



a different **view**

In This Issue

Beautiful Homes For Sale

A Different View

The Fall and Fall of our Local Public Houses

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STEWART CHARNOCK-BATES
M.R.I.C.S

Welcome to the latest edition of A Different View, our contemporary corporate property magazine where you will find many beautiful homes for sale.

We feature exciting news of our new office in Ripponden which opened in February, where we launched the first Web Window, celebrated as the 'Window of the World'.

The company has had a very busy year with the office opening, and at a successful auction in May, we sold 7 out of 8 lots equating to over £1 million worth of property sales, which finished off the first half of the year perfectly.

In my Different View article, we take a look at the licensing industry and the changing use of public houses. We have many fabulous historic pubs in Calderdale which remain traditional and unchanged, it seems they are thankfully standing the test of time.

Our community articles feature The Barkisland Big Tidy up Group who are doing fantastic voluntary work in the community. Also, news of Calderdale charity, Together for Looked after Children (TLC), which was launched last year by Craig Whittaker MP. Beverly and I have attended some of the great fundraising events arranged in support of the charity which have been most enjoyable and for a very worthwhile cause too. There will be many more exciting TLC events this year, so it's worth taking a look at the charity website. www.tlccharity.co.uk

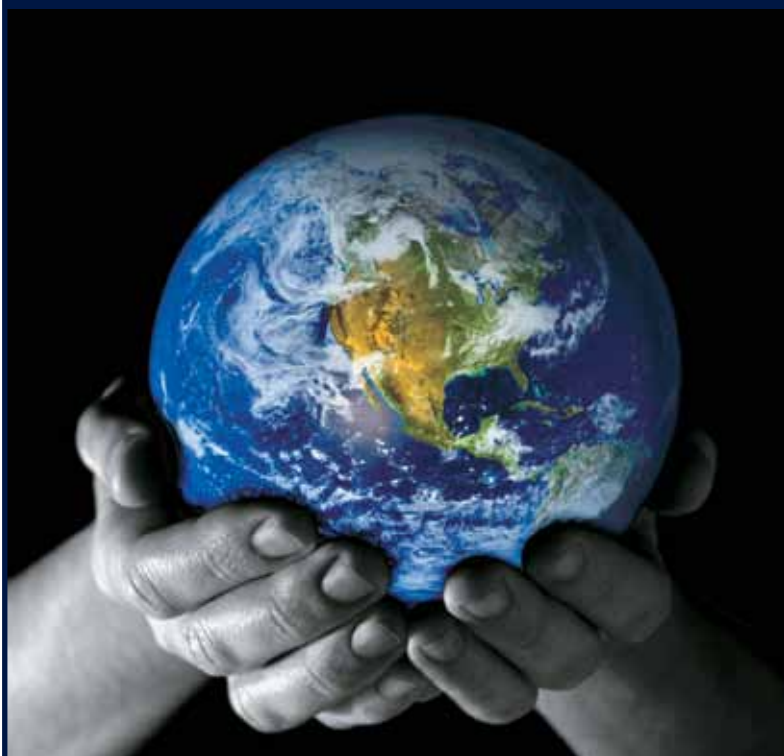
Beverly appears to have developed a sudden interest in mojito's and organic gardening, she has inspired me to don my wellies and do a bit. I anticipate you will find her article amusing and inspiring.

Our next edition will be a special bumper 20 years celebratory issue. We will be distributing a larger number of copies throughout Calderdale and as always, it will be available on line as an 'e book'. Should you wish to be included within the next edition then please contact Kerry Pearce on 01422 380100.

Finally, I would like to thank all the local businesses for their continued support of this magazine.

I very much hope you enjoy the read.

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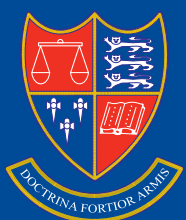
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Investing in a Tax Efficient Manner

By Robert Brear BSc(Hons) Dip PFS IFA

The 6th April 2012 was an important date for investors. Following a number of announcements in recent budgets some significant changes to various allowances took place on this date. I intend to look at two of the main ones here.

ISA's

From this date the amount that can be invested into an ISA (Individual Savings Account) increased from £10680 to £11280 per adult for tax year 2012-13. Although ISA's have been around since 1999 in my experience many people still have a number of misconceptions about these important investment vehicles.

Because the banks and building societies do a great job of promoting predominantly cash ISA's on TV and on billboards many investors only ever use their cash ISA allowance and disregard the investment ISA element of the allowance. As a result they put £5640 into a cash ISA and leave £5640 of unused investment ISA allowance.

I think the reason for this is down to the perception of risk, many investors think that when it comes to ISA's you either buy a cash ISA or a risky stocks and shares ISA. In reality however it is very different, a whole range of investment funds are permitted within an investment ISA ranging from very cautious to super adventurous. The funds that will be suitable is down to the individual risk tolerance of the client and how that is matched to appropriate funds by a good quality IFA.

Many investors have accumulated quite large balances in cash ISA's over the years and consolidated a number of these ISA's to try to chase the best interest rates. It can be a very annoying and time consuming process, constantly having to re invest to get a reasonable rate of interest. It is very easy to forget to renew and end up getting less than 1% interest before you realise the rate has dropped.

With interest rates on many types of cash ISA accounts remaining at record low levels it could be worth exploring the alternatives.

Another common issue is many investors don't realise that if they don't take out a cash ISA in a particular tax year they can invest a full £11280 into an investment ISA.

Many Independent Financial Advisers (IFA's) such as ourselves use some kind of investment platform for client ISA portfolio's. An investment platform or wrap is a way of accumulating assets in your chosen tax wrapper, whether it be an ISA, Pension, Investment Bond or a collection of OEICS (Open ended investment company schemes) or Unit Trusts. The main benefits being the huge range of different



investment funds which are available within a streamlined administration process. The fund choices are then tailor made to match a client's agreed attitude to investment risk.

