Wednesday' where the Government suspended Britain's membership of the European exchange rate mechanism following a wave of speculation against the pound. This was then followed, when in October the value of the pound Sterling dipped further as the recession deepened.

So for those of you out there who are wondering will the financial climate ever improve again, one only needs to look at how recent we were in a similar position. Financial history shows that every recession is followed by stability and then growth. The situation we are in at the moment is no different we just need to be patient.

Before I opened the office premises in Commercial Street, Halifax I acted as a property

consultant to developers in and around the Yorkshire Region. During this time I very much relied upon past experiences from working within Central Government to enable me to progress within what was at that time a competitive market place in the midst of recession. As a result of many successful projects and the support of a variety of clients in my early years, for which I will always be grateful, I was then able to move into what is now our head office 70 Commercial Street, Halifax in 1996.

For several years the offices provided us with an opportunity to market the company and promote ourselves into the area within which I wanted to move forward. My work ethic has always been to be very hands on and my attitude to try wherever possible to undertake work that I enjoy. This way I feel that our clients will not only get the best out of myself, but also out of our team and the company. My experiences within the property world have always centred around country houses, period homes, listed houses, farms etc. Therefore, it seemed natural for the company to progress by specialising in this area of work. As well as older property I have also been interested in marketing





Former Making Place Farm at Soyland

and design. To this end I have always been keen to ensure that our media advertising is dynamic and different and our brochures are photographed and presented professionally. As a company we have always strived to keep up with technical changes and be unique and it was in the late 1990's where another opportunity arose for us to impose ourselves in an innovative way. It was at this time that we became the first independent firm of Estate Agents in Calderdale to launch our own website. Many people thought it was ridiculous and nothing more than a gimmick. Remember, this was only approximately 14 years ago, where would we be today without it?!

Over the next few years, thankfully the market place became more stable and this enabled us to develop. It was very much at this time that Charnock Bates started to benefit from its earlier investment to become the force in the area that we are today. In 2002 we became the first





Jilley Royd House at Fixby

independent firm of Chartered Surveyors in Calderdale to sell a property for over one million pounds namely Making Place Farm. This was followed quickly thereafter by the completion of the sale of Royds Hall towards the end of 2003. Since 2002 we have consistently sold properties for over a million pounds every year including Henshaw House in Todmorden. Thunnerly in Holywell Green, Upper Foot Farm in Luddenden Foot, Ogden Farm in Cottonstones to mention but a few and more recently we sold the first property for over two million pounds namely Jilley Royd House in Fixby.

We have of course sold hundreds of properties over a variety of different prices but I decided to select just several of them in order to illustrate how the area of Calderdale has grown particularly over the last ten to fifteen years. I sit on the Yorkshire Post property committee and I continually hear from regional agents how well they are performing in the 'Golden Triangle'. For your information, I can tell you it is frustrating to keep hearing about Harrogate, Wetherby etc. On that committee I strive to be a voice for Calderdale to try and improve our coverage in the Yorkshire Property Post and remind them quite strongly that there is more to West Yorkshire than Wetherby!

Referring back to our sales achievements for a moment, if somebody was to ask me the question which property is the most interesting sale that I have been involved with, it would have to be dealing with 'The sale of a street' in 2005. I am referring directly to the sale of numbers 1-21 Balmoral Place in Halifax. The sale was interesting not only because we were selling a whole street, which in itself is unusual, but I was very grateful to our clients for giving Charnock Bates the chance to look after what was a very sensitive and challenging sale. The marketing of the property was featured on two national television channels and gained coverage within all national, regional and local press. After many viewing days, we were inundated with offers and successfully completed the transaction in 2005 for our very satisfied clients.

To prove that Charnock Bates are not 'all work and no play', over recent years we have held six charity balls at Berties Banqueting Suite which has enabled us to make substantial donations to Charity each year. Additionally we have constantly supported many local cricket clubs, sporting associations and the RSPCA. We are of the opinion that what we have contributed over the years into theses worthy organisations is our way of putting something back into the community.

Moving forward into 2012 we feel that there is a need for the company to grow, even though the country is still within the remnants of a recession. To stand still in business is arguably to go backwards. Therefore, we see 2012 as a great opportunity for us to invest and celebrate our 20th Anniversary year of being in business in Calderdale.

We aim to achieve this in three different ways.

