

ISSUE 15 | 2022

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ISSUE FIFTEEN, BREAKING LEEDS, WHY BRANDING IS MORE IMPORTANT THAN EVER, CONTRACT PUBLISHING & MORE...

Fifteen editions. How did that happen? Time has flown...

And number 16 will soon follow - a special Yorkshire version for our friends and colleagues in Leeds and surrounding areas. It's currently in the works and will be available in May, which is another very exciting step for both Portfolio North and our Bradley Hall Leeds operation which continues to go from strength to strength since launching two years ago.

In all honesty, when I started my role at Bradley Hall four years ago and took over Portfolio as it was then, it didn't enter my mind that it could become what it is today. 35,000 readers - that's enough people to fill a stadium three times over. Over 40,000 people viewing Portfolio and Bradley Hall online every month, millions of views across advertising screens and over 200,000 people per month who see us on organic social media.

Sorry that was one of my 'pinch me' moments. I'll come back down with a bump now that I need to reflect on slightly darker times. One of the difficult impacts of the pandemic was isolation. We were forced to stay home, cutting out family and socialising time, commuting time and the obligations which tend to fill up our evenings and weekends. That gave some of us the time to spend thinking, and doing, things which we wouldn't have otherwise had time for. I must acknowledge that doesn't include those who were keeping already established businesses afloat or home-schooling and entertaining children (or both!).

Lockdown allowed me the time to unlearn and learn what it would take to really develop Portfolio North in order to make it stand on its own two feet and to create a platform for North East businesses. Admittedly, I don't come from an academic or business background - quite the opposite in fact which is something I will always be proud of. I am, however, lucky to have met and to be surrounded by hardworking, intelligent, and commercially minded people who teach me lessons and give me inspiration every day. For those of you who follow me on LinkedIn, you will see how proud I am of my younger sister also owns a business - a national award winning gym which prides itself on providing a holistic approach to health and wellbeing. We're the only two in our family to have done so.

I recently read an article in The Times by David Milner, Chief Executive Officer at £100m+ turnover a year bakery St Pierre Group, titled 'When the going gets tough, tough businesses get going'. He said; "But now is not the time to hide or retreat. So, what should we do? We need to be courageous and decisive, not just to overcome the immediate problems confronting businesses, but also to continue making the sort of decisions vital for delivering success in the years ahead. Only then can we hope to survive and prosper."

This is a message which we at Portfolio North and Bradley Hall have been championing for quite some time. Although the uncertainty of Covid has dissipated, there is still a worrying fog which surrounds our potential future economic performance. We must continue to build the foundations of our businesses, ensuring they are earthquake proof against the aftershocks which we are all bracing for.

Not to claim that I know them all, far from it, but from what I do know there are seemingly many elements which create an aseismic structure for a business - and one of those is a strong and sustainable brand. A brand is intangible, something which can't be seen or touched. It's the perception of your business, it's the personality, the image, the way a brand makes everyone who comes into contact with it feel. It's the combination of its values, mission and voice - the stories it tells and the information it shares. With people, it's not the words you say that your friends, family and acquaintances especially remember, it's how you make them feel - and that concept is true for business too.

This is something which, as a marketer by trade, I am very conscious of. In my position of head of marketing at Bradley Hall, I know the process of acquiring new clients is not an overnight task. With high value items such as property, it can perhaps take months or years for a new client to require our services. But what is important is that they instinctively want to use our expertise to provide a solution to their challenge at the right time. We are at the forefront of their mind and they shall not be

convinced otherwise by any inconvenient distractions. It's creating an attraction instead of the tedious challenge of chasing which makes the process more efficient and successful.

My clients will know what my advice always is. Strategy and consistency are an absolute necessity. One of the first questions I ask those who partner with Portfolio North - what is your marketing and communications strategy? I ask this because I want to know how I can help you - how I can support your plan and how to fully utilise this platform for the business I work with. When the going is tough, we need to make sure we're making the right steps, using our expertise to support one another and protect our future.

This is one of the reasons why I wanted to launch Portfolio North's Contract Publishing arm. I've experienced first hand how Portfolio North has elevated the Bradley Hall brand. We've created a look and feel to the publication which has helped to further cement Bradley Hall as a leader in its field and a firm which is best in class. We are also proud to sit alongside other businesses of a similar ilk and reputation, and include articles based on the affinity categories our clients are interested in.

I've learnt a lot in the last four years, more than I could ever have imagined - and I want to use this knowledge and experience to support other businesses too. I hope you all enjoy reading the magazine and its variety of property, business and lifestyle features. I feel privileged to have worked with all of the featured businesses, organisations and the people behind them to create another edition of the region's property, business and lifestyle magazine. Thank you all for your continued support and here's to the next 15 editions and more.

My sincerest thanks.



Cassie Moyse
Director
Portfolio North

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Contents

Business

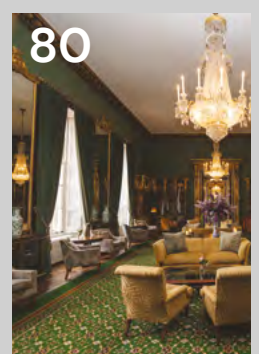
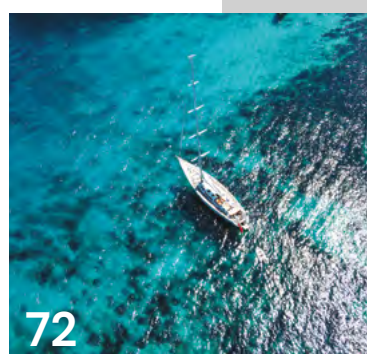
- 8 - 9 A plan for the transformation of Riverside Sunderland
- 11 - 15 News in brief from across the region
- 18 - 19 A Worthwhile Investment
- 24 - 25 Real progress towards thousands of jobs across Teesside, Darlington and Hartlepool

Property

- 38 - 39 North East Commercial Property 'Very Much in Demand'
- 40 £3.25m Morpeth Development Opportunity comes to Market
- 42 - 43 Heightened office activity supports strong comeback for Leeds economy
- 62 - 63 New Homes Developments

Lifestyle

- 70 - 71 Premium Driving Redefined
- 72 - 73 Mallorca: the ultimate superyacht destination this summer
- 80 - 81 A setting of romance, beauty and unique style, Wynyard Hall
- 98 - 99 A modern transformation with Callerton Kitchens



2024: A plan for the transformation of Riverside Sunderland

By 2024, Sunderland's cityscape will be undergoing the most rapid period of change in living memory.

The UK's most ambitious regeneration project, Riverside Sunderland, is gathering pace. New buildings are rising from the ground while the city's unpolished gems - heritage buildings that had fallen into disrepair - are shining once again.

Now, the city sets its sights on the projects it intends to take forward by 2024, as Riverside Sunderland moves into its next phase.

Just a few short years ago, the former Vaux Brewery site stood barren. A gaping hole in the city centre, having once been an industrial heart, where beer that was pumped out in bars around the world was brewed.

Now, it's a new inviting landscape that is beginning to form. A cityscape befitting of the ambitious place Sunderland now is, two striking buildings stand proudly on the site, piercing the skyline and marking the intent of the council as it drives ahead with its plans. But this is merely the start.

Riverside Sunderland - led by the council - has aims unlike any masterplan seen before in Sunderland. And unlike those of the dim and distant past, this is a vision that is delivery-focused and - for the most part - funded.

"The investment is there and the vision is there," explains Peter McIntyre, executive director of city development.

"This is a delivery plan - not a masterplan. It's happening now, and by

2024, there will be undeniable change right across the site, from the former Vaux Brewery site at the heart, to the Crowtree site and from Farringdon Row to Sheepfolds. The whole footprint of this important city centre site will be changing."

Peter is confident. And he has every right to be. In 2019, the council revealed it had the backing of Legal & General, to the tune of £100m, which would deliver three important buildings on the Riverside site. First, City Hall, which now stands as a remarkable flagship. And then two further commercial buildings, Maker and Faber, set to open their doors in 2024.

"2024 is a key moment for us," says Peter, who leads the team behind the city's transformation.

"We'll see new office buildings opening, we'll see new pedestrian routes bringing communities together and an extension of the city centre, as well as health buildings, leisure spaces, and homes appearing that will make this the most exciting place to live work and play. And these are all committed investments that we know will be underway or in train within the next three years. 2024 will be a milestone for us, with a huge amount of visible change.

"All of this investment will create thousands of new jobs for people in Sunderland as well as a city centre to be proud of."





1. **Vaux Neighbourhood and Expo Sunderland** - The first of Riverside Sunderland's new neighbourhoods will deliver 132 homes by 2024. They will be the focal point of Expo Sunderland, a festival which will showcase the city living lifestyle - healthy, green and sustainable - that Riverside Sunderland will offer.
2. **New Wear Crossing** - a spectacular new bridge for walkers and cyclists will span the River Wear between Vaux and Sheepfolds, linking Keel Square to the Stadium of Light.
3. **The Stables** - the Grade-II listed North Eastern Railway Stables will be restored, creating 8 units for food, drink and shopping arranged around two courtyards which will host concerts, pop up events, markets and other activities.
4. **Housing Innovation & Construction Skills Academy** - delivered by the City Council in partnership with Sunderland College and the Ministry of Building Innovation + Education (MOBIE), in collaboration with the Offsite Alliance and a range of other industry and regional partners, HICSA will create a purpose-built, zero-carbon learning centre to promote the development and practical application of modern methods of construction (MMC) in new homes, retrofitting of existing housing stock, and the use of sustainable energy and smart technology.
5. **Maker & Faber** - Work on the prestigious Maker & Faber office development will get under way in 2022. Together, the two buildings will deliver 200,000 sq ft of Grade A space on an outstanding site overlooking the River Wear.
6. **St Mary's Boulevard** - strengthening the connection between the core retail area, Keel Square and new developments in Riverside Sunderland, St Mary's will be transformed into a stylish city street, using reclaimed road space to create a linear park and establish a sense of enclosure.
7. **Keel Square Hotel** - A 120-room, 4-star Holiday Inn will open in 2022, bringing life back to a long-derelict site on the east side of Keel Square. Developed by the Cairn Group, the new hotel - which will have ground floor units for cafes and restaurants - will animate the square and improve the connection to High Street West.
8. **The Yard** - in a prime location next to Keel Square, the striking former Gilbridge Police Station is being refurbished by the North East developer Hanro to create a modern business centre. The Yard will offer units ranging from 500 to 6,000 sq feet; it will cater for start-ups, growth companies and SMEs, complementing new-build office space in the central business district, and boosting Sunderland's business birth rate.
9. **Culture House** - this outstanding 80,000 sq ft building designed by architects FaulknerBrowns will open in 2024, creating "a living room in the heart of city". This spectacular cultural venue will include a new city library, as well as a range of spaces for learning, making and creating in a unique, immersive environment.
10. **Sunderland Eye Hospital** - the new facility will be the only stand-alone eye hospital in the north east, and one of only a few specialist ophthalmology centres in England. The new building, designed by Ryder architects following extensive public consultation, has to meet exacting clinical requirements and will also make a positive contribution to the Riverside Sunderland townscape.
11. **Farringdon Row South** - the former industrial site on the west side of Galley's Gill will be home to the second residential neighbourhood in Riverside Sunderland and will be connected to Vaux by the refurbished Gill Bridge. A development of 163 homes is proposed, with views across the Wear and the regenerated Riverside Park. A 650-space multi-storey car park will be built on land immediately to the south, catering for residents, business and leisure visitors.
12. **Galley's Gill** - The 13.7 hectare Riverside Park will be created on former industrial land on both banks of the River Wear. It comprises the valley of Galley's Gill, as well as the deep gorge that drives through the heart of the city and areas of established woodland.