ISA's enjoy considerable tax advantages as virtually all growth and income is tax free except a small amount relating to company dividends.

Pension's

The 2011-12 tax year which ended on the 5th April 2012 was also an important date for pension investors. This was the first tax year that the new annual limit on personal contributions of £50,000 per annum or 100% of earnings whichever is the lower affected investors.

Employer contributions, such as those being made by directors of their own limited companies could be made up to £50,000 per annum regardless of income.

Also carry forward of unused pension allowances for up to three previous tax years where contributions of £50,000 per annum have not been made became possible. In practice this means that many Directors, Partners and high earning employees were able to receive or make substantial pension contributions and save considerable amounts of company and personal tax.

The current lifetime allowance (the maximum amount that an individual can have in their pension pot by retirement) has also been reduced from £1.8 million down to £1.5 million from the 6th April 2012. Where an investor were to exceed this limit a special punitive excess charge would apply.

We advise many local business people and private clients on these important matters in a highly professional and service driven manner.

If you are thinking about getting the best out of your available ISA or pension allowances speak to us in the first instance we are always willing to take on additional clients.

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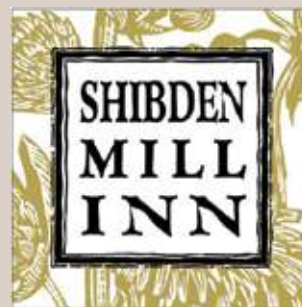
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Leeds approx 17 miles. Manchester approx 36 miles. Haworth approx 3/4 miles.

Raising the profile of Calderdale in London



Prince Charles's visit to Halifax

Two decades ago, whilst the cities of Manchester and Leeds were planning vast redevelopment schemes, anticipating their commercial and economic growth Stewart Charnock-Bates recognised that Calderdale had excellent transport links to both these cities. Being only 20 to 30 minutes between the two presented the perfect opportunity for the area to benefit enormously from their dramatic expansion.

With determination, he set about his mission to bridge the gap between the two cities. Successfully promoting and raising the profile of Calderdale, advertising magnificent period homes steeped in history and character in the lush green landscapes of the valley's where the buyers investment would benefit from the predicted growth of the cities and they could enjoy a tranquil escape from the hectic city buzz.

Today Charnock Bates is the only agent to have sold a house over

£2 million in the area and the company have consistently sold houses in excess of £1 million from offices in Halifax, Ripponden and London's Mayfair. The company is reputed for forward thinking, being at the forefront in the local property market.

Stewart has now embarked on his latest mission, to promote what he calls the 'New Golden Triangle' of Manchester, Leeds and London, with Calderdale being the central commuting point. Manchester, Leeds, Liverpool and Doncaster international airports can all be reached within an hour. With regular direct rail services from Halifax to all 3 cities and fast easy access to the M62 and M1 providing convenient road links, it appears very apt.

"I strongly believe Calderdale's transport links will play a major part in the future regeneration of Halifax and demand for homes in the area" affirms Stewart.

"A new Grand Central direct service between Halifax and Brighouse to London has recently

been launched, providing 3 daily departures 7 days a week. One can be in London in 3 hours and with today's technology it is possible to carry out a great deal of business whilst travelling so no time is wasted. Halifax is ideally situated for business people commuting between the major cities of Manchester, Leeds and London and also for those looking for a quiet weekend retreat or holiday home in peaceful surroundings with spectacular views." says Stewart with confidence "We have already sold properties to international investors and buyers from London. Last year we were marketing a magnificent grade II* listed Elizabethan Manor house where HRH The Prince of Wales made a surprise visit, he didn't buy but who knows what the future holds. I would be delighted to sell The Prince a residence in West Yorkshire's dramatic countryside, he would be graciously welcomed as my neighbour"

Stewart continued, "As interest rates remain low and as the economy begins to recover and confidence returns, more buyers will be looking for the opportunity to invest in different locations where there is potential for excellent return on capital in the property sector." Homes in Halifax and Calderdale certainly offer greater value for money, more space and tremendous open views in comparison with the big cities.

Charnock Bates have expanded the company's operations this year, investing in additional new offices and exclusive innovative technologies. We are planning to host a property exhibition in London to promote the company's portfolio and the Calderdale area during the Olympics to attract national and international investors. When many agents are cutting back or closing their doors, Charnock Bates demonstrate confidence in the future market and the 'New Golden Triangle.'

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a differentview

The fall and fall of our local public houses

Who and what is to blame and what is the future for our licensed property?

Where does one start?

A subject which I am sure is frequently discussed in public houses, not just in Calderdale but throughout the country and in one way or another I am sure has featured in every budget that every government has ever delivered in The House of Commons.

Whilst these issues are nationwide what I propose to do in this article is look at and discuss the problems and relate them to how they have impacted upon our very own public houses in Calderdale. Since 1999, nationwide, there has been approximately 400 public houses close every year until 2006. The smoking ban was then imposed and since that time we have had over 1,500 pubs close every year with this figure more recently reducing to about 2 a day. Some of these being in our area with the end use of these properties still remaining undecided, such as The Fleece in Ripponden, and what was the Coach And Horses in Luddenden Foot. (Pictured top right).

Why has this happened and with such consistency over a long period of time?

One can't quite simply blame market forces or the recession, which only began in 2007, so therefore there must be more to the demise of the licensing industry than meets the eye.

Many of the closures can be blamed on the smoking ban, decreasing sales, rising alcohol prices and increased competition from shops and supermarkets. But does this tell the whole story? When I was studying to be a Chartered Surveyor, sadly many years ago, I recall learning about the theory and the principles in the valuation of licensed property. I was also very fortunate to receive the very best training on this subject from a late close friend of mine namely, Ron Simpson in Harrogate.