Firstly, in the New Year we will be opening a new office in Ripponden to support our existing client base in the Ryburn Valley, secondly, a complete redesign of the company image to give a more contemporary feel and to present a clean and sharp look for the 21st Century. Finally, the launch of a brand new website- which is informative and bright yet remains very much user friendly, in keeping with our previous sites.

By making the above decisions I feel a touch of deja vu in comparison to the similar economic climate in 1992. However, the company must progress and move forward which will ultimately offer a better and more improved service to all of our clients. This is of course at the forefront of our minds and is paramount in all decision making at all times.



Balmoral Place in Halifax

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Scotland Farm HEBDEN BRIDGE

- Impressive, spacious detached period property
- · Situated within a rural position enjoying panoramic views
 - Approximately 15 acres of land
 - 3 reception rooms & 5 bedrooms
 - Parking, garage, gardens and stables
- · Leeds approx 28 miles. Manchester approx 29 miles. Halifax approx 12 miles

Asking Price £695,000





Abbots Royd BARKISLAND

- Impressive detached period property dating back to 1826 • Superb gardens & far reaching views

 - 3 reception rooms & 4 double bedrooms • Parking, garage, gardens and paddock
 - · Sought after location
 - · Leeds approx 20 miles. Manchester approx 25 miles

Offers Around £675,000



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Old Oats Royd LUDDENDEN

- · Impressive 5 bed Grade II Listed semi detached period property
 - Dating back to 1645
 - · Approximately 1 acre of magnificent private grounds · Parking, adjoining studio, outside stores & garden pavilion
 - Sought after location
 - · Leeds approx 25 miles. Manchester approx 30 miles

Guide Price £665,000



Small Clough Farm **QUEENSBURY**

- · An individually designed 6 bed farm house and barn conversion
 - Situated within an elevated rural position
 - Extensive views overlooking the village of Bradshaw
 - Parking, garage, stable, derelict cottage
- Approx 10 acres of grazing land- further land available by negotiation
- · Leeds approx 15 miles. Manchester approx 35 miles. Bradford approx 6 miles

Guide Price £650,000



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West Scholes Farm **QUEENSBURY**

- Magnificent 4 bed detached barn conversion
 - Well presented
 - Approximately 11.5 acres of grazing land
 - Superb rural views
- Parking, garage & gardens
 Leeds approx 18 miles. Manchester approx 37 miles. Bradford approx 6 miles

Guide Price £625,000







Old Bent Head Farm HEBDEN BRIDGE

- Detached Grade II Listed property dating back to approx 1642
 Ja page of reporting
 - In need of renovation
 - Situated within a rural locationApprox 2 acre gardens, parking and rural views
- P/P for a two storey side extension. App number- 11/00457/REN
 - Leeds approx 28 miles. Manchester approx 32 miles

Guide Price £625,000



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Daisy Lea House EDGERTON

- Substantial Georgian residence dating back to 1801
- · Being the central section of a small estate within a conservation area
 - 2 reception rooms & 5 bedrooms
 - Parking, double garage & superb gardens
 - Sought after and convenient location
 - Leeds approx 19 miles. Manchester approx 29 miles.

Guide Price £599,950



Peacock Lane WALSDEN

· Impressive individually designed detached family home

- · Situated within private grounds • High specification throughout
 - 5/6 bedrooms
- Double garage & extensive gardens
- · Leeds approx 30 miles. Manchester approx 25 miles

Offers Over £599,000



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Oak House MYTHOLMROYD

- A superb, individually designed detached residence
- · Spacious and immaculately presented accommodation
- Boasting an impressive 5000 sq ft (approx)
 - 6 bedrooms

•

- Double garage & gardens
- Leeds approx 25 miles. Manchester approx 30 miles. Rail network closeby

Asking Price £595,000 - Vendor to pay stamp duty





Great House SOYLAND

- Superb semi-detached Grade I I Star Listed family home
- Premier rural location with far reaching views
- 2 reception rooms & 4 double bedrooms
- Parking, garage, outbuilding & gardens
- Sought after rural location
- Leeds approx 25 miles. Manchester approx 25 miles

Offers Over £595,000





Crossley House TODMORDEN

- Deceptively spacious detached bungalow
- · Approx 1 acre of private grounds
- Swimming pool & 5 bedrooms
- Self contained annex
- Approx 2 acres of grazing land
- Leeds approx 30 miles. Manchester approx 25 miles

Offers Over £595,000



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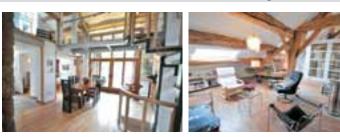
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Stubbing Barn GREETLAND

