



Upper Shibden Hall
Catherine Slack | Queensbury | BD13 2NN

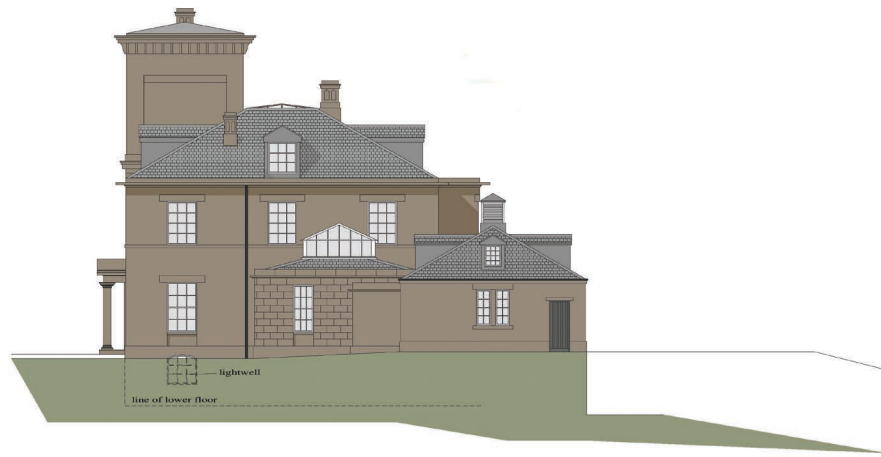
FINE & COUNTRY



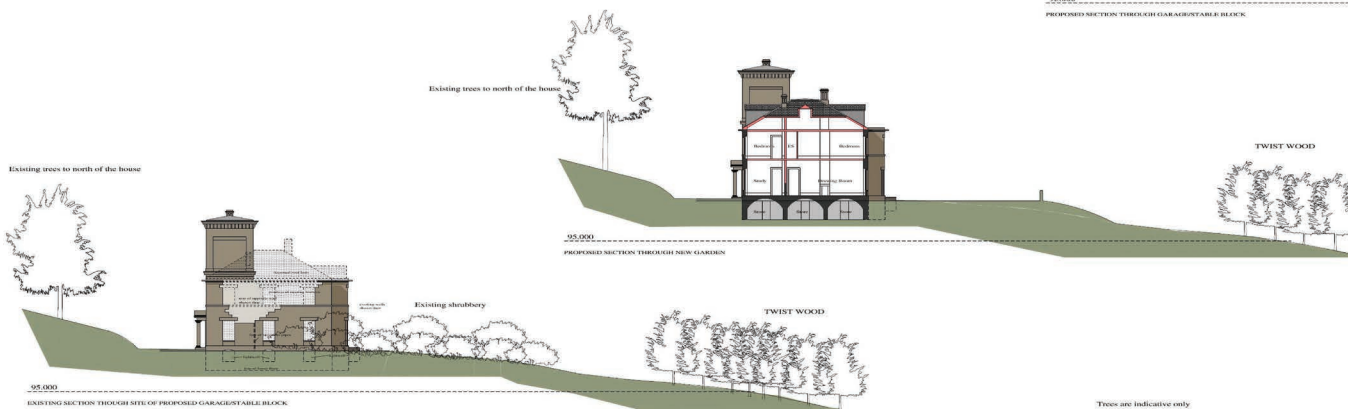
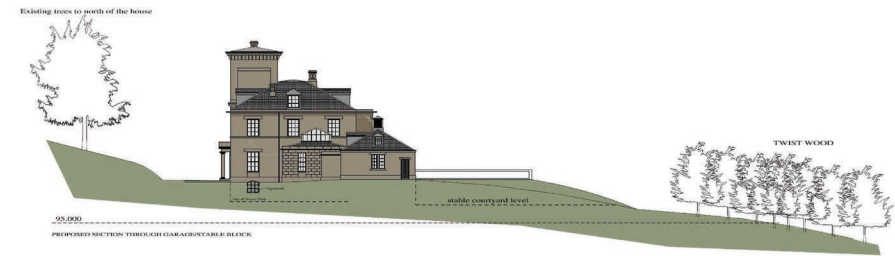
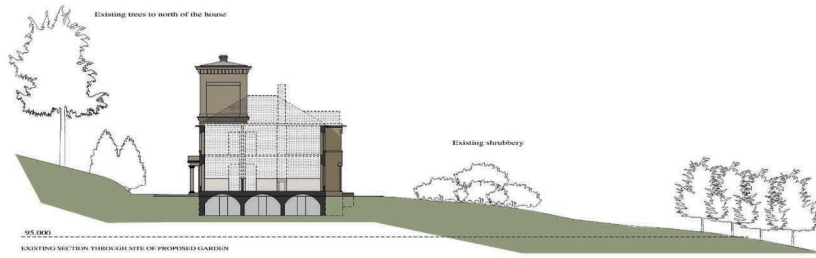
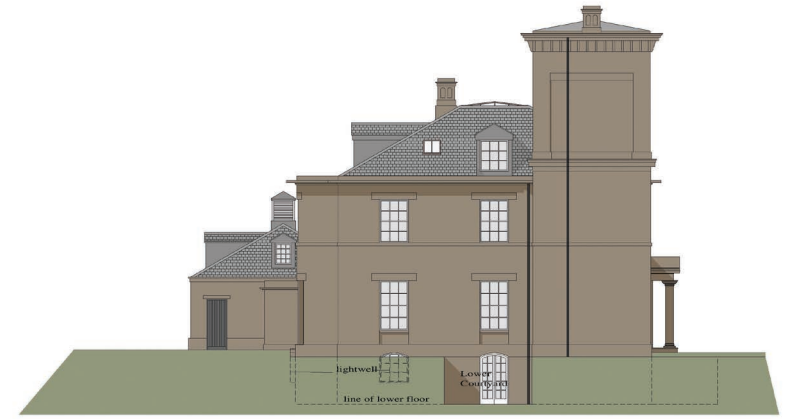
PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