Coach and Horses, Luddenden Foot

Ron taught me the detail in respect of the valuation of licensed property but more importantly he explained how the wheels of a public house business run which is directly related to profit, of course, and how this can impact upon the rent that a tenant may pay to the landlord should the property be tied. It is on this point that I feel one should look for the main reason as to why the licensed property industry has declined.

If you own the freehold of your licensed property then to a degree you are in a greater control of your own destination but today over half of Britain's pubs are tied which means these pubs are owned by large pub companies and the actual publicans that are running the pub are forced to pay rent almost at prices the owners decide and buy beer almost at the prices they set.

If today's rents were related to profit, which they should be, and there was a leniency with regards to purchasing a certain type of beer then surely tenants would have a more competitive

edge in business. If these points were imposed then one would have thought prices could be cheaper which would then result in customers being encouraged to return back into pubs.

It would appear then that the problem is not as simple as blaming the smoking ban but there are a conglomeration of reasons why our pubs are closing in numbers today.

On the other hand one could argue that market forces ultimately decide the use of property and

business's closing can be down to bad management or the wrong use of the property. After all, times move on and we must all have an open mind to change, so as the old saying goes somebody else's downfall is somebody else's gain. A good example is Stotts Arms in Brighouse of which is now a Subway takeaway (pictured below), and the former Friendly Inn in Friendly both which illustrate how a traditional stone built town centre pub can be revitalised into different commercial uses.



Subway, formerly Stotts Arms



The Funeral Parlour



The Milestone, Ripponden

What was The Falcon at the top of Salter Hebble Hill in Halifax (Pictured top) has now been, dare I say it, imaginatively changed to a funeral directors, where again the external appearance

of the property has been sympathetically retained. More recent examples can be seen near our new office in Ripponden where the Honest Lawyer has been converted to



The Northfield, Barkisland



The Honest Lawyer, Ripponden

as The Milestone also in Ripponden (pictured below left).

Residential conversions of licensed property are invariably difficult to achieve in a successful and profitable way which can be as a result of either the locality of the property or sheer expense involved in converting a public house into a residential dwelling. However, this has successfully been achieved where The Northfield in Barkisland was converted into cottages (pictured below) and Mount Skip near Hebden Bridge golf course was converted into a house and guest house.

Whilst thus far I have discussed the associated problems in the trade and how these properties have changed over the years into different uses one should not

forget that the closure of public houses is slowing down and that there remains many successful public houses still open. Many of these are traditional old pubs

which are steeped in history and benefit from properties having great examples of period features. There are many properties in Calderdale such as The Old Bridge Inn in Ripponden, Shibden Mill Inn in Shibden, The Griffin Inn in Barkisland, and The White Bear in Norwood Green (pictured on opposite page). All of these public houses are synonymous in that they offer traditional ales with traditional food in beautiful surroundings. Which may offer an explanation as to why these business's and properties have been with us collectively for centuries.

Whilst some pubs in isolation, still pass the test of time and



The Griffin, Barkisland

continue to open their doors, throughout the recession there are some area's as a whole that arguably one could say are also moving forward. In particular Sowerby Bridge has grown due to the investment in the canals, Ripponden is flourishing as a result of residential development in the area and Hebden Bridge and the Calder valley also see much growth in this area of the market place.

Where does this leave us today then? The closure of pubs is slowing down, the government is evaluating the cost of cheap alcohol in supermarket, yet we still have many hundreds of public houses presently on the market for sale. Is this down to the pricing differences that exist between costs in the pub and costs to do the very same thing in your own home or is it that our lifestyles are changing and will continue to change as we move forward. I don't think anyone can say there is a right or wrong answer to these points and any that I have raised within my different view article. However, the one point I would make that I feel very strongly about is that how can anyone operate in business if one doesn't operate on a level playing field with other business's in that business. Until this imbalance in the market place is corrected which involves the government and bulk owners of public houses then I can only see public houses

continuing to close.

The government needs to look at taxes and the availability of cheap alcohol I supermarkets, whilst the main owners of public houses should look at reasonable rents together with a more free market for the purchase of beer as appose to the monopoly that presently exists in many instances.

Additionally people need to support their local public house which can then invariably become the centre of the community as it has been historically. In this way owners or tenants can seek opportunities to promote their business in different ways and encourage their establishment to be frequented by all local communities and people in the immediate and wider vicinity. This is when many pubs would benefit from the community centres that have closed.

Or perhaps the time has come to run our pub/business as they do abroad where customers are always welcome and in this regard it could be that George Orwell may be correct in his description of the 'perfect pub'. Where he once wrote at length suggesting that this description would be a place where parents should be able to bring their children to help create 'the family gathering places that they ought to be'.

Halifax

Stewart Charnock-Bates MRICS



The Shibden Mill Inn, Shibden



The Old White Beare, Norwood Green



The Old Bridge Inn, Ripponden



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- Good Sized Private Gardens
- 2 Reception Rooms & 4 Bedrooms
- Parking & Garage
- Views Across The Reservoir

Leeds approx 20 miles. Manchester approx 37 miles



ARKIN ROYD FARM RISHWORTH

Guide Price £595,000

- Detached 3 Bed Farm House
- Private Grounds
- Approximately 15 Acres of Grazing Land
- Detached Barn
- Additional 5 Acres Available
- Parking, Garage & Views

Leeds approx 20 miles. Manchester approx 20 miles



OLD OATS ROYD **LUDDENDEN**

Asking Price £595,000

- Impressive Semi Detached Property
 - Grade II Listed, Dating Back to 1645
 - Approx 1 acre of Magnificent Private Grounds
 - 5 bedrooms
 - Ample parking, adjoining studio, outside stores
 - No Vendor Chain
- Leeds approx 25 miles. Manchester approx 30 miles



WEST SCHOLES **QUEENSBURY**

Guide Price £595,000

- A Unique Detached Property
 - Rural Setting & Views
 - 5 Bedrooms & 3 Reception Rooms
 - Offering Flexible Accommodation
 - Approx 1 Acre Gardens
 - Approx 2 Acres Of Grazing Land
- Leeds approx 18 miles. Manchester approx 37 miles. Bradford approx 6 miles.