- Unique, drystone built Grade II Listed converted barn
- Contemporary accommodation
- · Approx 4 acres of land
- 4 bedrooms
- Parking, agricultural building, garage/ workshop, views & gardens
- Leeds approx 20 miles. Manchester approx 30 miles

Offers Around £595,000





Stansfield Hall LUDDENDEN FOOT

- Superb semi detached Grade II Listed home
- Situated within private grounds.
- 2 reception rooms & 5 bedrooms
- Approx 0.6 acre garden & parking
- Convenient location
- Leeds approx 25 miles. Manchester approx 30 miles

Asking Price £575,000





Stony Lane **RIPPONDEN**

- Spacious detached family home
- Set over 3 floors enjoying
- Delightful gardens
- Situated within a premier location
- 5 bedrooms, parking and gardens
- Leeds approx 25 miles. Manchester approx 25 miles

Guide Price £575,000



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a different view thanks to the M62

years ago saw the opening of the Yorkshire section of the M62, a motorway network that was to unite communities together by creating a faster and more direct route from villages in and around Calderdale to the major cities of Leeds and Manchester. This in turn, has led to many more people looking for property in rural village locations, such as Ripponden, as they can easily commute via the M62.

Although the motorway was first proposed in the 1930's, construction didn't actually begin until 1968 at Milnrow which is in Lancashire. The first part of the Yorkshire section of the motorway was completed in 1970, between the county boundary at Windy Hill and Outlane, this is the point at which Lancashire becomes Yorkshire. This led to the highest point on the motorway as seen from the Pennine Way at Junction 22, which leads directly to Calderdale.

(The two black and photographs show the motorway and the bridge during construction in the late 1960's. In the distance one can see Scammonden Bridge. The colour photograph behind shows the now busy M62).

The construction of such a large motorway has created accessibility for commuters to enable local economic growth for areas such as Ripponden and Rishworth.

This has led to a variety of

aesthetic changes to the street scene particularly in Ripponden itself. Such changes in the environment can indirectly be attributed to the construction of the M62.

Therefore, we thought it would be interesting within this article to compare how Ripponden was 30-40 years ago with how it is today

and also to speak to some local

businesses about how the M62

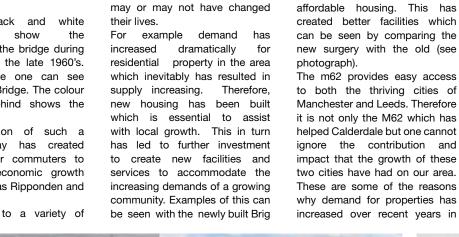


Royd Surgery (see photograph)

and adjoining pharmacy and

City living isn't for everyone and many people prefer not to raise a family in that environment but want to enjoy the beautiful Yorkshire countryside. For those individuals who have to commute but want to enjoy the country and village lifestyle the m62 is crucial. The movement of the BBC to Manchester has brought more people from London and so the demand for housing in the area continues to increase. Inevitably this has had an interesting effect on house prices in the area where many areas in Calderdale have experienced significant reductions in their value over recent years. In Ripponden and the surrounding areas this has most definitely not been the case due to the external factors mentioned above and against all the odds the area continues to thrive both economically and through the community.

Ripponden and the Ryburn Valley.



Recently built Brig Royd Health Centre



View from Scammonden Bridge during construction of the M62 and now



Scammonden Bridge



Today the majority of people are employed outside of the village, town or district that they reside in. Ripponden used to be predominantly agricultural; this resulted in Ripponden developing its own cottage industries, which were mainly founded on weaving during the late 17th and early 18th century. The Ryburn and the connecting streams delivered the power to the watermills that enabled the growth and development of the industry that provided wool for the UK and overseas. With the industrial revolution by the 19th Century. cotton became important in the area and Nine mills were built to complement those that had been built further along the valley towards Sowerby Bridge.

The building of the mills created more employment and created a Victorian equivalent of a 'commuter and settler'. Some travelled from their homes in the hillside to work in the mills, whilst others moved to the town of Ripponden to work. Then came the development of the railways, which transported coal and goods to the area and Ripponden then was able to establish itself as an industrial centre. However over the years the larger areas and cities have created better job prospects and opportunities and as a result of this there was very much change in the air. Therefore, many people began to move and follow employment to the larger cities. Inevitably this was to contribute towards the demise of the textile industry and the mills gradually began to close and eventually become redundant.