Trees are indicative only

Step inside

Upper Shibden Hall

An impressive development project of a former 19th century country house which dates back to 1830, commands breathtaking cross county panoramic views and stands in grounds approaching 7 acres, including gardens, a small paddock and woodland.

Upper Shibden Hall has planning permission to create a substantial country home which occupies the most idyllic of settings, privately enclosed on the edge of the Shibden Valley resulting in an enviable location. The passed scheme offers approximately 14000 sqft of impressive living accommodation; incorporating eight house bedrooms, leisure suite, stables and a four car garage. A self-contained lower ground floor presents a House Keepers Cottage which has two further bedrooms lending itself to a variety of potential uses including extended family accommodation, annex or home office suite.

Located on the edge of a sought after village; presenting immediate access into open countryside whilst being well served by local services and amenities which include highly regarded schools. The M62 is easily accessible as are surrounding commercial centres.

Additional information

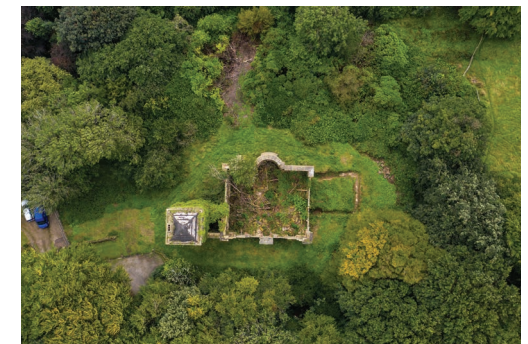
A Freehold property; we are led to believe the site has mains gas, water, electricity and drainage. Whilst the building is not listed a planning condition states the façade of the building must be retained. The planning number is 13/04676/FUL

VIEWING: STRICTLY BY APPOINTMENT THROUGH THE SELLING AGENTS

DIRECTIONS

From the centre of Halifax proceed up Hayley Hill which becomes Boothtown Road and then Queensbury Road. After joining Halifax Road, the entrance to the property is on the right.

These details were prepared from an inspection of the site and information provided by the vendor on 30th July 2020.