STONY LANE RIPPONDEN

Guide Price £575,00

- Spacious Detached Property
- Set over 3 floors
- Delightful Gardens
- Situated Within A Premier Location
- 5 bedrooms
- Parking & gardens

Leeds approx 25 miles. Manchester approx 25 miles



STUBBING FARM GREETLAND

Offers Around £550,000

- 17th Century Property
- Grade II listed
- Idyllic Location
- Far Reaching Views
- Stables, Gardens & Approx 11 Acres
- 2 Reception Rooms & 4 Bedrooms

Leeds approx 20 miles. Manchester approx 30 miles



RINGSTONE BARKISLAND

Asking Price £525,000

- Superb Detached Residence
- Premier Semi Rural Location
- Good Sized Grounds
- 2 Reception Rooms & 4 Double Bedrooms
- Parking & Double Garage
- Gardens & Views

Leeds approx 20 miles. Manchester approx 25 miles



HOLLINS FARM LUDDENDEN FOOT

Offers Over £499,950

- Spacious Grade II Listed Property
- Adjoining Barn
- Modernisation Required
- 2 Reception Rooms & 3 Double Bedrooms
- Approx 1/2 Acre Gardens
- Extensive Far Reaching Views

Leeds approx 22 miles. Manchester approx 27 miles

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New Ripponden Office Opens unveiling the 'Window of the World'



Stewart Charnock-Bates at the new Ripponden Office

After months of anticipation Charnock Bates new office in Ripponden opened on 10th February 2012, with corks popping and chocolate valentine hearts and cup cakes.

This is a great year of celebration. With The Queens Diamond Jubilee in June, the Olympic games in July and Charnock Bates celebrating 20 years in business what better time could there be for the company to expand operations into Ripponden and unveil 'The Window of the World'. Stewart has turned a brilliant vision into reality, an innovative interactive Web Window which is

believed to be to be the very first of its type.

This bespoke product has been developed by a group of experts working under Stewart's direction since last year.

Thirty two inches of glass window has been transformed into an interactive computer experience, enabling 24hr access every day of the year to the Charnock Bates live website from outside the office window.

Potential buyers can visit the office at anytime of any day and at their fingertips they are able to view property brochures live online of any properties for sale

with Charnock Bates that they choose to select together with photo presentations, giant floor plans and location maps.

You can scroll up and scroll down, turn pages and move, zoom in and enlarge images all with the fingertips on the window. This is an ingenious revolutionary concept exclusive to Ripponden and appears something rather like an enormous iPad.

Stewart commented "The way in which this product is unique and different from other interactive screens is that information on the digital screens tend to be very limited and often out of date.

I wanted to give our customers direct web access to expansive, live up to date information, so that if a property goes onto our website at 5.30pm Friday full details are available on our web window immediately"

He added "I have always strived for Charnock Bates to make significant impact in the property market and to be different, leading the way in marketing and technology and am extremely proud to launch the very first Web Window in our new Ripponden office, this confirms our passion and ongoing commitment to the Ryburn Valley "

Halifax London Ripponden



EXCELSIOR CLOSE **RIPPONDEN**

Offers Over £499,950

- Substantial Detached Property
- Individually Designed
- Well Presented
- Premier Village Location
- 5 Double Bedrooms
- Parking & double garage/games room & gardens

Leeds approx 25 miles. Manchester approx 25 miles



NETTLEBED FARM **BLACKSHAW HEAD**

Asking Price £499,950

- Detached Period Property
- Rural Position
- Superb Rural Views
- Approximately 5 Acres of Grazing Land
- 2 Reception Rooms & 4 Bedrooms
- Gardens, Parking & Views

Leeds approx 28 miles. Manchester approx 29 miles



THE GABLES BRIGHOUSE

OIRO £499,000

- An Attractive Detached Property
- South Facing
- Private Setting
- 4 Bedrooms
- Garden, Parking & Garage
- Sought After Location

Leeds approx 15 miles. Manchester approx 30 miles



OAK HOUSE MYTHOLMROYD

Offers Over £495,000

- Superb Detached Residence
- Individually Designed
- Spacious Immaculately Presented Accommodation
- Boasting An Impressive 5000 sq ft (approx)
- 6 Bedrooms
- Double Garage & Gardens

Leeds approx 25 miles. Manchester approx 30 miles



FIELD HOUSE **HEBDEN BRIDGE**

OIRO £475,000

- Detached Family Home
- Well Presented
- Prestigious Location
- 2 Reception Rooms & 4 Bedrooms
- Double Garage & Parking
- Distant views & Gardens

Leeds approx 30 miles. Manchester approx 30 miles



HERON BARN **NORLAND**

OIRO £495,000

- Detached Family Home
- Idyllic Location
- Superb Grounds
- Far Reaching Views
- 3 Bedrooms
- Parking, Garage & Gardens

Leeds approx 25 miles. Manchester approx 30 miles



THE OLD MANSE **LIGHTCLIFFE**

Offers Over £495,000

- Substantial Detached Period Property
 - Currently Used As Commercial Office Space
 - Full P/P To Revert Back To Residential
- Leeds approx 15 miles. Manchester approx 35 miles

- Accommodation
- Gated Driveways
 - Approx 7 Car Parking Spaces
 - Good Sized Patio Gardens



HOLDERNESS FARM **CRAGG VALE**

Offers Over £495,000

- Spacious Detached Family Home
 - Approx 3.5 acres Of Land
 - Panoramic Rural Views
- Leeds approx 24 miles. Manchester approx 32 miles

- 2 Reception Rooms & 4 Double Bedrooms
- Parking & Double Garage
- Gardens & Workshop