Many of these mills remained closed and empty and were heading into a state of disrepair until many over the last five to fifteen years have been rescued from demolition.

Thankfully a number of these mills₂₅₀



recent years.

Not only have we seen brown field sites developed, such as Excelsior Mill, but this has also been supplemented by a significant increase in the last ten years in the building of new housing (many examples of which can be seen on the hillside above the village of Ripponden).



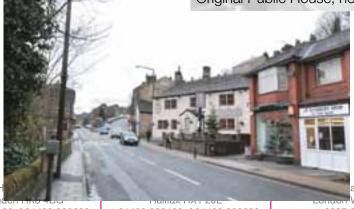
Excelsior Mill before (above) and after

into new homes or office space. A good example of how old buildings can be transformed and newbuild properties can be compatible together can be seen in the form of spacious converted apartments and new homes at Stepping Stones and Excelsior mill. In the foreground of the black and white photograph one can see the original mill building and to the right of this further industrial space. Within the colour photograph Excelsior Mill has now been converted into apartments and the whole of the work shop space demolished to create new homes and car parking.

The site of Excelsior Mill is a particularly good example of how our heritage can be retained whilst at the same time meeting the growing needs for new homes in order to satisfy the ever increasing demands that has been put upon Ripponden in Some people perceive this to be detrimental to the area as it is not in keeping with the traditional village atmosphere but this expansion is at the same time absolutely essential to help the area grow. This also creates additional employment in the construction industry, growth of local businesses and the development of the local community.



Original Public House, now The Milestone Restaurant



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can be achieved with the Silk Mill and The Fox. In the meantime the Bridge still offers a traditional meeting point for many local people. Many would say that the growth of the licensing industry in Ripponden is largely down to the conversion of the mills which have brought commuters from Manchester and Leeds.

Growth and new businesses are

not always a positive, for example

the opening of the new Co-op

has led to other smaller retail

businesses closing or suffering.

Many years ago Ripponden was

able to boast its own butchers.

green grocers, bank, building

society, but not any more so

growth can sometimes be

Many local public houses have changed as an effect of the recession, the smoking ban and supermarkets price wars on cheap alcohol. This has led to the typical village pub,where usually only locals go, ultimately being

forced to close. In many areas,

not only in Calderdale, because

of the above these public houses

remain firmly closed. But not in

Ripponden! One could say that

the last 40 years has arguably

seen a vast improvement to the

area and therefore as one door

closes another one opens. We

have seen the closure of The

Red Lion which has re- opened

as The Milestone, a family

friendly Italian Bistro which has

brought new business to the

area (See photograph before as

a public house and after as of

today). There is further evidence

within the centre of Ripponden

to illustrate how redundant old

buildings/ former public houses

can be converted into busy

village wine bars offering a great

selection of fresh food. Two

examples are typical of how this

detrimental.

into the area, thanks ane, Mayrair _{W1K} change of public h



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38



Former Lloyds Bank

wine bars / restaurants is due to the changing faces which include new professionals moving out of the city in search of a more rural yet lively village atmosphere. The Turnpike at Rishworth is another example of a busy, modern bar and restaurant also offering bed and breakfast facilities. Perfectly positioned en route to the motorway, The Turnpike has become a fantastic venue for day to day dining but also social events such as weddings. Although most village residents would see traffic as a negative, the introduction of Satellite navigation has really boosted business in in what is a well regarded area of Calderdale. The new growth in Ripponden is complimenting her business as it is well connected with Manchester, the M62 and the surrounding areas. She also



Converted into retail unit

While many new businesses chose to set up in Ripponden, some existing businesses are reaping the benefits of expansion of the area such as Toll House Jewellers. Owner Jean Moodie



Ripponden and Rishworth. This he believes is largely down to the diversion through the area when the M62 is slow or congested as many people will stop off in the areas for a drink or a snack as they are passing through. This can then lead to repeat business as many people may have not known about Ripponden and the restaurants, bars and shops and other amenities that it has to offer. We spoke to a new business in the area to find out why she chose Ripponden to begin her new florist and gift shop "Pretty Green" which opened in November 2011. Owner Lisa Stanger commented that it has shown that her business has proved to $_{250 \text{ H}}$ be much needed and welcomed

commented that she is helping to support the shopping community in the hope of introducing a tourist trade with the changing use of many buildings to shops, bars and restaurants.

said they didn't set up Toll House Jewellery because of the M62, her husband Ian Moodie is an individual working Jeweller selling unique items which guite often have been individually designed and therefore didn't want to be part of the high street. She commented that the retail side of their business has grown from strength to strength as people who work in Manchester still choose to live and shop in and around Ripponden.