To find out more about this committed investment and wider plans for the city centre, visit www.riversidesunderland.co.uk to see the newly published update to the Riverside Sunderland investment plan.



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News in Brief



New premises for Newcastle digital product studio

Newcastle creative digital product studio, KOMODO has moved to a new home with the help of Mincoffs Solicitors.

Founded in 2003 by Managing Director Andy Greener, KOMODO has grown from a small design and web company to a fully-fledged digital product studio. In the 19 years since, KOMODO has built an impeccable reputation as a trusted partner to its clients, working in the heart of the Newcastle's exciting tech scene. KOMODO uses understanding, creativity and intelligence alongside a 5-step process to produce exceptional digital products that deliver better user experiences to support growth for ambitious clients across the UK and beyond.

The company recently relocated from its office on Westgate Road where it has been based since 2013 and took occupation of a bespoke, renovated office space in the historic and beautiful Cathedral Buildings on Dean Street.

Cathedral Buildings is Grade A mixed-use office, retail and leisure space in central Newcastle, totalling around 10,000 sq. ft. and provides the perfect base for the KOMODO team as the company continues to grow its client base and expand its service proposition.

Commenting on the move,

KOMODO's Andy Greener said "Since 2003, we've designed and crafted digital products for a variety of businesses and organisations. Our clients range from start-ups looking to revolutionise an industry sector through to large corporate or public sector organisations seeking to refine digital experiences for their users. We take pride in delivering digital products that solve complex problems and facilitate long-term commercial growth.

With state of the art video conferencing hardware, we now have an increased and greatly enhanced capacity to hold client product workshops either in-person or online. The increased studio space and bespoke fit-out provides a perfect environment for collaborative and creative working for our team and clients. It is a strategic investment to support our ambition and continued growth."

Solicitor Jordan Down in Mincoffs' Real Estate team who advised on the terms of the lease commented: "It was a pleasure to act on behalf of Andy and the team at KOMODO to help get them the right premises for their business as they continue to grow. Komodo are a successful and ambitious business at the forefront of the fast-growing Newcastle tech scene and it is always a pleasure to work with them".

Fenwick announced 140 year anniversary celebratory events, all new in store experiences, exclusive collaborations and much more

Since 1882, Fenwick has welcomed its discerning shoppers with style and savvy, glamour, and grace. This year, Fenwick celebrates 140 years of inspiring you to join the circus of life with a non-stop parade of covetable collaborations, exclusive events, and thrilling activities.

Fenwick 140 invokes founder John James Fenwick's visionary ability to attire women for modern life and his son, Arthur Fenwick's lifelong passion for the daring and dazzle of the circus, casting a spotlight on the circus's spirit of curiosity, discovery, playfulness, and individuality.

Fenwick Newcastle is hosting a programme of events including a spectacular live circus performance; Exhibition 140 - an exhibition documenting the past through the inclusion of pieces from the Fenwick archive as well as and looking to the future; and Café 140 serving contemporary dishes drawing inspiration from Fenwick's rich history of hospitality and dining experiences.

A collaboration with fashion students from Northumbria University creating bespoke pieces for the modern day inspired by the rich Fenwick archive and brand story.

There is also celebratory exclusive brand collaboration collections from the likes of Edeline Lee and Rixo to Paul Smith and Never Fully Dressed. As well as a podcast series entitled 'The Woman Who...' narrated by actress Zawe Ashton celebrating women past and present who embody female empowerment through the circus of life.

News in Brief

Joint Venture Confirmed For £500m Newcastle Scheme



A joint venture set to bring forward a major Newcastle masterplan, which will transform a former general hospital site and create a host of jobs in the city, has been confirmed.

Genr8 Kajima Regeneration has formed a partnership with Newcastle University to develop the Newcastle Campus for Ageing and Vitality, which will regenerate the former general hospital site into a centre for research and innovation.

The mixed-use scheme will integrate research, living, workspace and health uses to create a destination which will examine new approaches to the way we live and how these can relate to improved health and wellbeing.

The 29-acre site, which is owned by Newcastle University, aims to become the UK's leading development of an exemplar neighbourhood, including the provision of homes enabling people to live longer and healthier lives.

The scheme will also create new jobs, and new models of integrated care for the City of Newcastle. The establishment of the joint venture follows outline planning permission for the site being granted in February 2022.



Haines Watts strengthens incentives and reliefs team with new capital allowances arm

Haines Watts has bolstered its tax incentives and reliefs team, with a newly launched capital allowances offering.

David Holroyd will head up the team, with over 35 years' experience providing capital allowances consulting services.

David said: "Capital allowances have never been as complicated or as generous, and many businesses need specialist assistance to take advantage of this valuable relief.

"I am delighted to be joining an outstanding team and am looking forward to further developing the capital

allowances offering within the Haines Watts network, to provide market-leading specialist advice to clients."

Jonathan Scott, Tax Partner at Haines Watts, added: "Whilst most businesses and accountants will be aware of capital allowances, it requires a different skillset to survey qualifying assets and truly maximise the value of a claim.

"Our multi-disciplinary team combines a deep knowledge of tax legislation with a proficient surveying process that captures costs that would generally go unnoticed."



Tees Valley To Become Home Of World's First Centre For £25bn Digital Trade Industry

A world-first centre dedicated to accelerating the digitalisation of international trade is to be set up in Tees Valley, driving forward the government's ambition for the UK to become the global leader on digital trade.

The Centre for Digital Trade and Innovation will be coordinated by the International Chamber of Commerce UK and supported by the Tees Valley Mayor and Combined Authority, industry and government.

Working closely with the Teesside Freeport it will provide a focal point to

bring together initiatives and expertise and enable industry to develop the latest technologies and approaches to frictionless trade and remove barriers to growth.

The aim is to make the UK the first country in the world to establish the private sector infrastructure which will lead research and pilot and test new approaches to trade. It will bring together industry experts and thinkers to work alongside the government to nurture a pipeline of opportunities to further digital trade growth.

News in Brief



Innovative Approach To Develop The Region's Next Top Chefs

Growing restaurant company 21 Hospitality Group has teamed up with one of the North East's leading colleges to offer a unique traineeship for aspiring chefs.

Celebrated chef and restaurateur Terry Laybourne has worked closely with Gateshead College to develop a pioneering and innovative programme to create the next generation of highly-skilled, creative chefs, helping to bridge the skills shortage in the catering and hospitality sector.

Called the Culinary Traineeship

Programme, under the expert guidance and watchful eye of Terry and his professional team, trainees are exposed to all aspects of the sector and what they'll likely face in the day-to-day role of a chef.

It's a groundbreaking venture between Gateshead College and the hospitality sector which is keen to establish a highly bespoke and tailored approach to the development of its future workforce, while also helping bring more culinary success to the region's restaurants.

People Focus Pays Off For Fast-Growing Recruiter



A recruitment consultancy born out of the pandemic has announced ambitious plans to boost its own headcount after only nine months in business.

Gillespie Recruitment, set up by consultant-turned-entrepreneur Laura Gillespie in May, has relocated to a new office three times the size of its original space as it looks to create jobs of its own in the coming months.

Laura, who has more than 30 years' experience in recruitment, media sales, marketing and fundraising, launched the business while working from home and becoming disillusioned with the traditional way of working across the industry.

She said: "Recruitment has traditionally been seen as a very stressful industry and I wanted to change that, so I set out to really turn the sector on its head by focusing more on our company culture rather than company profit.

"By fully embracing flexible working, we've been able to ensure our employees benefit from the best possible work-life balance and create a workplace culture that champions personal and professional development, by really caring and catering for their needs, be it training and upskilling or opportunities to grow within the business."



Lowes Financial Management expands with new Teesside operation

Leading North East financial advisory firm, Lowes Financial Management, is embarking on its next 50 years by expanding their office presence across the region. With the support of Mayor Andy Preston, Lowes has opened a new office in Teesside, in the prestigious Commerce House building on Exchange Square. Its new office will further develop its national and regional profile.

Ian Lowes, MD of Lowes Financial Management, said: "For a successful business with a 50-year history under our belt, it's time to start writing the next

chapter. We intend to cement Lowes as the largest and best IFA in the North East."

Lowes advises clients across a wide range of financial aspects such as inheritance tax planning, investment management, pensions, tax mitigation, long term care and other general financial planning issues helping clients and their families to secure their financial future.

For more details about the firm visit www.lowes.co.uk

News in Brief



First Look At Skyscraping 37-Storey Building Which Is Set To Become Tyneside's Tallest Tower

Gainford Group said the building in Newcastle city centre would become the North East's tallest structure - and create 500 jobs.

Stunning images have been released showing how a £50m skyscraping structure would look as part of developers' city centre plans.

Gainford Group last year unveiled plans to create what could become the region's tallest building at the site of the former Premier Inn on New Bridge Street, Newcastle.

The Chester-le-Street company, which owns bars, hotels and restaurants in the city including the Vermont Hotel, Aveika, Livello and the County Hotel, snapped up the former hotel in 2019, and started plotting a grand transformation of the site.