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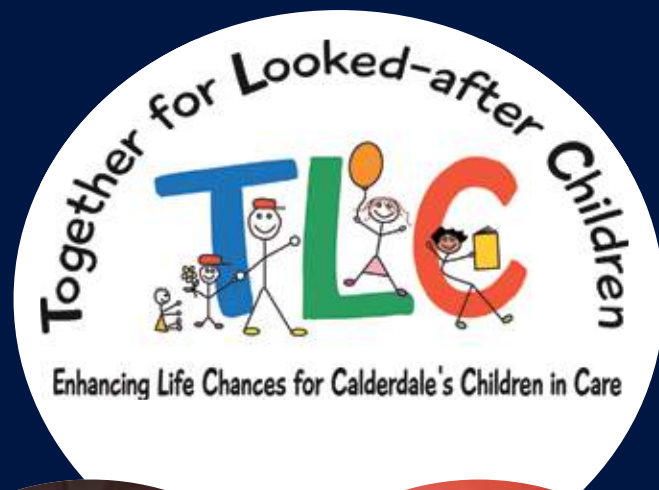
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Enriching Young Lives

Craig Whittaker MP and
Together for Looked-after Children



Starting a new children's charity from scratch is similar to a launching a new enterprise or finding that dream property for development. It is a huge aspiration which demands the determination to build foundations that will support an on-going vision into the future. Together for Looked-after Children, or TLC, has been launched successfully by Calder Valley MP Craig Whittaker. He explains, "When I was elected in May 2010, I promised parliament in my maiden speech that I would create a new charity to enhance the life chances of looked-after children in Calderdale. I am delighted to say that TLC is now flourishing with the support of local volunteers and donors."

The TLC launch event took place at the Eureka! Museum and was well-attended by representatives from Calderdale Council, care services, schools, donors, local press and the private sector. During hard-hitting presentations about the needs of looked-after children and the amazing transformations which can be achieved many guests said they were moved and inspired to support TLC. The subject is emotive because to enter adult life, looked-after children often have a difficult, painful journey and the risk of falling by the wayside is high. The children

themselves were represented at the launch by the Garden of Wishes, a display of artwork and literacy created by Calderdale's children in care.

TLC funds will be directed towards specific projects designed to help aspiring looked-after children who do not enjoy the benefits of parental support. "We aim to fund additional initiatives which complement the excellent existing provision from Calderdale's care services and schools. I am pleased to be chair of the TLC trustees although the charity has no political role. The charity is administered by a broad spectrum of trustees and patrons from different backgrounds," added Craig. "TLC is currently working to raise the profile of the charity so that more people and organisations across Calderdale are familiar with the name and our purpose."

Fundraising events - ranging from Christmas shopping to Big Band entertainment and an evening 'aboard' the Titanic - have proved popular and the monies raised have been fund matched. This has enabled the second phase of the Letterbox reading incentive scheme to begin in 2012.

During 2011, all 7-8 year old looked-after children in Calderdale received book parcels funded by **Halifax** and they reciprocated by writing enthusiastic book reviews.

TLC's priority is to fund activities designed to add value to existing provision for looked-after children to enrich their lives and improve educational success. Later this year, with the help of students from Trinity Academy in Halifax, TLC will be despatching busy box craft kits for children at the crucial Foundation Stage. TLC is also developing a strategy for funding workshops and bursaries for young people in care, or leaving care, as they move into careers or prepare to make university applications.

TLC's patrons include Christine Talbot, Calendar news presenter, Barrie Rutter, actor and founder of Northern Broadsides theatre company, Leigh-Anne Stradeski, chief executive of the Eureka! Museum for Children and Janet Lumb of Time Out Children's Homes in Halifax. The charity is also registered with the Charity Commission after raising the requisite £5,000 in a matter of months.

TLC has an informative website which also enables individuals or organisations to apply for a grant from the enrichment fund. To ensure that donations are allocated appropriately, the trustees have developed criteria for assessing funding applications. "We anticipate that **London** will be requested for a wide range of needs from a simple

bursary to purchase tools for an apprenticeship to more complex projects benefiting a larger number of looked-after children as they reach the milestones which indicate the next steps in their young lives," said Craig.

"Our priority is to help as many of Calderdale's looked-after children as possible to achieve their full potential. Their needs will vary greatly, but any application for funding from a looked-after child or their carers will always be prioritised. After all, so many of these children have such a rocky start in life and their journeys are so long and difficult that a little help to enable them to have the same support other children enjoy is a worthwhile objective," he added.

The response so far from donors and founder funders has been fantastic and demonstrates local support for the TLC vision. National figures in 2009 showed that only 7 per cent of children in care go on to study at university compared with 43 per cent of all other children. If a looked-after child enters Higher Education it is a huge achievement not only for the individual but also for the care system and society.

www.tlccharity.co.uk

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The Edible Garden

It all started with a Mojito!

By Beverly Charnock-Bates



Beverly admires the mint with Luca and Alec

It all started with a Mojito one clear balmy evening abroad.

It was so refreshing, "I'd like some mint in the garden so I can nip out and get some and make my own Mojitos" I commented "mmmm...and a bit of parsley, fresh parsley makes a fabulous garnish and tasty sauce, in fact I think I'd like a little herb garden" That was the start of my edible garden.

I had visualized a small area, perhaps some 2m square with mint and a few herbs. Stewart had a chat with our gardener, Alec Fielden and duly informed me I would soon have my little herb garden. How exciting!

The following week, whilst I was out for the day visiting family in York, Alec and his boys completely cleared a large flowerbed approximately 30m X 4m. There were strings and canes strategically placed.

My goodness, I thought on my return, what on earth have they done. I only asked for some mint and parsley and perhaps a few other herbs.

The soil had all been turned,

leaving a fresh clean, very neat area which smelt divine, there's nothing quite like the smell of fresh turned soil.