So even businesses that didn't set up because of the M62, are now finding that their businesses are beginning to reap the benefits

from it because of its very existence.

Whilst we have been in business as a company we have always acknowledged the importance of the semi -rural and rural areas within the Ryburn Valley particularly in and around Ripponden. As a result of this we continually satisfy many existing and new clients.

Charnock Bates have always promoted this area strongly throughout all of our marketing material because of our strong links with the community and region, so much so that we have now decided in our 20th anniversary year to open an office in Ripponden. In doing this we are recognising what I have described above which is how the growth of Manchester and Leeds and a successful transport network can assist in the growth of a local community.

Ripponden is no longer a village of yesteryear but a vibrant and growing area within which we very much want to be a part of in order to assist in the supporting of a growing local economy and offering opportunities to local people.

Stewart Charnock-Bates MRICS

• Old images courtesy of the Halifax Courier



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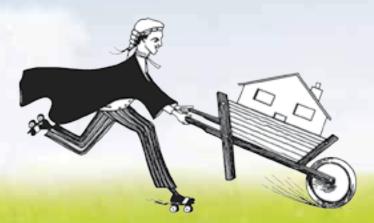


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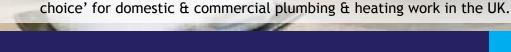
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- Leeds approx 15 miles. Manchester approx 35 miles

Guide Price £575,000





Gosport House OUTLANE

- An impressive detached former mill owner's house
- Retaining many of its original features
- 3 reception rooms & 5 bedrooms
- Garages, outhouse, & approx 1/2 acre gardens
- Part of the property has the potential to be re-converted to a selfcontained cottage
- Leeds approx 20 miles. Manchester approx 25 miles

Asking Price £560,000







Woodhouse Cottage SAVILE PARK

- A well presented detached family home
- Dating back to 1850
- · Situated within a sought after location
- 2 reception rooms & 5 bedrooms
- Approx 0.97 acre grounds & views
- · Leeds approx 12 miles. Manchester approx 30 miles

Guide Price £555,000



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Stubbing Farm GREETLAND

- A 17th Century grade II listed country property
- · Situated within an idyllic location
- · Far reaching views & equestrian facilities
- 2 reception rooms & 4 bedrooms
- Parking, former garage/gym, gardens, stables & approx 11 acres
- Leeds approx 20 miles. Manchester approx 30 miles

Offers Around £550,000





Lower Woodhead House BARKISLAND

- Detached period home
- Idyllic location enjoying extensive views
- 2 reception rooms & 4 bedrooms
- Parking & garage
- · Gardens & approx 1.5 acres of grazing land
- · Leeds approx 20 miles. Manchester approx 25 miles

Guide Price £499,950





Hole Head House **SOYLAND**

- A delightful link-detached period property
- Approx 4 acres of grounds & land
- Superb rural views
- 2 reception rooms & 5 bedrooms
- Parking & outbuildings
- · Leeds approx 25 miles. Manchester approx 25 miles

Guide Price £495,000

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Long Fallas Crescent BRIGHOUSE

- · Deceptively spacious detached family home
- Immaculately presented
- Situated within a highly sought after location.
- 3 reception rooms, swimming pool & 5 bedrooms
- Parking, garage & gardens. NO VENDOR CHAIN
- · Leeds approx 15 miles. Manchester approx 30 miles

Guide Price £499,950





Brearley House East LUDDENDENFOOT

- Superior mid 19th century period property
- Offering stylish accommodation
- Superb grounds
- 2 reception rooms & 5 bedrooms
- Parking, views, gardens & approx 4.5 acres of woodland
- Leeds approx 25 miles. Manchester approx 30 miles

Offers Over £495,000





Meadow View SOUTHOWRAM

- · Impressive newly built detached family home
- Situated within a premier location
- · Far reaching views
- Approximately 2 acres of land
- 5 bedrooms, parking, garage & gardens
- Leeds approx 17 miles. Manchester approx 35 miles

Guide Price £495,000



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Field House HEBDEN BRIDGE

- · Superb well presented detached family home
- Situated in a small cul- de sac
- Prestigious location
- 2 reception rooms & 4 bedrooms
- Double garage, distant views & gardens
- Leeds approx 30 miles. Manchester approx 30 miles