Swapping Forces For Courses – Firm Puts Veterans Into Classrooms

A specialist recruitment company that matches schools and teachers is helping ex-service personnel go from troops to teaching assistants, after devising its own fast-track internship course.

Sunderland-based Premier Teachers, which provides teachers and support staff to schools, colleges and academies across the North East, is working with the Career Transition Partnership to pilot a new 12-week internship that has been designed to support personnel leaving the armed forces to make a successful transition into employment.

Founded by experienced teacher Mike Donnelly in 2013, the recruitment company will be launching the streamlined, fast-track course in April, giving ex-service personnel the

opportunity to benefit from paid work-based learning in local schools, with a view to permanent employment.

Mike said: "I was speaking to one of my good friends who has just come out of the army and he told me about the careers support available to ex-service personnel. A lot of people coming out of the forces don't have any qualifications that enable them to go into other sectors and they often get pigeonholed, working in the likes of security roles.

"We're a solution focussed business and we're always looking to innovate and think of new ways to solve the challenges candidates and schools face. We are also in talks with teacher training organisations to develop a progression route from teaching assistant to teachers."

Story Homes Maintains Five-Star Customer Satisfaction Rating



Story Homes have been awarded a five-star customer satisfaction rating by leading bodies in the housebuilding industry.

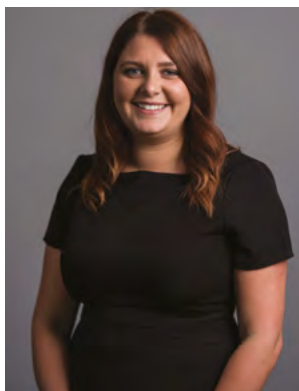
The results from the national new homes customer satisfaction survey - carried out by the Home Builders Federation (HBF) and the National House Building Council (NHBC) - confirm that Story Homes has received a five-star satisfaction rating, with more than nine in 10 customers recommending the firm to a friend.

In addition to this impressive result, Story Homes have achieved two further accolades for customer service from 'In-house' - the customer satisfaction research body for the residential property sector.

The firm received a 'Gold' rating after 97% of customers said they would recommend Story Homes, and achieved an 'Outstanding' award, which is accredited to those classed as the very best in the industry with world leading customer service.

Influential Appointments And Promotions Across The North

Castle Building Services, Bradley Hall Chartered Surveyors and Estate Agents, and O. Agency are among a collection of businesses which have announced new senior appointments.



Bradley Hall Chartered Surveyors and Estate Agents – Catherine Affleck, group operations director, Laura Walker, head of property management

Property experts, Bradley Hall has announced the appointment of Catherine Affleck to full time Group Operations Director, and the promotion of Laura Walker to head of property management.

The firm has experienced exponential business expansion and has made multiple strategic appointments to the property management team in recent months to bolster further growth to the department and to meet new client demand.

Neil Hart, group managing director at Bradley Hall said: “As the business has grown and needs capacity to support all areas, including our recent expansion to Leeds, it is an appropriate time to promote some of our strongest members of staff to support the business as we continue to evolve.

“Catherine is taking her role as group operations director full time which will allow her to concentrate on various aspects of fundamentally important areas of the business. Her appointment will help to facilitate further growth as we continue to expand and grow our various teams and services.

“Laura is also taking the helm in our property management department which continues to grow year on year.

“It has been a very exciting time at Bradley Hall and I am sure both Catherine and Laura will continue to be dedicated and integral members of the team while growing their own responsibilities and supporting the business.

Catherine Affleck said: “This is an incredibly exciting time at Bradley Hall as the business continues to grow its client base and subsequent teams in various service lines across the firm. I am delighted to take on the role as full time operations director.”

Laura Walker said: “I started at Bradley Hall when I was an 18-year-old admin assistant and during my eleven years here, it is safe to say I have continuously been offered opportunities to learn and progress. I am incredibly excited for my next challenge at Bradley Hall.”



O. Agency – Kirsty Ramsey, managing director, Kari Owers, Robin Owers, director of finance and operations, Fran Ratliff associate director, and Lauren Regan, associate director

Kirsty Ramsey has been appointed as Managing Director, with founder Kari Owers moving to the role of CEO and co-owner Robin Owers as Director of finance and operations.

Fran Ratliff moves from her Head of Client Services role to Associate Director of the corporate client team and is joined by former Creative Director Lauren Regan as Associate Director of the consumer team.

Founder Kari Owers said: “Our management team was formed just before the pandemic and have been instrumental in supporting us as we navigated through to achieve growth again in 2021, hiring ten new people in recent months.

“Their management experience has been supercharged in the last couple of years, so we are very excited to now see them oversee delivery across our client portfolio and develop our talented and growing team.

“Collectively they bring a wealth of strategy experience to our client portfolio and as they have all worked with us for many years, they will ensure our award-winning culture remains at the heart of our agency as I focus on our continued future growth.”



Castle Building Services – Andrew Dawson, Managing Director

Castle Building Services, has announced the promotion of Andrew Dawson to managing director.

Andrew has been with the firm for 12 years and has stepped up to the new role after seven years as the company's commercial and financial director.

Andrew said: “I want to build upon the solid foundations already established over the years, which includes completing our projects on programme, within budget and to an exceptional standard. The last two years has seen many businesses in uncharted territories due to the pandemic and the focus now is very much on stability and sustained growth.

“Continual improvement across the business is something that I am passionate about. I joined as a mechanical estimator, became commercial and financial director and I am now managing director. I look forward to developing and retaining our exceptional team from apprentices through to senior management and to building on the very strong relationships we have with our clients.”

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Durham Industrial Estate Sold For £8m

Merrington Industrial Estate in Spennymoor, County Durham has been purchased by a North East entrepreneur for £8,000,000 in a deal facilitated by property firm Bradley Hall.

Andrew Ward purchased the site in the first investment for his new firm Ward Group Investments, which was set up following the sale of Workwear Express for £50m in 2021. Andrew has also developed an extensive property portfolio throughout his career, and is an experienced developer and landlord. The firm is set to invest in a diverse range of properties including industrial, retail, office, leisure and student accommodation across the North East.

Mr Ward said: "The acquisition of Merrington Industrial Estate is the first under the new Ward Group Investments brand. We are looking for a range of opportunities across the North East. I am looking forward to operating the firm as a family business, with my son and daughter also being appointed to key roles within the firm.

"I am passionate about investing in the North East, in creating new and quality job opportunities and retaining business and enterprise within the region. I saw great success in creating a multi-million pound business from roots in Durham which created hundreds of job opportunities along the way and I hope to see more of our region's businesses thrive."

Bradley Hall's group managing director, Neil Hart, acted on behalf of Northumberland Estates Limited during the acquisition by Andrew Ward, owner of Ward Group Investments.

Neil Hart said: "The Merrington Industrial Estate is a fantastic investment opportunity to purchase a fully occupied industrial estate in a prime position. Not only will this transaction support a range of local businesses and their employees, but it also demonstrates that the commercial market in the North East is buoyant for significant purchases and investment opportunities."

The site comprises 10 units, all of which are currently occupied by tenants including companies such as Engineered Foam Products Limited, NE Logistics, UK Storage Vaults Ltd, and Stiller Warehousing & Distribution Ltd. Bradley Hall associate director, Joseph l'Anson will be managing the industrial estate on behalf of Merrington Lane Limited.

Joseph l'Anson, associate director at Bradley Hall who will continue to manage commercial units at Merrington Industrial Estate said: "Bradley Hall offers a full service approach to commercial property in terms of service charge administration and rent collection whilst also assisting with any other property requirements each client may have.

"I am very much looking forward to working with Andrew to manage this site, as well as maintaining relationships with existing tenants and I am confident that other investment opportunities such as this will appear in the future."



A Worthwhile Investment

If you want to keep your vehicle looking as new as possible, then you can wash it regularly and even get a ceramic coating done, but if you want to take it a step further, then you get it wrapped in paint protection film.

Maintaining the pristine, factory-fresh look on your vehicle is no easy feat, but it's possible with the right amount of TLC - and paint protection film (PPF).

PPF is a means of safeguarding your paint from the elements, stone chips and key marks with an invisible layer of plastic, the idea that you save on regular visits to or from the scratch repair man by investing in a product that forms a barrier over your vehicle's paintwork, protecting its looks and residual value in the process.

PPF is generally made from a tough, clear, flexible acrylic, urethane or polyurethane film which is applied to a car's surfaces to protect from stone chips, environmental contaminants, bird lime, insects, scratches and minor abrasions.

Whilst it is possible to fit smaller sections yourself, with some companies selling pre-cut kits for DIY application, it's generally best left to the professionals such as Performance 28, an authorised installer of XPEL PPF.

Depending on your requirements there are several XPEL PPF options to choose from, including:

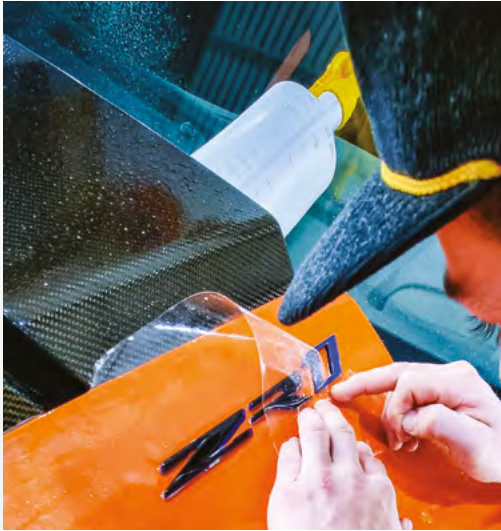
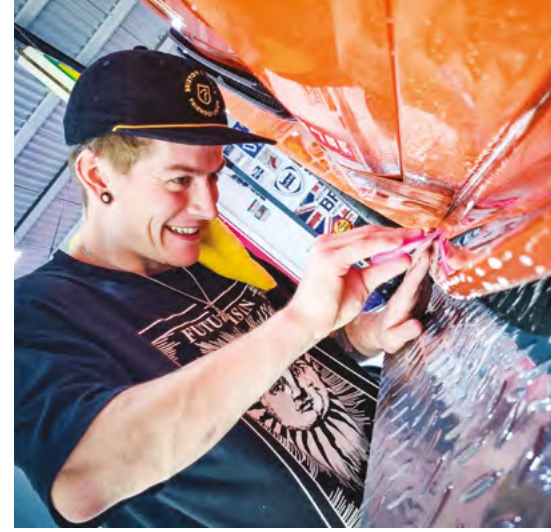
ULTIMATE FUSION™

ULTIMATE FUSION™ is an optically clear, high gloss, self-healing film that protects vehicles from stone chips, scuffs and light scratches.