Next day Alec returned with huge pallets of vegetables and fruit. Potatoes, carrots, peas, cauliflower, cabbage, lettuce, you name it, Alec had bought it.

Masses of fruit bushes including every kind of berry from morilo cherries to redcurrants and the very essential rhubarb of course.

There were numerous pallets of herbs and thankfully, my mint and parsley.

This is not quite what I had envisaged when I was sitting sipping my Mojito overlooking the sea that balmy evening.

"I don't want any chemicals Alec" I explained, this was to be organic. I always buy organic wherever possible. The more I thought about having our own organic garden, the more interested I became. I imagined myself as Felicity Kendal in the good life, wearing pink gardening gloves and flowered wellies.

Stewart as Richard Briers digging

up his own fresh cauliflower for dinner. Although I feel sure he would prefer to think of himself as Prince Charles!

This could be great fun!

I am so much looking forward to watching these edibles grow and selecting dinner and garnish from our own garden.

My memories took me back

to childhood when we grew all these things in the garden and loved helping dig them all up and shelling the peas. My brothers and I would sit for what seemed like hours popping out peas, which would fly all over the place and we would enjoy munching as many of the crunchy little things as we could.

How wonderful it would be if families went back to growing some of their own fresh fruit and vegetables again and think about how much money could be saved. It would be a great interest for the children watching their food grow and selecting it fresh from the garden. It would also educate them with regard to the value of fresh organic foods in their diet and they could enjoy picking their own 5 a day.

It would be amazing to think that my refreshing Mojito may inspire others to think about creating their own edible garden.

That's certainly food for thought.

If you have been inspired by this story to create your own organic edible garden then please let Beverly know and you may be featured in a future issue of this magazine.

e.mail Beverly on info@charnockbates.com



The Edible Garden



TWELVE TREES **WILLOWFIELD**

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- Spacious Detached Home
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- Superb Grounds & Views
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- Parking & Double Garage
- Planning permission for an Extension

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- Corner Plot Position
- Premier Location.
- 2 Reception Rooms & 5 Bedrooms
- Ample Parking, Triple Garage & Gardens

Leeds approx 15 miles. Manchester approx 30 miles



THE THYME HOUSE **HAWORTH**

Guide Price £495,000

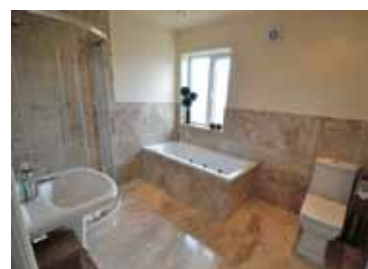
- Stunning Semi Detached Property
- Currently Run As A 4* Gold Bed & Breakfast
- Separate Ground Floor Apartment
- 5 Double Bedrooms
- Premier Location
- Ample Parking, Views & Gardens

Leeds approx 26 miles. Manchester approx 34 miles



PURPRISE BARN **HEBDEN BRIDGE** Guide Price £475,000

- Detached 18th Century Barn Conversion
 - Grade II Listed
 - Idyllic Location
 - Panoramic Rural Views
 - 2 Reception Rooms & 4 Double Bedrooms
 - Parking, Garage, Gardens
- Leeds approx 26 miles. Manchester approx 28 miles



SOUTHEDGE CLOSE **HIPPERHOLME** Guide Price £465,000

- Immaculately Presented Detached Home
 - Spacious Accommodation
 - Sought After Location
 - 2 Reception Rooms & 4 Double Bedrooms
 - Parking & Double Garage
 - Open Views & Garden
- Manchester approx 30 miles. Leeds approx 15 miles



LONG FALLAS CRESCENT **BRIGHOUSE** Offers Over £450,000

- Deceptively Spacious Detached Property
 - Immaculately Presented
 - Sought After Location
 - 3 Reception Rooms & 5 Bedrooms
 - Parking, Garage & Gardens
 - No Vendor Chain
- Leeds approx 15 miles. Manchester approx 30 miles



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 - Idyllic Location
 - 3 Bedrooms
 - Gardens & Approx 3 Acres
 - Parking, Double Garage & Views
- Leeds approx 23 miles. Manchester approx 24 miles



ROSEMARY HILL FARM SOUTHWRAM Offers Around £435,000

- Semi Detached Property
 - Private Grounds
 - Far Reaching Views
 - Approximately 4.5 Acres Of Land
 - 2 Reception Rooms & 4 Bedrooms
 - Double Garage, Stables/Barn,
- Leeds approx 15 miles. Manchester approx 30 miles



MILNER ROYD COTTAGE NORLAND Guide Price £430,000

- Impressive Detached Property
 - Recently Renovated
 - Private Gated Courtyard
 - Far Reaching Views
 - 4 Bedrooms
 - Double Garage & Approx 1/4 Acre Gardens
- Leeds approx 25 miles. Manchester approx 30 miles



HALSTEAD CLOSE RIPPONDEN

Guide Price £364,995

- Detached Property
 - Immaculately Presented
 - Situated Over 3 Floors
 - Sought After Location
 - 2 Reception Rooms & 4 Double Bedrooms
 - Double Garage, Gardens & Views
- Leeds approx 25 miles. Manchester approx 25 miles



SUMMERSTONE HOUSE TODMORDEN

Guide Price £399,950

- Detached Property
 - Well Presented
 - Elevated Position
 - Views Across Stoodley Pike
 - 4 Double Bedrooms
 - Double garage, Gardens & Views
- Leeds approx 28 miles. Manchester approx 26 miles



BANK BOTTOM BARN CRAGG VALE

Asking Price £395,000

- Detached Barn Conversion
 - Approx 3 Acres Of Grazing Land
 - Convenient Semi Rural
 - Location
 - 2 Reception Rooms
 - 4 Bedrooms
 - Parking, Gardens & Views
- Leeds approx 24 miles. Manchester approx 32 miles