Asking Price £495,000





Heron Barn NORLAND

- Detached 3 bed family home
- Situated within an idyllic location
- Superb grounds and far reaching views
- Sought after location
- Parking, garage & gardens
- · Leeds approx 25 miles. Manchester approx 30 miles

Offers In The Region Of £495,000





Holme House HEBDEN BRIDGE

- Impressive, detached Georgian residence
- Flexible accommodation currently run as a 5* Gold Bed and Breakfast
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Asking Price £480,000



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Cousinville HEBDEN BRIDGE

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- Situated within a desirable location
- 2 reception rooms & 4 bedrooms
- Garage & gardens
- · Leeds approx 30 miles. Manchester approx 30 miles

Guide Price £450,000





Thorn Bank LUDDENDEN

- Superb, individually designed family home
- Well presented

•

- Situated within a sought after location
- Enjoying views across the Luddenden Village
- 5 bedrooms, garage & gardens
- Leeds approx 25 miles. Manchester approx 30 miles

Guide Price £449,950





Malt Kiln Farm **THORNTON**

- · Impressive link detached converted farm house
- High specification throughout
- 2 reception rooms & 5 bedrooms
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Church Stile Farm **SOWERBY**

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- Extensive far reaching views
- Set over 3 floors
- 5 bedrooms, parking, garage & gardens
- NO VENDOR CHAIN
- Leeds approx 25 miles. Manchester approx 25 miles

Guide Price £445,000





Halstead Close **RIPPONDEN**

- Immaculately presented detached family home
- Situated over 3 floors
- Sought after location
- 3 reception rooms & 5 double bedrooms
- Garage, gardens & views
- Leeds approx 25 miles. Manchester approx 25 miles

Asking Price £430,000





Woodlands **RIPPONDEN**

- Detached property
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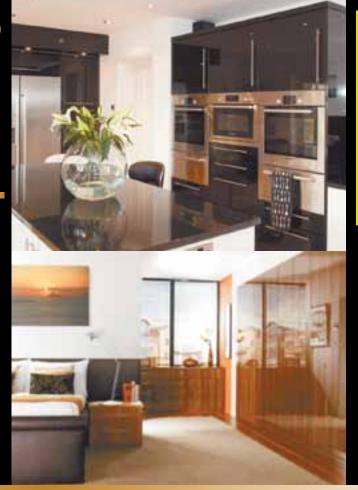
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Ainley Grange ELLAND

- Immaculately presented
- Spacious detached family home
- Approximately 1 acre of gardens & paddock
- 2 reception room & 4 bedrooms
- Parking, garages & outbuildings
- Leeds approx 21 miles. Manchester approx 33 miles

Offers Around £410,000





Upper Shay House Farm ALLERTON

- Detached 5 bed family home
- · Adjoining annex
- Approx 1.5 acre grounds
- Extensive far reaching views.
- Gardens & paddock
- Leeds approx 20 miles. Manchester approx 40 miles.

Guide Price £397,500



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Loltock Farm JAGGER GREEN

- Superb detached farm house
- Extremely high
- Enjoying rural views
- 3 bedrooms
- Parking, decked garden & approx 2/3 acres of woodland
- Leeds approx 20 miles. Manchester approx 30 miles

Offers Over £395,000





The Sisters House PRIESTLEY GREEN (Nr Norwood Green)

- A rare opportunity to purchase a Grade II Listed property
- Dating back to 1630
- · Superb gardens
- Adjoining annex
- 3 reception rooms & 4 double bedrooms
- Leeds approx 15 miles. Manchester approx 35 miles

Offers Over £395,000

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Two Hoots Cottage TODMORDEN

- Superb detached family home
- Well presented accommodation •
- Far reaching rural views •
- 4 bedrooms
- Parking and vegetable gardens.
- Leeds approx 30 miles. Manchester approx 25 miles •

Offers Around £395,000







The Nook SHELF

- Deceptively spacious detached 'True' bungalow ٠
- Enjoying good sized private grounds •
- 2 reception rooms & 4 bedrooms ٠
- ٠ Parking & garage
- Gardens and outside stores
- Leeds approx 15 miles. Manchester approx 35 miles ٠

Guide Price £395,000



250 Halifax Road Ripponden HX6 4BG



Arden Lodge SAVILE PARK

- Semi- detached Victorian residence
- Situated within a highly sought after location ٠
- Immaculate accommodation ٠
- 6 bedrooms •
- Parking and gardens ٠
- Leeds approx 15 miles, Manchester approx 30 miles •