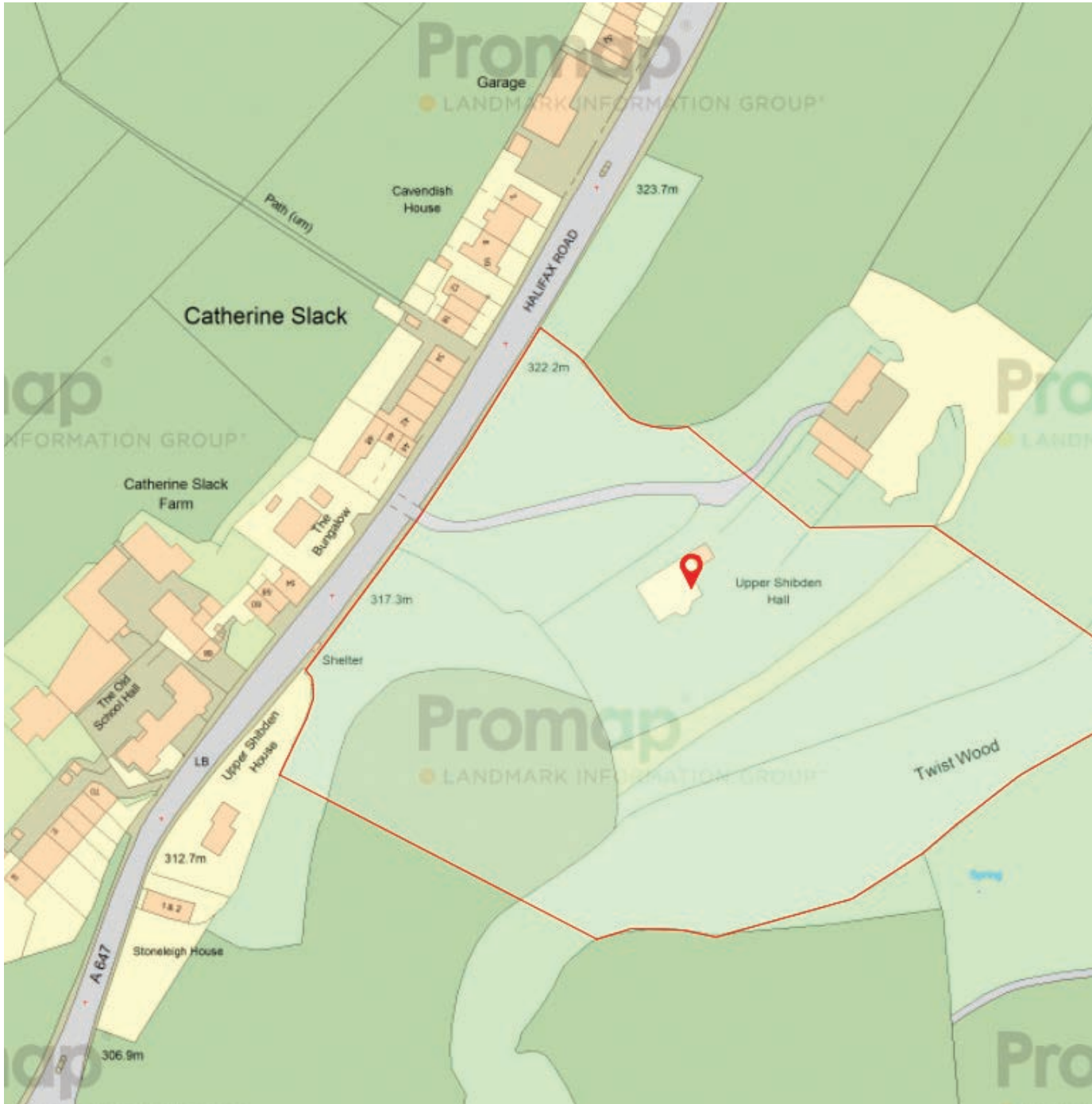
Local area and History

Perched on a high vantage point above Halifax, Clayton and Thornton; overlooking Bradford itself, Queensbury is one of the highest parishes in England, with fine views beyond West Yorkshire towards the hills of Brontë Country and the Yorkshire Dales to the north and north west. Queensbury is most famous as being the home of Black Dyke Mills, the Black Dyke Band and most recently the location for the historical television dram Gentleman Jack.

There are many local amenities such as a supermarket, highly regarded schools, hairdressers, public houses and restraunts, a chemist, gyms, a local swimming pool and a variety of shops including a post office. Bradford, Halifax and Huddersfield are within a short drive as is the M62 ensuring convenient commuting throughout the region whilst train and bus services area easily accessible. Tourist attractions are in abundance and include Shibden Hall, the glorious Shibden Valley, Horton Bank Country Park, Another world Adventure and Eureka to mention but a few.

Upper Shibden Hall which has in the past been referred to as Catherine slack house offers a magnificent piece of history and stands overlooking the stunning Shibden Valley. The site was first documented in 1277 and was believed to be owned by the DeShibden family long before the remains of the building we have today. Evidence suggests that in 1362 it was owed by a vicar named Richard DeHeton. From 1420, which is when Shibden Hall was built, many families called upper Shibden hall their home; the last owner, Samuel Pollard living there from around 1720. Michael Stocks bought the land and property and rebuilt it around 1800 naming it Catherine house. The Stocks family moved here in the 1800's and the house was one of many of the large country residences they owned. The tower was a later addition to the property. Unfortunately, a fire in the 1950's destroyed the house; the only remaining sections now being the tower and the south facing façade which under the current planning approval has to be retained.





Upper Shibden Hall

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent (Fine and Country) and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

EPC Rating: X



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2346083. Registered Office: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 30.09.2020



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