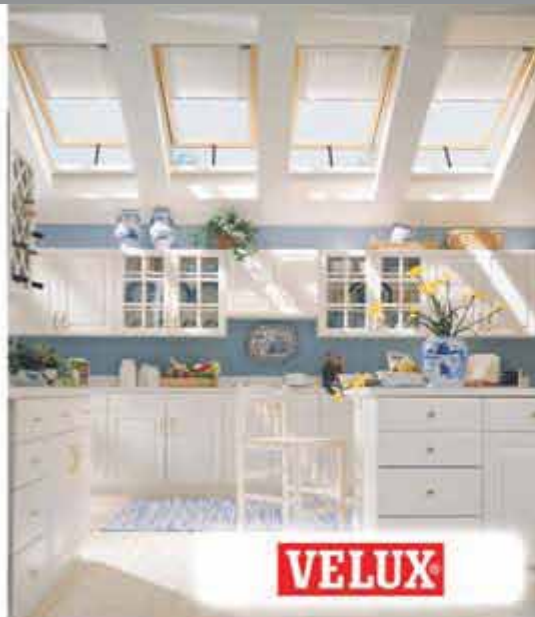
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Barkisland Big Tidy Up Group Preserving The Beauty of The Calderdale Countryside



Left to right, standing: Ian Dorrington Yorkshire Water, Elaine Beach volunteer, Ian Fulstow volunteer, Rod Swailes volunteer, Tony Price Calderdale Council, Mick Harrop Calderdale Council, Michael Smith elected member The Co-operative. Left to right, seated: John Large, worker on placement, Carol Bibby volunteer, Debbie Potts volunteer, Diane Hall volunteer

The Barkisland Big Tidy Up Group are a community group of volunteers working hard in their quest to preserve the beauty of the beautiful Calderdale countryside, keeping the highways and fields clean and litter free for us all to enjoy and admire.

What could you do?

Join a community group which from Ripponden Bank to Branch Road, from the Moorcock pub to beyond Ringstone, is cleaning up the countryside!

Hard work, a bit of expert knowledge and working with lots of partner agencies is how a local community group which started in 2006 has improved the rural environment in and around

Barkisland village.

'It's not just about picking up litter, though of course we do that' said co-ordinator Carol 'it's also about using expertise from the Campaign for Rural England's Litter Action website. For example, we identified an area for which the Highways Agency is responsible at the end of Scammonden Road - and got this cleaned up'. The group takes a 'whole area' approach which reflects an awareness that there is limited value in clearing litter from a lane if the field next to it stays littered and so they are working with landowners to help clean up private land.

Barkisland Big Tidy Up has worked with managers from

Safer Cleaner Greener (originally Street Cleaning) for many years. The group says that Calderdale scores highly on the supportive attitude staff from this section have towards community clean up initiatives. They also work with Countryside Services, Yorkshire Water and Remploy and are pleased that they have recently established a working relationship with P Casey Enviro the company who operate a landfill site in the area.

The group's major achievements in 2011 were cleaning up Branch Road and Sandyfoot Clough and setting up an employment placement with Remploy. 'Getting Branch Road and area cleaned up and sustaining the improvement

has been hard work; local residents tell us that it looks a lot better' says Chair Elaine Beach. Clearing out heavy duty litter and dumping from the whole length of Sandyfoot Clough was a project suggested by volunteers Elaine and Dave. John who is placed by Remploy puts in regular litter picking and his hard work helps keep the area looking more beautiful.

New volunteers are welcome; you can do a little or a lot and there are opportunities to contribute to organisation and liaison as well as doing hands on work. To find out more contact co-ordinator Carol Bibby on 01422 820417 cbibby@phonecoop.coop

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Ripponden



FIRTH HOUSE MEADOWS STAINLAND DEAN OIRO £395,000

- Detached Property
- Well Presented
- Idyllic Rural Location
- 4 Double Bedrooms
- Parking & Garage
- Gardens

Leeds approx 20 miles. Manchester approx 25 miles



ST OMER SKIRCOAT GREEN

OIRO £395,000

- Stone Built Detached Residence
- Dating Back To 1874
- Private Gardens
- Sought After Location
- 2 Reception Rooms & 5 Bedrooms
- Parking, Garages & Gardens

Leeds approx 20 miles. Manchester approx 30 miles



THE BARN TODMORDEN

Asking Price £365,000

- Semi Detached Barn Conversion
- Well Presented
- Rural Position
- Extensive Rural Views
- 3 Bedrooms
- Parking, Garage & Gardens

Leeds approx 30 miles. Manchester approx 35 miles



EBENEZER COTTAGE NORTHOWRAM Offers Over £349,950

- Detached Property
- Deceptively Spacious
- No Vendor Chain
- Well Presented
- 2 Reception Rooms & 4 Bedrooms
- Garden, Parking & Garage

Leeds approx 15 miles. Manchester approx 35 miles



ELLISTONES CROFT STAINLAND Offers Over £325,000

- Deceptively Spacious Period Property
- Well Presented
- Dating Back To The 17th Century
- 2 Reception Rooms & 4 Bedrooms
- Parking and garden

Leeds approx 19 miles. Manchester approx 28 miles



SPINNEY HOUSE HOLMFIELD Guide Price £325,000

- Detached Property
- Deceptively Spacious
- Popular & Convenient Location
- 2 Reception Rooms
- 4 Double Bedrooms
- Parking & Gardens
- Well Presented

Leeds approx 18 miles. Manchester approx 35 miles

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WAKEFIELD ROAD **HIPPERHOLME** Guide Price £325,000

JERUSALEM SQUARE **SOUTHOWRAM** Guide Price £324,950

- Deceptively Spacious
 - Period Features
 - 2 Reception Rooms & 4 Bedrooms
 - Sought After & Convenient Location
 - Paved Garden
 - Well Presented
- Leeds approx 15 miles. Manchester approx 35 miles