Guide Price £395,000





Long Fallas Crescent BRIGHOUSE

- Spacious detached family home ٠
- Situated within a highly sought after location •
- 6 bedrooms ٠
- Gardens
- •
- Parking & garage Leeds approx 15 miles. Manchester approx 30 miles •

Guide Price £395,000

70 Commercial Street Halifax HX1 2JE t 01422 380100 f 01422 330633 t 01422 380100 f 01422 330633



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The Orchard HIPPERHOLME

- · Detached family home
- Situated within a premier location
- 2 reception rooms & 4 bedrooms
- Garage & gardens
- Convenient location
- Leeds approx 15 miles. Manchester approx 30 miles

Guide Price £375,000





Bramble Patch GREETLAND

- · Deceptively spacious detached family home
- · Potential to create a ground floor self contained annex
- 2 reception rooms & 5 bedrooms
- Parking, double garage & gardens
- Sought after location
- Leeds approx 20 miles. Manchester approx 30 miles

Guide Price £375,000



Ebenezer Cottage NORTHOWRAM

- Deceptively spacious detached property
- Well presented
- · Situated within a sought after & convenient location
- 2 reception rooms & 4 bedrooms
- Garden, parking & garage
- Leeds approx 15 miles. Manchester approx 35 miles

Asking Price £369,950



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Ryecroft HOLMFIELD

- Superb period property
- Impressive private grounds
- Situated within a small hamlet location
- 3 reception rooms & 4 double bedrooms
- Parking, carport, outbuilding & rural views
- Leeds approx 20 miles. Manchester approx 35 miles

Guide Price £350,000

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Well Close House BRIGHOUSE

- · Impressive, spacious semi detached home
- Dating back to 1817 ٠
- Approximately 1/4 of an acre •
- 3 reception rooms & 4 bedrooms •
- Gardens, garage & no vendor chain
- · Leeds approx 15 miles. Manchester approx 30 miles

Guide Price £350,000





Whinmoor SAVILE PARK

- Investment opportunity ٠
- Well presented
- 6 bed detached home ٠
- Includes adjoining self contained 1 bedroomed property
- Double garage & gardens
- Leeds approx 20 miles. Manchester approx 30 miles ٠

Guide Price £350,000



250 Halifax Road Ripponden HX6 4BG





Kebroyd Hall KEBROYD

- · Impressive, well presented property
- Forming part of the historic Kebroyd Hall ٠
- Grade II Listed period ٠
- 3 bedrooms potential for a 4th bedroom •
- Garage & approx 0.75 acres of woodland & gardens ٠
- Leeds approx 25 miles. Manchester approx 25 miles

Guide Price £350,000





Hillcroft QUEENSBURY

- Spacious, well presented detached home ٠
- Situated within a convenient location •
- Enjoying extensive far reaching views
- 3 reception rooms & 4 double bedrooms
- Parking, garage & gardens ٠
- Leeds approx 17 miles. Manchester approx 37 miles .

Guide Price £345,000

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Kebroyd Hall TRIANGLE

- Superb Grade II Listed property
- Part of the Historical Kebroyd Hall
- 3 bedrooms
- Well presented
- Double garage, patio & woodland gardens
- Leeds approx 25 miles. Manchester approx 25 miles •

Guide Price £335.000





Cedar Grove BAILIFF BRIDGE

- Immaculately presented detached family home •
- Enjoying accommodation set over 3 floors •
- 2 reception rooms & 5 bedrooms •
- Parking, gardens & double garage
- **Convenient** location
- Leeds approx 15 miles. Manchester approx 35 miles •

Offers In The Region Of £325,000



250 Halifax Road Ripponden HX6 4BG





Grange Barn BRADSHAW

- A delightful detached barn conversion
- Situated within the sought after village of Bradshaw
- 2 reception rooms & 4 bedrooms
- Parking, garage & gardens •
- Distant views •
- Leeds approx 20 miles. Manchester approx 35 miles •

Guide Price £325,000





Elm View HALIFAX

- A spacious well presented Victorian terrace
- Original features
- 2 reception rooms & 7 double bedrooms •
- Parking, garage & flagged garden
- **Convenient location**
- Leeds approx 20 miles. Manchester approx 30 miles •

Guide Price £324,950

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Sonningdale LIGHTCLIFFE

- Well presented semi detached home
- Premier location
- Enjoying far reaching views •
- 3 bedrooms
- Parking, garage & gardens
- · Leeds approx 15 miles. Manchester approx 30 miles