Developed with a hydrophobic top coat, the films naturally slick surface helps repel water, making protected surfaces easier to wash and stay clean.

Signature features of ULTIMATE FUSION™ include:

- Hydrophobic properties - repels water, dirt and road grime
- Self-healing - advanced top coat properties eliminate fine scratches and swirl marks when exposed to heat
- Protection from the elements - formulated to protect against damaging oxidation, insect acids, corrosion and contaminants
- Improved surface clarity - increases colour depth, leaving PPF with a smooth and slick finish
- Flawless fit - industry-leading design patterns specified for each make and model



ULTIMATE PLUS™

Available in three different thicknesses, to offer you the protection you need for exterior and interior surfaces, ULTIMATE PLUS™ is one of the most advanced PPF films on the market.

When exposed to heat, its enhanced clear coat properties eliminate fine scratches and swirl marks over time. Road grime, bird lime, insects and environmental contaminants will never leave the film stained or yellow, unlike lower quality alternatives.

Built to last, ULTIMATE PLUS™ is backed by a comprehensive ten year warranty, ensuring your vehicle looks its best for years to come. The entire ULTIMATE PLUS™ PPF line up is virtually invisible, providing protection from everyday damages including scuffs, scratches, chips and more.

Great for interior and exterior applications, ULTIMATE PLUS™ 7 protects and restores surfaces, concealing existing damage and providing a renewed finish that's protected for even longer. No matter where the road leads you, ULTIMATE PLUS™ 10 PPF is a rugged urethane layer that protects painted surfaces from the harshest environments.

ULTIMATE PLUS™ BLACK is an opaque layer of urethane film that transforms and protects any paint colour with a deep, gloss black finish that's made to last.

STEALTH™

As smooth as satin, whether your vehicle is matte or magno, frozen or frosted, self-healing STEALTH™ will keep it looking effortlessly pristine.

When exposed to heat, the enhanced clear coat properties eliminate fine scratches and swirl marks over time. With a unique satin finish, STEALTH™ helps match most factory flat paint jobs and virtually disappears on most surfaces.

With a finish that's uniformly smooth, you can add STEALTH™ to your matte or gloss paint job for a unique satin finish. Flat finishes are notoriously difficult to maintain and even harder to repair, but STEALTH™ enables you to easily wash and dry your car without damaging its sheen.

STEALTH™ features the same superior impact protection as XPEL'S ULTIMATE PLUS™ PPF, backed by an industry-leading ten year warranty.

For custom applications, STEALTH™ can be utilised to accentuate gloss aero or carbon fibre, and protect factory flares, splitters and trim pieces.

If you have any questions about how best to protect your vehicle with the application of PPF, get in touch with the Performance 28 team by calling 0191 389 7103 or emailing info@performance28.com



Smart expansion for growing digi-group

A FAST-GROWING digital group has expanded its smart range of services, with the creation of a rapidly expanding business providing telecoms solutions.

Smart Media Group, based in Sunderland, launched Smart Communications in June 2021, a new telecommunications company that offers business telecommunications such as broadband, cloud telephony, Microsoft Teams integration, business mobiles and business wi-fi to corporate clients.

The new business has been launched by IT professional Robert Webster, who has more than 25 years' experience in senior telecoms roles, and is the latest addition to Smart Media Group of businesses, which includes Smart Outdoor, a business that boasts a network of 290 digital out-of-home advertising screens.

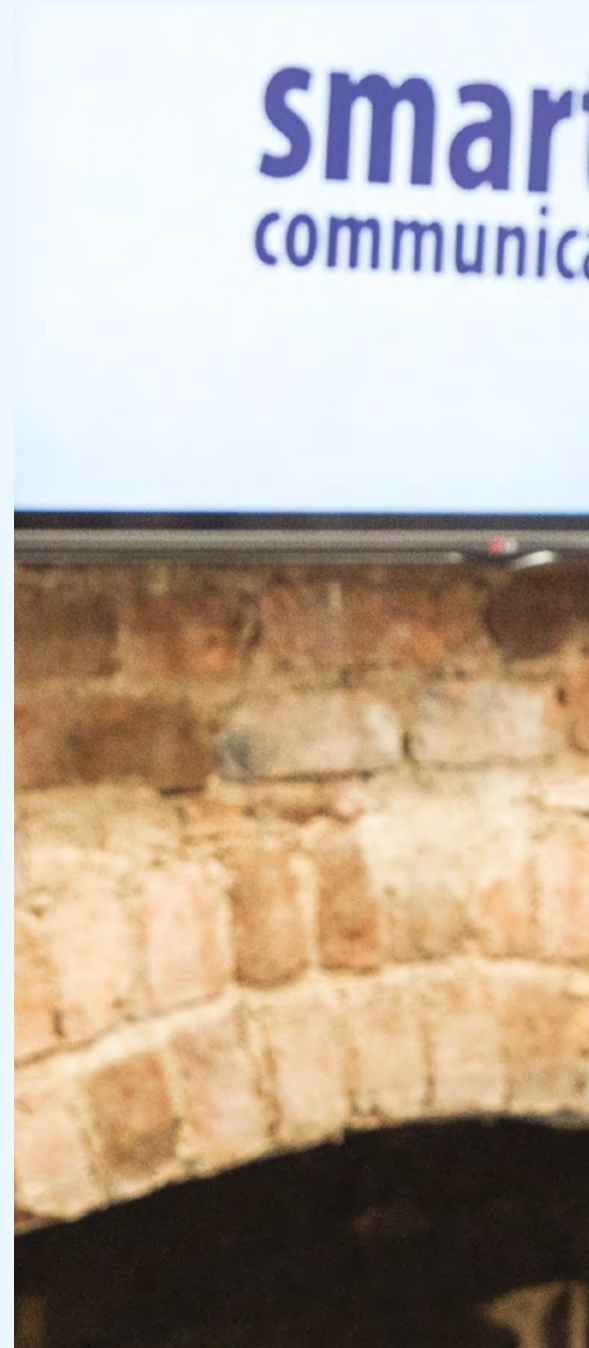
Just months after setting up, Smart Communications already have nearly 50 clients signed up to its services and has hired a team as it prepares to ramp up for expansion. Telecoms engineers and sales executives are now on board, as the business prepares to service a growing number of accounts. Robert, who struck up a business partnership with Mark having supported Smart with a former employer, expects Smart Communications to employ more than a dozen people within the next 12 months and is projecting significant profits in its first year of trading.

He said: "The ethos of Smart Media Group is about maximising insight to deliver better outcomes for clients,

whether that's advertisers tapping into its network of outdoor advertising screens, or clients booking media through the Smart Media and Outdoor businesses.

"The company was built on the principle of doing the right thing by customers - building trusting and long-lasting relationships because we provide them with excellent support that aligns to their business goals. That's what we're doing with the communications business too."

He added: "Being a Smart business was a great fit, because we're a group that is founded on great values and on the power of digital innovation. Adding to it with the Communications





business was a natural expansion and I'm really pleased to be leading a part of the business that I know will be a great success. We're still only months into the journey and very rapidly expanding. It's really exciting to be driving this."

Smart Communications is one of five companies that are either fully or part-owned by Mark Catterall, who founded his first Smart business in 2019. Connected by a commitment to support clients with insight-led solutions and a customer-focused approach, the group also includes Smart Outdoor, which reaches five million consumers a week with its growing network of digital screens;

Smart Media, which offers media buying services across the UK and internationally; Smart Vision, which provides digital screens for hire for events; and Smart Sanitiser, a sister company launched this year, that integrates high-impact digital screens into sanitisation stations that are now being rolled out across the country.

Mark Catterall, who now employs 25 people across his businesses, said: "I'm delighted to welcome Rob to the group and to be working with him to deliver a successful Communications business that fits brilliantly with the wider services we offer to customers.

"Rob is a consummate professional and an expert in his field, and the early

success we have seen is testament to that. With new staff, this is a business that will go from strength to strength and I'm looking forward to working with him to drive the growth of this business over the coming months and years."

To find out more about Smart Communications, visit www.smartcommunications.co.uk or call 0191 260 0403.



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Inspiring the next generation

On Monday 8th March, to mark International Women's Day, Newcastle-based chartered accountancy and business advisory firm UNW celebrated with a lunch hosted by partners Fern Rivett and Anne Hallowell.



Some Sixth Formers about to set off on their career path were invited to the event to hear inspiring stories from successful local business women and to join in with the discussion.

Reflecting on the event, Fern said: "After two years of very few face-to-face events, it was great to be back in person to hear some remarkable stories from successful local business women. In true UNW style we decided to do something a little different for International Women's Day this year and we're delighted that the students who came along got so much out of the event."



Real progress towards thousands of jobs across Teesside, Darlington and Hartlepool



2022 is our year of construction. Getting here has taken years of hard work and preparation, but we're now seeing spades in the ground, cranes in the sky and progress on key developments happening like we've never seen before right across Teesside, Darlington and Hartlepool.





Now is exciting time for our region because we are at the heart of the Government's policy agenda like never before. Innovative policies like Freeport status present enormous opportunity to an area like ours with a rich history of advanced manufacturing and that's exactly why I pushed so hard for the Government to implement one here. Now, we're the UK's largest and first fully operational Freeport.

We're also establishing our region as the go-to place to develop ground-breaking net zero technology which is crucial to our return to prosperity. Take Net Zero Teesside for example - it's the world's first industrial scale carbon capture, utilisation and storage facility which will be crucial to achieving the Government's ambition to reach net



zero by 2050. The project is set to create thousands of new jobs during the construction and operational phases, but will also help safeguard thousands more existing jobs in the chemical and processing sector by decarbonising our chemicals and processing industries.