- Deceptively Spacious End Cottage
 - Well Presented
 - Idyllic Location
 - Extensive Far Reaching Views
 - 2 Reception Rooms & 4 Bedrooms
 - Ample Parking, Garage,
- Leeds approx 17 miles. Manchester approx 35 miles



MULBERRY WAY **NORTHOWRAM** Asking Price £349,000

FAIRWAYS **OGDEN**

Offers Over £300,000

- Detached Property
- Corner Plot
- 2 Reception Rooms
- 4 Double Bedrooms
- Parking & Garage
- Gardens

- Detached Property
- Delightful Gardens
- Far Reaching Views
- 3 Double Bedrooms
- Parking & Gardens
- Sought After Location

Leeds approx 15 miles. Manchester approx 35 miles

Leeds approx 20 miles. Manchester approx 37 miles



THE CRESCENT SOUTHWORAM Offers Over £299,950

- Detached True Bungalow
 - Recently Renovated
 - High Specification
 - 3 Bedrooms
 - Sought After Location
 - Parking, Garage & South Facing Gardens
- Leeds approx 15 miles. Manchester approx 30 miles



ELLIS COURT NORWOOD GREEN Guide Price £295,000

- Superb Ground Floor Apartment
 - Formally The Village School
 - Private Patio Garden
 - Prestigious Village Location
 - 2 Double Bedrooms
 - Visitor Parking
- Leeds approx 15 miles. Manchester approx 35 miles



PADDOCK SADDLERY NORTON TOWER Offers Around £295,000

- Farm House & Former Saddlery
 - Paddock & Outbuildings
 - Previous P/P for 5 Dwellings
 - Equestrian & Livery Potential
 - Approx 3 Acres of Land
 - Convenient Location
- Leeds approx 25 miles. Manchester approx 30 miles



SKIRCOAT GREEN RD SKIRCOAT GREEN Guide Price £280,000

- Stone Built Semi Detached Property
 - 2 Reception Rooms & 4 Bedrooms
 - Parking, Garden & Garage
 - Previous P/P for extension
 - Sought after location
 - Vendor To Pay Stamp Duty
- Leeds approx 20 miles. Manchester approx 30 miles



VALLEY VIEW NORWOOD GREEN Asking Price £280,000

- Delightful Period Property
 - Far Reaching Rural Views
 - Prestigious Village Of Norwood Green
 - 3 Bedrooms
 - Parking & Gardens
 - Well Presented
- Leeds approx 15 miles. Manchester approx 35 miles



UPPER HALL FARM HOUSE BARKISLAND Offers Around £279,950

- Spacious Double Fronted Period Property
 - Vendor To Pay Stamp Duty
 - Dating Back To 1905
 - Situated Within a Premier Location
 - 2 Reception Rooms & 5 Beds
 - Ample Parking & Cottage Garden
- Leeds approx 20 miles. Manchester approx 25 miles



OAK DENE ELLAND Guide Price £275,000

- Spacious Semi-Detached
 - Sought After Location
 - 2 Reception Rooms
 - 3 Bedrooms
 - Garage & Gardens
 - No vendor chain
- Leeds approx 18 miles. Manchester approx 28 miles



POPLARS COTTAGE LIGHTCLIFFE Guide Price £275,000

- Cottage Style Bungalow
 - Well Presented
 - 3 Double Bedrooms
 - Superb Gardens
 - Sought After Location
 - Parking
- Leeds approx 15 miles. Manchester approx 35 miles



TRENANCE GARDENS GREETLAND Guide Price £275,000

- Detached Property
- Well Presented
- 2 Reception Rooms
- 3 Double Bedrooms
- Parking & Garage
- Good Sized Gardens

Leeds approx 20 miles. Manchester approx 30 miles



ARDEN LODGE HALIFAX Guide Price £275,000

- Spacious Semi Detached Property
- In Need Of Some Decoration
- Sought After & Convenient Location
- Over 4 Floors
- 2 Reception rooms & 4 Double Bedrooms
- Parking, Garage & Gardens

Leeds approx 15 miles. Manchester approx 30 miles



CROMWELL BOTTOM DRIVE BRIGHOUSE Guide Price £269,950

- Semi Detached Property
- Well Presented
- Situated Within A Small Hamlet Setting
- 3 Bedrooms
- Parking & Garage
- South Facing Garden

Leeds approx 16 miles. Manchester approx 34 miles



TRENANCE GARDENS GREETLAND Guide Price £249,950

- Detached True Bungalow
- Well Presented
- Sought After Location
- 3 Bedrooms
- Parking & Garden
- Former Garage/ Utility

Leeds approx 20 miles. Manchester approx 30 miles



OLDHAM ROAD RIPPONDEN

Guide Price £239,500

- Spacious Detached 'True' Bungalow
 - Sought After & Convenient Location
 - 3 Bedrooms
 - Parking & Garage
 - Gardens
 - No Vendor Chain
- Leeds approx 25 miles. Manchester approx 25 miles

WILLOW DRIVE WILLOWFIELD

Guide Price £215,000

- Detached 'True' Bungalow
 - Sought After & Convenient Location
 - 2 Double Bedrooms
 - Parking & Garage
 - Gardens
 - No Vendor Chain
- Leeds approx 25 miles. Manchester approx 30 miles



OAKWOOD GREETLAND

Guide Price £210,000

- Semi Detached Property
 - Modernisation Required
 - Premier Location
 - Garage & Gardens
 - Far Reaching Views
 - 3 Bedrooms
- Leeds approx 20 miles. Manchester approx 30 miles

WAKEFIELD ROAD LIGHTCLIFFE

Offers Over £197,500

- An Elegant Period Property
 - Grade II Listed
 - Accommodation Over 3 Floors
 - Sought After & Convenient Location
 - 3 Reception Rooms & 2 Double Bedrooms
- Leeds approx 15 miles. Manchester approx 35 miles

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