Offers Over £295,000





Ravenstone Drive GREETLAND

- Immaculate, stone built detached family home ٠
- 4 bedrooms
- Well planned accommodation ٠
- Open aspect to the rear overlooking mature woodland
- Detached double garage & gardens
- Leeds approx 20 miles. Manchester approx 30 miles ٠

Offers Over £295,000



250 Hallax Road RIBBOODEDEHX614BG 1014221380100111014221330633





Dunsley House HALIFAX

- Substantial semi detached property
- Set over 4 floors situated ٠
- **Convenient** location ٠
- 2 reception rooms & 6 bedrooms •
- Parking, double garage & gardens •
- Leeds approx 20 miles. Manchester approx 30 miles

Guide Price £295,000





Lower Woodhouse Farm BARKISLAND

- · Grade II Listed cottage
- Dating back to 1736
- Situated within an idyllic location. ٠
- ٠ 3 double bedrooms
- Parking, gardens and views. •
- Leeds approx 20 miles. Manchester approx 25 miles. .

Asking Price £285,000

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Oak Dene ELLAND

- Spacious semi- detached family home ٠
- Highly sought after location
- 2 reception rooms & 3 bedrooms •
- Parking, garage and gardens
- No vendor chain
- Leeds approx 18 miles. Manchester approx 28 miles

Guide Price £289,950





Southview **RIPPONDEN**

- Formally three cottages
- Panoramic rural views •
- 2 Reception rooms & 3 double bedrooms •
- Parking area & garden
- Sought after location
- Leeds approx 25 miles. Manchester approx 25 miles •

Asking Price £285,000



250 Hallax Road 1014223801001101422330633





Derwent Court RIPPONDEN

- · Well presented detached family home
- Accommodation over 3 floors
- Situated within a convenient location
- 3-4 bedrooms
- Garage, parking, garden & woodland viewsLeeds approx 25 miles. Manchester approx 25 miles

Guide Price £289,950





Wall End BARKISLAND

- Deceptively spacious property
- Prestigious village location
- Well presented
- 2 reception rooms & 4 bedrooms •
- Parking, gardens & rural views
- Leeds approx 20 miles. Manchester approx 25 miles

Asking Price £285,000

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Grange Heights SOUTHOWRAM

- Detached family home
- Far reaching views
- · Sought after location
- 2 reception rooms & 4 bedrooms
- Parking, gardens & double garage
- · Leeds approx 15 miles. Manchester approx 30 miles

Guide Price £275,000







Milner Royd Barn NORLAND

- Development opportunity
- Semi detached barn conversions
- Or the potential for 1 substantial property
- Garden space & garages far reaching views
- Application number 09/00580/CON
- Leeds approx 25 miles. Manchester approx 30 miles.

Prices £240,000 and £210,000



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Development at Ashfield Road GREETLAND

- Select development of 4 houses
- Detached
- 4 bedrooms
- Gardens, parking & garage
- High specification
- Leeds approx 20 miles. Manchester approx 30 miles

Prices From £250,000





Thornhill Road BRIGHOUSE

- Deceptively spacious property
- Fully renovated
- Period property
- Sought after & convenient location
- 2 reception rooms & 2 double bedrooms
- · Leeds approx 15 miles. Manchester approx 29 miles

Offers Over £129,950

1211Parkilane,11Maydair Llondon WJKI7AG 11020710791A79



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Award-winning food, 11 individually styled bedrooms offering luxurious 4 Star accommodation, an extensive wine list and Cask Marque accredited beers have won the Shibden Mill Inn an enviable reputation, extending far beyond the Yorkshire borders and seen it crowned **Yorkshire's Favourite Pub** at the 2011 Great Yorkshire Show.

A delicious menu presents the finest, locally sourced produce, which is used to create a variety of traditional and contemporary dishes. Choose to dine under the beamed ceiling of the bar or upstairs in the elegant restaurant, where there is also a private dining room that can be made available for lunch or dinner. The Shibden Mill Inn is noted for presenting a true taste of the region and recently received a second AA Rosette for the quality of its food.

Come and see what's got so many people talking about this charming 17th Century inn.

*The Shibden Mill Inn was honoured with the prestigious title of Food Pub of the Year 2011 at the national Publican Awards. It is Les Routiers Inn of the Year 2011 and late last year was named Sunday Lunch Pub of the Year at the 2010 Publican Food & Drink Awards.





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