There's no reason that we can't go even further and solidify our position on the global stage as well. Just last month we secured £1 billion of investment from Saudi Arabian firm alfanar to develop sustainable aviation fuel at scale - a UK first. The leading role our region is playing in net zero technology means we'll continue to welcome massive investments like this. It's exactly because we're grasping opportunities such as these with both hands that we're seeing real change. In just a few months, work will begin on SeAH's £300m offshore wind monopile manufacturing facility on Teesworks, rising to a height of 40m and transforming the local skyline. Massive investments that we've secured like this will also be for the benefit of local firms in the supply chain, which means even more money in pockets of local workers. Net zero ambitions and economic regeneration go hand in hand.

Work to transform Teesside Airport is also continuing. Not only are we seeing roles for the taking airside at Teesside Airport at places like the recently-returned World Duty Free, or at the new bars, restaurants and shops that we've created as part of the terminal redevelopment, but because our Airport is still operational, we're securing significant investment from firms like Draken, who are set to create up to 30 new high-skilled roles in the defence sector.

We're also capitalising on our land and property assets as the airport enters the next phase of its business plan. Our airport is a fantastic asset and provides people with quick and easy access to holiday destinations, and worldwide connectivity and that's

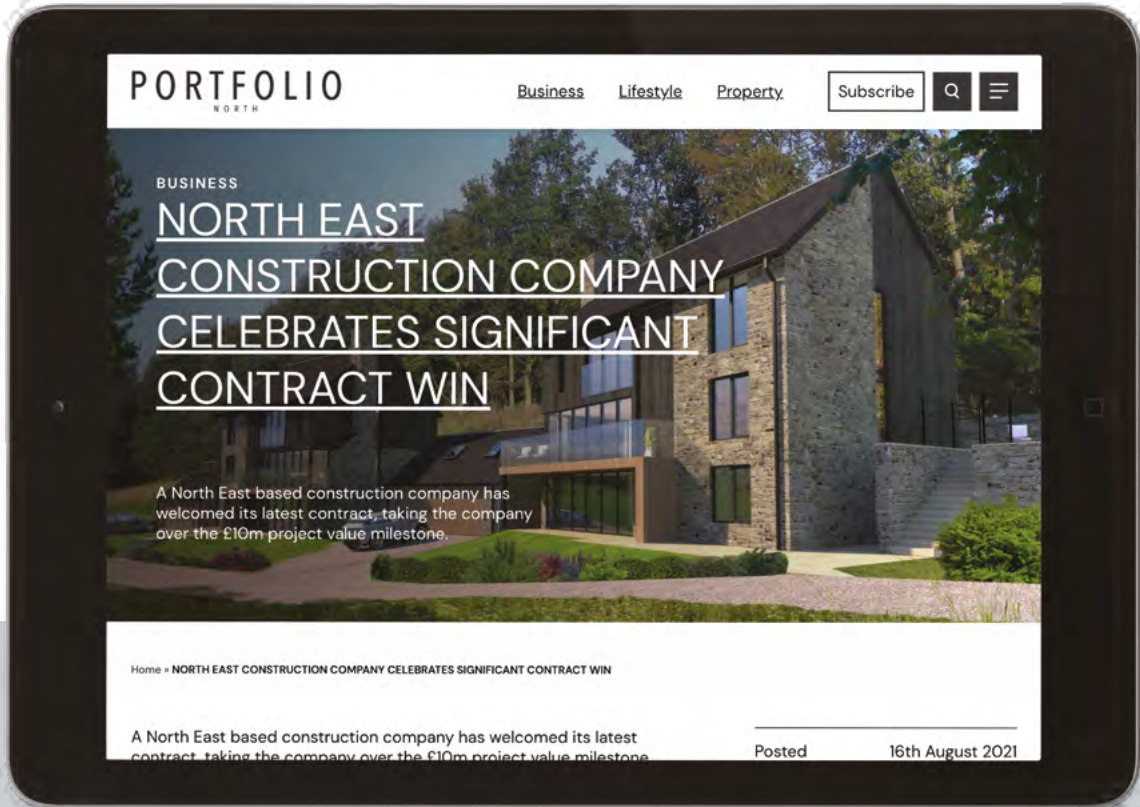
something we'll never lose sight of. But it's an asset that is much bigger than just a terminal building and runway. It's location, accessibility, and the hundreds of acres for business and commercial development as part of Teesside Freeport are unrivalled. That's why we're putting plans in to action and ensuring that we maximise those non-aviation-based opportunities that will provide rental income for the airport, income streams that will grow bigger and bigger as we develop both the Northside and Southside of the site as even more new businesses begin to call it home. This will be a key driver in it returning to profit within the next few years and will support our wider plan.

Raising aspirations and creating new opportunities is key to making our region a fantastic place to live and work. In March 2021, the Treasury announced that Darlington was to become home to a new Northern Economic Campus. Since then, 6 more key government departments and agencies have announced plans to move senior Civil Service roles out of Whitehall and up to Darlington. We're now set to welcome over 1,700 senior Civil Service roles to the region. These aren't back-office jobs in regional department outposts, they are high-level jobs working at the very heart of Government. Already we're seeing the Chancellor and senior Government Ministers set up office here in Darlington and we've got 110 individuals already in post, 80% of which are local recruits.

Creating new opportunities for local people is at the heart of all the developments we're pushing forward, from the airport to the Freeport. This year we'll see transformation across every part of Teesside, Darlington and Hartlepool. It's after years of hard work to secure investment and put Teesside on the map that we're seeing tangible progress on construction and towards thousands of good-quality, well-paid jobs.

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SCAN ME



Commercial Cleaning Firm Appointed On Multiple Contracts Amid Significant Expansion

A North East based commercial and residential services firm has secured multiple new contracts – resulting in significant expansion for the company.

Belvedere Commercial & Residential Services, is celebrating several new and major contracts for the company including to complete both the Builders Clean & Sparkle Clean of 49 apartments at the new Shepherds Quay development on Clive Street North Shields, contract cleaning at the Clarke Mairs Newcastle city centre offices and Nautical Management Services Facilities, Turner & Townsend and Gunner House.

The firm, which was established in 2020 by Katie Owens, is an independent commercial cleaning company covering commercial, industrial and domestic cleaning. Under Katie's leadership and thanks to the hard work and sterling reputation of the firm, it has now secured many of the region's leading businesses as clients.

The contract wins add to a wide range of clients which include; Malhotra Group, BoConcept York, Tolent Construction, TrucTyre, Metnor Construction, Callerton Kitchens & GKC Interiors Ltd, Aston Martin Silverlink, Fentimans, Cussins and more. The firm has also been appointed by Metnor Construction to work on the £43m Market Quarter scheme in Rugby.

Katie said: "I am delighted to welcome more clients to Belvedere. Since launching in 2020 we've experienced rapid and substantial growth to become one of the leading companies of our kind in the region.

We've all worked very hard to create bespoke and professional services which provide our clients with exactly the service they need.

"The growth of the firm has allowed us to create dozens of jobs and I am incredibly proud of the team which we have grown. Each of our team members are dedicated and professional, delivering a high-quality service which our clients have been impressed with. We have found that most companies currently have a cleaning contract in place but are not satisfied with the standard of service currently being delivered. We pride ourselves on delivering excellence and a far superior service to anything currently on the market

"We understand that we are not the cheapest cleaning contractor on the market, and nor do we want to be. We are, however, the best cleaning contractor on market. We take cleaning very seriously and have a proven track record of delivering excellence. We have discovered that most clients aren't looking for cheap, what there looking for is value for money, and a service provider that works with them, for them and understands their individual bespoke requirements.

"All of our team are CRB checked and fully qualified in infection control and COVID 19 prevention and we provide all material which are of the highest standard. The Company have the manpower, plant, tools,

equipment, and cleaning consumables required to be able to deliver a top-quality job of the highest standards & specification. Along with all the risk assessments, method statements and associated insurance policies to be HS&E compliant. Our staff are all very, very presentable, well trained, conscientious, well mannered, well-spoken and are also most importantly well paid! We pay our staff way above the minimum wage as I expect a hell of a lot more than the minimum out of them. If you pay the minimum, like sadly so many cleaning companies do, then you can only expect the minimum, and that no way near good enough for Belvedere or any of my clients."

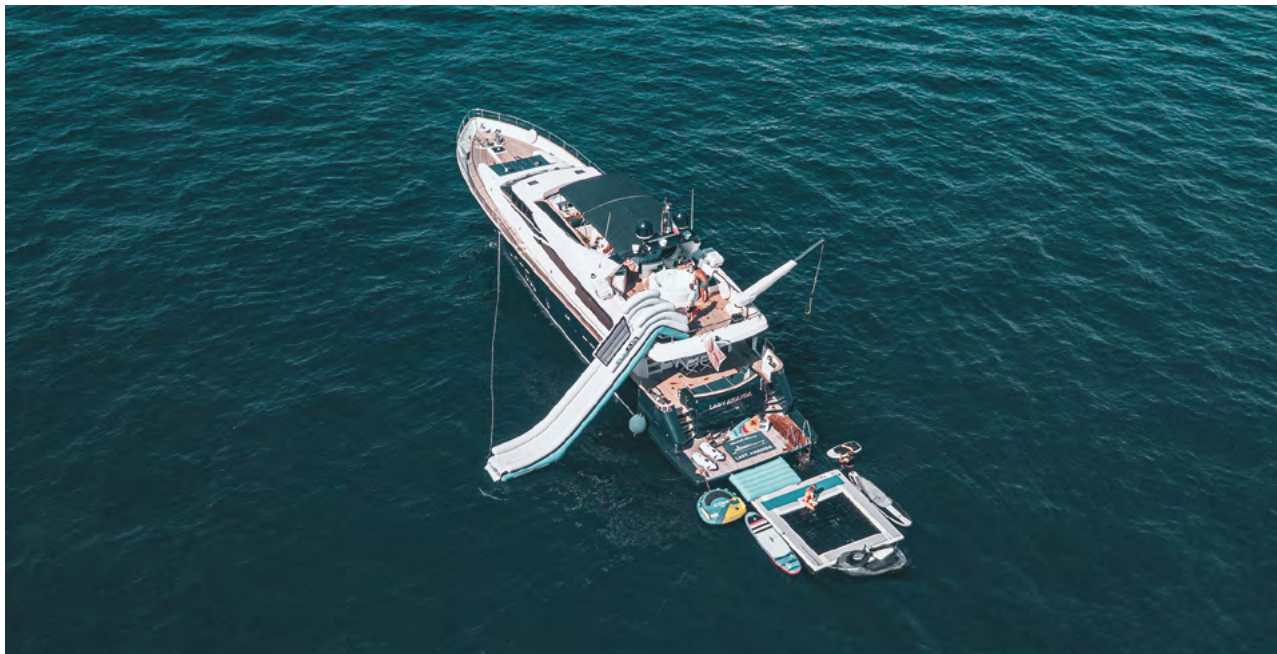
Belvedere's services include bespoke cleaning, after build initial clean, deep clean and sparkle prior to the keys being handed over to the client, new owners or tenants. Along with ongoing routine maintenance cleaning of communal areas, industrial compounds, factories, offices and more.

For more information please don't hesitate to call Katie on 07947453398 Email: info@belvedereservices.co.uk if you would like to discuss your requirements in more detail, we are here to help and provide you with the best service and a cleaning solution & schedule that works best for your business and operational requirements.

The man
behind
West
Nautical



West Nautical is a full-service superyacht company providing services including sales, charter, yacht management and crew recruitment. While the company's head office is located in Newcastle upon Tyne, West Nautical also have offices in the international yachting hubs of Antibes, Limassol, La Spezia and Palma.



Geoff Moore, Managing Director, grew up in Kent and fell in love with boats at the age of eight when his parents rented a little house on the Norfolk Broads that had a day boat. Geoff's family of four spent every day of their holiday onboard and after having such a good time, bought a little 22-foot riverboat. Two years later, they upgraded to a 26-foot model, which they still own to this day. When Geoff was 14, his sister joined a marine college in Cornwall and obtained her Yachtmaster qualification, which is how he became aware of the career opportunities available in the maritime industry.

At age 18, Geoff joined the Merchant Navy and relocated to South Shields, which is where his connection with the North East began. Geoff is a qualified Class One Master Mariner as well as being qualified as a DPA (Designated Person Ashore), CSO (Company security officer) and Internal Auditor with an Honours Degree in Marine Operations from Northumbria University. Geoff spent years working on commercial ships including cruise ships, ferries, dredgers and cargo vessels. He didn't have much knowledge about the superyacht industry until an officer he had previously worked with requested his

CV for an officer position on M/Y Rising Sun, which was at the time, the world's largest yacht at 138 meters long. He was successful in his application as Second Officer and joined in 2007, starting his career in the luxury industry where he worked onboard seven different yachts in his career in the role of Chief Officer and relief Captain on yachts ranging from 50 to 130+ metres.

Geoff's career changed and he stopped working at sea and moved ashore in 2011 when his son was born and due to his knowledge of the maritime industry, he was able to transition easily into a shoreside management role. Geoff's career has since blossomed, founding West Nautical UK in 2014 and developing it into what it is today; a thriving full-service superyacht company with 13 full time employees in the UK office as well as international offices in four different locations.

When Geoff is away from work, his passions include rugby, motorsport and spending time with his family.

Many of the West Nautical team bring a diverse set of skills and experience from maritime backgrounds, where having first-hand experience of all aspects of superyacht operations, both ashore and at sea, are a huge benefit to the company.

The team is therefore able to deliver the highest standards of superyacht management across all services West Nautical provides to both yacht owners and charter clients.

During the Covid 19 pandemic, West Nautical saw a huge increase in yacht sales as well as an influx of new build projects now under management and the company's growth has not stopped there.

At the start of 2022, the UK head office expanded into two new office locations, one of which is due to be opened in May 2022 in the affluent Newcastle suburb of Jesmond.

West Nautical are delighted to be thriving during what has been an unstable and difficult period globally and will continue to grow and to super serve the global yachting industry, offering a full suite of owner's services from the UK and beyond.

For more information about West Nautical and to keep up with company news, please visit www.westnautical.com

To get in contact with Geoff about your superyacht needs, contact geoff.moore@westnautical.com

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Commercial Property



The best commercial property news
and opportunities across the North

Consult North Supports Several Significant Regeneration Schemes

Consult North is celebrating its involvement in several significant regeneration schemes across the North East and Cumbria.



Consult North founder and managing director, Javaad Khalil, has been appointed to oversee the construction of the projects which include the multimillion pound housing and hospitality development, the £4.5m regeneration of South Beach Blyth, the creation of the region's only 'yacht shop' by West Nautical in Jesmond and millions of pounds worth of redevelopment across several of The Inn Collection Group sites.

Javaad, who was recently named a national award winner at the RICS MATRICS Young Surveyor of the Year ceremony in London, said: "There is an amazing amount of development and regeneration taking place across the North East and Lake District. It's exciting to see so many projects gathering pace and our built environment evolving to provide new opportunities for local people to work, socialise and live.

"I am proud to be part of a region which is home to so many businesses, organisations and key influential people who are dedicated to driving forward improvements in our built environment. To be involved in a range of such significant developments is fantastic and is a testament to Consult North and our professional reputation in the region."

Consult North has also been appointed to the South Beach Blyth project which has attracted significant interest from the public and media. The first phase is part of ambitious plans by developers Blagdon Estate to transform the existing derelict buildings and land on the Links Road into a new 3,750-sq ft Co-op convenience store with a further six smaller units ranging from 1,000-sq ft to 3,350-sq ft available to lease. Plans for the first-floor accommodation, which has views across towards South Beach, will also create more than 4,000-sq ft of space to accommodate a new health and fitness gym, studio or restaurant.

Consult North was appointed by Blagdon Estate to manage the project

in the wake of substantial residential development in the South Blyth area, which has seen 600 new homes built over the past 10 years.

Plans for the second phase of development, which includes a further two acres of adjoining land next to the South Beach car park and national cycle route, are already underway with proposals likely to be brought forward during the course of 2022.

Following the three latest lettings, more than 7,400 sq.ft. of ground floor space within the 16,000 sq.ft. development has been snapped up, six months ahead of the scheduled completion date in October.

Javaad commented: "The South Beach Blyth development will result in hundreds of jobs for local people throughout the build and redevelopment, further resulting in opportunities for business owners, operators and careers for many during development and on completion. The direct, indirect and induced economic impact on these developments are significant and will provide well-paid and secure jobs for many for years to come."

Consult North have also worked across several developments with pubs with rooms operator, The Inn Collection Group. Javaad supported the firm in the redevelopment of venues the Black Swan, Helmsley, The Pheasant Inn, Bassenthwaite and the Northallerton Inn. The operator recently hit the news for its sale to The Harris Family Trusts together with Kings Park Capital in a deal believed to be in excess of £300m.

In another unique project Consult North has been appointed to project manage the fit out of the new West Nautical shop on Osbourne Road in Jesmond. Its new base will provide a shop-front for superyacht sales and charter services, as well as providing a new offices for its growing team. The shop will be the only one of its kind in the North East.



BH Planning & Design News



BH Planning & Design are here to provide expert planning support for house builders, commercial developers, land and property owners, investors, and Local Authorities.

We are able to prepare, design and manage all planning aspects of your project whether in relation to large scale developments, individual bespoke projects or home improvements.

In recent months BH Planning & Design has secured planning permission for the remodelling of a 1960s home in the picturesque village of Alnmouth overlooking the River Aln Estuary. The firm arranged the planning permission for the partial demolition and remodelling of the existing property and worked with THAA Architects on the design. The new version of the property will add to the unique character of this attractive coastal village and contribute positively to the appearance of the Northumberland Coast Area of Outstanding Natural Beauty (AONB)

The team at BH Planning & Design have also recently secured planning permission for eight two-bed apartments in the centre of Durham City. The firm worked with Building Design Northern on this project and provided planning consultancy support in securing the permission for their client which will see part of the upper floors of a shopping centre redeveloped to provide much needed living accommodation in the City Centre.

Director of BH Planning & Design, Mark Ketley, recently chaired the Towns and Cities panel discussion at the Planning Agenda in the North event. This agenda is more relevant now than ever and was a fantastic virtual event. The event, entitled A Northern Renaissance, was a two day online webinar which ensured attendees left

having considered how place-based solutions can help to shape the globally competitive area of England. With discussions regarding the key challenges facing coastal and urban environments across the North and effective strategies for tackling climate change, the event was well received by all who attended. Keynote speakers such as RTPI NE CPD Chair & RTPI President Tim Crawshaw; Chief Executive of the Royal Town Planning Institute Victoria Hills; and the Director of BHPD/Regional Chair of RTPI, Mark Ketley, also led riveting discussion panels across the two day itinerary.

To find out more about BH Planning & Design visit www.bhplanninganddesign.co.uk or call 0191 232 8080



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Plans Approved For Group's Multi-Million Pound Redevelopment Of Iconic North Tyneside Venue



Plans have been given the go ahead for The Inn Collection Group's redevelopment of iconic North Tyneside venue, The Park.

North Tyneside Council approved plans by award-winning pubco The Inn Collection Group to transform the famous art deco venue into a family-friendly pub with rooms.

The redevelopment includes extensive remodelling to the former Park Hotel's current bar and dining areas along with the site's existing bedrooms.

The venue will feature an ice cream parlour and fish and chip takeaway while new outdoor seating areas and terraces will make the most of the site's panoramic sea views of famous Longsands beach.

A previously underused function area will be reconfigured to create an additional 20 bedrooms for guests, including sea view rooms and dog-friendly ground-floor suites.

In keeping with The Inn Collection Group's child-friendly ethos, the venue will welcome families, outdoor lovers and be dog friendly, embracing Tynemouth's beach and cycling credentials. It will include secure bike storage, Sheffield bike stands and lockers as well as multi-use wash down areas.

The site will offer on-site car parking with EV charge points. Once open, the site will trade in line with the group's 'Eat, Drink, Sleep and Explore' concept, operating all year round for food, beverages and serviced accommodation.

The Inn Collection Group's managing director Sean Donkin said: "We are absolutely delighted that plans have been given the green light for the former Park Hotel which will become a truly exceptional venue for North Tyneside.

"The building is an institution on the Coast in Tynemouth but has been in decline for a considerable length of time. We're looking forward to giving this stunning venue a new lease of life for people in the community and visitors alike to enjoy.

"The Inn Collection Group

specialise in exciting but sympathetic refurbishments of aspirational sites like The Park and breathing new life into them once more, while being careful to preserve their individual character and distinctiveness."

He added: "The restoration will be a significant investment by The Inn Collection Group to improve the offer and quality of the former Park hotel which will contribute massively to the wider economic growth, prosperity and employment in North Tyneside. It will generate increased overnight bookings throughout the year, bringing additional people to the area and improved bar and dining areas to attract new and local custom.

"It will provide knock on benefits to other operations and businesses on the North Sea coast as well as creating numerous job opportunities."

The Inn Collection Group purchased the 53-bedroom venue on Grand Parade, Tynemouth in March and is the Northumberland-based operator's debut Tyneside site.

Outside North Tyneside, the group has 30 further inns across Northumberland, County Durham, Teesside, Yorkshire, Cumbria, Lancashire, Wearside and North Wales.

The venue is expected to re-open in autumn 2022 and will create 70 full time equivalent jobs.



North East Commercial Property 'Very Much In Demand'

Expert property firm, Bradley Hall has reported a 39% increase in enquiries in Q1 of 2022 in comparison to Q4 of 2021, providing strong and positive sentiment for the region's commercial property market.

The firm has noted particular interest in office and hospitality space at the start of the year, providing a strong start to the calendar year, a positive end to the financial year, and an indication of heightened activity in the North East.

Senior surveyor at Bradley Hall's Newcastle office, Nicholas Bramwell said: "With a strong uplift in commercial enquiries across Zoopla, Realla, and Bradley Hall's general email enquiries which come from advertising boards, website listings, and social media posts, it is clear from the statistics that enthusiasm in these areas of commercial property is particularly high in the North East.

"In Q1 alone we have completed many prominent new office deals, including Gilbridge Police Station in Sunderland where our managing director, Neil Hart, led the acquisition on behalf of Hanro. The modern and innovative office development that will be renamed The Yard, and will be let by Bradley Hall upon completion.

"Similarly, we have had a great deal of success with units at the Watermark

in Gateshead, South Acomb Business Park in Stocksfield, and Bridge Street, Morpeth in recent months. Not only does this demonstrate that office space is in high demand after a slight dip due to working from home during the pandemic, it also displays that this demand is not isolated and is occurring all over the North East actively, which we are confident will continue."

Group managing director Neil Hart commented on the hospitality market, noting that the firm has also experienced a great deal of business from this sector during the first quarter of 2022. He said: "We are delighted to have continued our support of The Inn Collection Group through more acquisitions, including that of St George's Hotel, The Glenridding, and Ambleside Lakehouse & Regent Hotel. We are proud to support a firm which is dedicated to acquiring, developing, and providing outstanding venues across the North, and continues to meet the demand of the market. It is brilliant to see that the hospitality sector in particular is bouncing back



after Covid, with socialising in local bars and restaurants picking up again, and staycations continuing in popularity.”

Bradley Hall recently announced continued commercial success at the annual EG Awards, a competition based solely on numerical data and deals completed. Senior surveyor, Nicholas Bramwell, has been named overall Dealmaker of the Year for the fourth year running; Bradley Hall came top of the regional leader boards for both County Durham and Northumberland, and the firm also topped the regional retail leader board.

Bradley Hall also placed in the top ten on the Hotels & Leisure national leader board, and in the top five for the industrial regional leader board. Helen Wall, senior surveyor at Bradley Hall’s Sunderland’s office commented that, “We have witnessed a surge in commercial enquiries over the last quarter, particularly from small independent businesses.

“As a result of high demand from the industrial sector, there has also been a real appetite for Class

E premises from local covenants, specifically for units beneath the rates threshold, both in the city centre and out of town retail parades.

“Confidence in the city of Sunderland remains high which is underpinned by ongoing investment from the Riverside Masterplan in addition to the £80m leisure development and further transformation in our city including the new Sunderland Station. I can’t wait to see what the next quarter will bring for the area.”

Bradley Hall’s associate director, Joseph l’Anson commented on the commercial market from the first quarter of 2022 from Bradley Hall Durham: “Throughout Q1 we have experienced a buoyant market with an extensive number of properties under offer, showing very promising signs for the rest of the year.

“With eight lettings, four sales, one being worth £8M, 22 properties currently with solicitors, and a further nine sales agreed and instructed solicitors in the last two weeks, it is

looking like 2022 will be a very strong year for the commercial property market.”

Similarly, Angus Todd, director of Bradley Hall Alnwick said: “Appetite for industrial property remains strong from both investors and occupiers throughout Northumberland.

“We started Q1 of 2022 with the sale of a 50,000 sq ft industrial unit in Alnwick to a national investor showing a great deal of confidence in the market, and in the North East when in search of good quality accommodation.

“Popular market town high streets similarly continue to attract small business where units remain at affordable levels and the leisure industry across Northumberland appears to be bouncing back after the Covid-19 pandemic.

“Overall, Northumberland is providing a bountiful market and continue to support growing demand for commercial property throughout the region.”

£3.25m Morpeth Development Opportunity Comes To Market

The former police station on Castle Bank, Morpeth has come to market for a guide price of £3.25m, complete with planning permission to develop 32 luxury homes in within Morpeth's town centre.



Neil Hart, Group Managing Director at Bradley Hall, the firm marketing the opportunity, said: "This development offers an extremely rare opportunity to deliver high quality houses and apartments within Morpeth town centre.

"The site benefits from planning permission for 32 dwellings in a mix of high quality houses and apartments. These homes could be ideally suited to the discerning family purchaser or downsizers looking to relocate to this prominent town centre location.

"This is, arguably, the most exciting scheme to come forward in Morpeth in decades."

Castle Bank is serviced by many local bus routes and the property is only 0.3 miles from Morpeth train station which provides access to Newcastle upon Tyne city centre and Edinburgh. The site comprises land with various buildings which extends to 0.79 hectares (1.96 acres).

The development has been designed to retain the functional relationship between the

police station and Morpeth Court House.

This has been achieved by ensuring that no part of the development obstructs or interrupts the views between the two buildings.

The development is set to carefully maintain the elegance of the Victorian architecture whilst also incorporating a contemporary addition.

The scheme is said to deliver economic, social and environmental benefits and will encourage the effective reuse of a brownfield site and deliver a high-quality housing development within a sustainable location.

The scheme will enhance the character and appearance of the Morpeth Conservation Area and the setting of the Grade II Listed Morpeth Court House.

The development comes to market during a time of significant redevelopment and investment for the market town, as plans to of the multi-million pound development of the town's leisure centre have also been announced.



Development Opportunity

Former Police Station Morpeth

Outstanding Residential Development | £3,250,000

- Residential development opportunity
- Popular Morpeth location
- Development and erection of 32 residential units and associated access
- 0.3 miles from Morpeth Train Station
- Situated on A197

Morpeth | 01670 518 518 | morpeth@bradleyhall.co.uk



Heightened office activity supports strong comeback for Leeds economy



**By David Cran
Director
Bradley Hall**

EY's latest Regional Economic Forecast recently revealed that Yorkshire and the Humber's economy was the least impacted by the initial economic impact of the pandemic. Developers, businesses and organisations in our resilient and robust region continue to defy the odds and continue to create high quality and innovative direct, indirect and induced opportunities for occupiers, workers and visitors alike.

The published report reflects positively on the future of our local economy, stating that; "Looking ahead, Leeds is forecast to bounce back between 2022-25 with annual GVA growth of 2.7%, in line with Harrogate (2.7%) and followed by Barnsley and Sheffield (both 2.6%)." The favourable outlook for Leeds is underpinned by a reassuring mix of sectors and gains in the administrative & support service and professional, scientific & technical sectors.

The professional services sector in Leeds is currently showing high levels of interest and acquisition of space in the city centre. Most significantly the legal sector is making big moves to new modern, contemporary and sustainable offices – all staying ahead of trends and recognising the importance for collaborative, impressive flexible and futureproof space. Developments in the city centre are now including state-of-the-art sustainable buildings that offer outstanding amenities which support a holistic approach to physical and mental wellbeing which support the values of firms on an environmental, social and corporate level.

The 202% year-on-year rise in office space taken by law firms was driven by the biggest deal of the year by DLA Piper's 83,000 sq ft pre-let at City Square House, a new building close to Leeds City Station which is being designed to support the wellbeing and productivity of employees.

There is also a clear post-pandemic strategy now in many businesses of prioritising both employee wellbeing as well as recruiting and retaining talent. Offices which reflect these approaches are often much more spacious and incorporate a variety of flexible workspaces like breakout areas, 'quiet' spaces, meeting and video meeting rooms.

Further driving investment in major firms creating larger and more significant routes in Leeds city centre is the decline in the lure of the capital. Big firms no longer need to hold a London base and many influential figures and business owners are now holding more value in the quality of life which can be enjoyed in Yorkshire. Sentiment continues to rise in the Leeds city centre commercial office market as key developments such as Aire Park take significant steps forward.

Leeds City Council recently approved plans for a new seven-storey building which will provide 75,000 sqft of office space and almost 7,000 sqft of ground floor space for retail, restaurant and other businesses.

The ground floor has been revealed to have been designed for a flexible collaborative space with cycle storage and changing facilities. The building has been designed by architects Cartwright Pickard to promote healthy commuting and active lifestyles and in a change from the typical, sealed air-conditioned office building, opening windows in a bid to allow fresh air to circulate throughout the building. The building also has a large roof terrace with views across the park and impressive Leeds' skyline.

Statistics and analytics from Savills has revealed that Q4 2021 saw an encouraging increase in take up – not just in comparison to the previous year, but on a five year average of the quarter. The report revealed "Q4 2021 take-up, totalling 146,503 sq ft, was 4% above the five-year Q4 average. This helped Leeds to a total annual take-up of 624,192 sq ft, representing a strong recovery from 2020 with a total increase of 85%. Furthermore, this was just 1% below the five-year average as the market looks to bounce back from the coronavirus pandemic."

The report has also highlighted the increase in prime rents, with a 6% hike in 2021 and 26% growth since 2015 to equate to £34 per square foot. Also depicted is the growth in office supply and vacancy rate since a significant decrease in space throughout 2018 and 2019, while take-up had grown to almost meet pre-pandemic levels – with Q3 of 2021 being the most active.

The combination of the economic forecast, evidence provided by recent activity in Leeds City Centre as well as a shift in office culture showcases that Leeds is set to further cement itself as a vibrant hub of enterprise. It is an incredibly exciting and prosperous time for Bradley Hall's expansion into Leeds city centre and across Yorkshire, where we will be offering a range of commercial property services to clients.

We were delighted to recently report 175% growth in its turnover for the Leeds arm of Bradley Hall at close of the financial year. The firm has been North East for 34 years we launched our Leeds operation two years ago, since welcoming several new team members including eight property experts, with two graduates lined up to join the team before the summer. We also have plans to create multiple other job opportunities within the next year to meet growing client demand across Yorkshire from its Leeds base.

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1-3 Beaumont Street & 3 Old Church, Hexham

Offers in excess of £1,200,000

- Substantial period building
- Prime position immediately opposite Hexham Abbey
- Mixed-use investment
- Significant asset management potential with existing planning permission for conversion of uppers to nine apartments
- Let to strong brands of Newcastle Building Society and Scope
- £67,340pa passing rent

Newcastle upon Tyne | 0191 232 8080 | newcastle@bradleyhall.co.uk



Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

Development Opportunity

Former Church Hall 53 Front Street East Boldon

Guide price £120,000

- Offers accepted from 17th July 2022
- Size 254m²
- Community Asset
- Situated in an affluent residential area

Sunderland | 0191 563 4242 | sunderland@bradleyhall.co.uk



Development Opportunity

Lane East of St James Church, Northumberland

Guide price £600,000

- 1.16 acre site
- Planning for seven residential properties
- Attractive stone buildings
- Desirable rural village locations
- Good access to coast and countryside
- Site readily developable

Alnwick | 01665 605 605 | alnwick@bradleyhall.co.uk



Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

For Sale

The Union Rooms 48 Westgate Road Newcastle upon Tyne

Prime Leisure Investment For Sale | Price on application

- Detached 19th century building
- Total size of 1,741m²
- Prominent city centre location
- Arranged over basement, part ground, part first and part second floors
- Potential to develop the upper floors STPP
- Let to Cyclone (Newcastle) limited
- Freehold available with price on application

Newcastle | 0191 232 8080 | newcastle@bradleyhall.co.uk



Ground Floor Office To Let

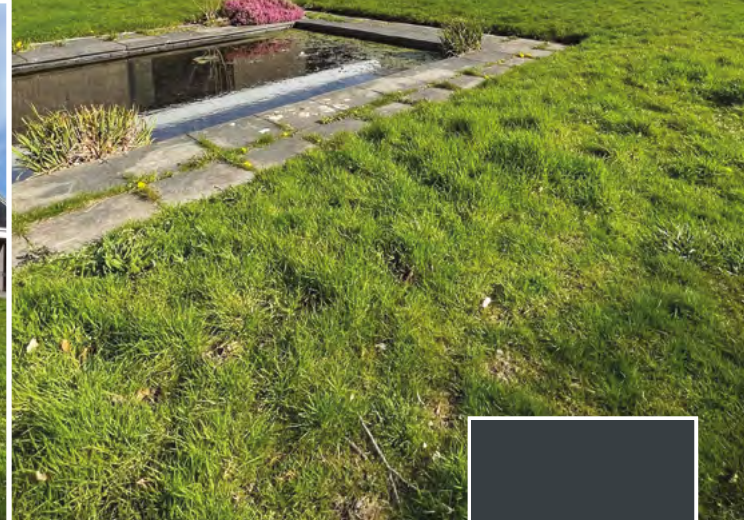
Chancery Court, Belmont, Durham

Annual rent of £28,000

- Ground floor office to let
- Eight car parking spaces available
- Approximately three miles east of Durham
- Modern purpose-build office space
- EPC Rating D84
- Close proximity to A690, A167 and A1 (M)

Durham | 0191 383 9999 | durham@bradleyhall.co.uk

COMMERCIAL PROPERTY



Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

Industrial Unit For Sale

Former Hardy's Unit, Willowburn Industrial Estate, Alnwick

Guide price of £1,500,000

- Industrial unit for sale
- Total size of 6,628m²
- Situated within a popular business location
- Awaiting EPC rating
- Next to Willowburn Retail Park
- Easily accessible by A1

Alnwick | 01665 605 605 | alnwick@bradleyhall.co.uk



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Residential Property

Have a browse through some of the
North's most prestigious properties
and new-build developments



Ponteland

The Manor House

£1,800,000

Set in just over 6 acres of private grass land, The Manor House is a stone-built detached house offering 5,500 square feet of floor space over three levels. Shilvington is a hamlet in rural Northumberland, 5 miles south west of Morpeth. Prospective purchasers looking for a peaceful and private setting with the amenities of a large town just a short drive away need look no further.

The Dining Room is the central point of the house, and the first room you come to from the principal entrance vestibule. The 375ft² room is flooded with natural light from the floor-to-ceiling windows at both sides and currently houses a large dining table and informal lounge area. On this floor there are three further reception rooms, the kitchen and toilet/storage facilities.

Externally, the property benefits from a

gated entrance with driveway parking for a number of cars. The house and adjoining field on the north side of the lane spans 4.21~ acres in total, with the property having ownership north to Shilvington Burn, and east to the road. South of the lane that runs through the hamlet there is a further 1.89~ acres. The paddock to the west of the home offers a selection of outbuildings including a wooden garage, a hay barn, a field shelter and a stone-built stable/outhouse.

Built by the current owners, this is the first time the property has ever been marketed. It truly offers the 'best of both worlds' with Newcastle City Centre just a 13 mile drive away, the amenities of Morpeth & Ponteland within 5 & 6 miles respectively, and the peace & quiet of the countryside, with land for rural pursuits on your doorstep.

	x 6
	x 8
	x 4

Gosforth | 0191 284 2255 | gosforth@bradleyhall.co.uk

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Wynyard Oaktree Cottage




£1,500,000

Bradley Hall Tees Valley are delighted to bring to the market this stunning cottage situated on the highly desirable grounds of Wynyard Hall.

Wynyard is a highly sought-after place to live offering high quality executive country living with a multitude of local amenities, inclusive of Wynyard Golf Club, Gym & Health Club, Wynyard Hall Hotel & Spa, Hair Salon, Gastro Pub, and Village Store. Not to mention, access to great educational facilities and infrastructure links via the A689 and A19 providing direct links to the wider region. Historic Durham being only 17 miles away. Oaktree Cottage was originally two gamekeeper's cottages for Wynyard Hall, restored and extended in 2001. It is nestled within the 19th Century landscaped parkland associated with Wynyard Hall. Ideally located within walking distance to The Glass

House Restaurant and the spectacular Wynyard Hall. With two private secure gated entrances to the property, you truly do get the sense of peaceful living whilst remaining very much part of a community. Open countryside located on your doorstep provides perfect access to country walks, cycling, bridlepaths and breathtaking scenery. Wynyard Primary School is 10-minute walk from the property.

The property is accessed via a sweeping driveway, providing ample space for parking, courtyard gardens and five integral garages. Oaktree Cottage offers a country cottage feel paired with modern living, boasting substantial living accommodation and designed with family living in mind. One of the key features includes Dolby surround sound system throughout.

	x 5
	x 5
	x 4

Tees Valley | 01642 265 300 | wynyard@bradleyhall.co.uk



Durham

Rose Tree House

£775,000



Hetton Le Hill, by its name is a small group of individual homes perched on a hill and as a result offering superb views over the surrounding countryside. It is located only six miles to the east of Durham and only two miles from Pitlington with its local shops, pub and restaurant.

Whilst being in a country location, accessibility around the area could not be better with the A19 and A1(m) equidistant only three miles to the east and west respectively. Golf, leisure and the hotel facilities of Ramside Hall complex are nearby and cinema, shopping, bars and restaurants are all contained within the City itself which also provides a main east coast line train station.

It's hard to believe that such a place exists which not only benefits from the quiet open countryside but also even more rare is the fact

the home has only recently been completed and therefore benefits from all the modern building techniques, insulation, double glazing and a fantastic modern specification throughout. Under floor heating throughout the ground floor.

Internally the house does not disappoint with stone pillars and a grand double entrance door leading into an even grander reception hallway with central staircase and polished marble floors. Double doors provide access to a full length formal living room as well as a huge full length, fully fitted, kitchen with family seating area, both having French door to the rear courtyard and gardens. Also on ground floor is a cloaks/w.c, utility and sitting room/ garden room with glazed outlook to front and French doors to sun terrace.

	x 5
	x 3
	x 2

Durham | 0191 383 9999 | durham@bradleyhall.co.uk



Durham

The Pastures



£1,250,000

Bradley Hall is delighted to offer for sale this specular modern mansion situated in the delightful rural village of Lanchester. Lanchester is ideally located with good communication links via the nearby A691.

Durham City, with its world heritage sites of the Castle and Cathedral, is situated only 8 miles to the Southeast. The village itself offers a wide range of amenities including a range of shops, banks, a pharmacy, a post office, a selection cafes and pubs. The nearby town of Consett offers additional shopping and recreational facilities. Lanchester offers good primary and senior schools. (All Saints Lanchester E.P and Saint Bede's Catholic school and sixth form college).

There are also excellent private schools available nearby in Durham and Newcastle. The Pastures is an exclusive development of 14 luxury homes. Developed in 2021 by the current owner occupiers, the house has been finished to an exceptionally high standard and extends to over 4900 sq ft of GIA.

The plot also provides an abundance of carparking to the front elevation and into the integral double garage. With a high degree of seclusion and privacy this property has an outstanding '300 acre' view to the rear south facing garden.

	x 6
	x 5
	x 4

Durham | 0191 383 9999 | durham@bradleyhall.co.uk



Morpeth

Aspen Way

£570,000

Bradley Hall is delighted to welcome to the residential property market this impressive "Troon Style" five bedroom detached family home, built to a high standard by Taylor Wimpey approx six years ago and occupying a generous plot on the St Andrews development.



This lovely family home is accessed through a spacious welcoming entrance hallway with cloakroom/WC and doors off leading to a study and a spacious lounge at the front with double doors leading to the dining room at the rear.

A modern well designed kitchen/breakfast room with tiled floor and high gloss units at base and wall levels, marble work tops and up-stands, inset sink unit with monobloc tap, 'AEG' integral appliances to include a five burner

gas hob with Wok burner and extractor hood above, double oven and grill units, dishwasher, fridge, and freezer.

There is also a fitted utility room, the breakfast area has double glazed bay win-dows and doors to the rear garden and is also has a tiled floor.

Externally the front garden has a tarmac driveway for several vehicles leading to the detached double garage, the well maintained rear garden has a paved and gravel patio area and is mostly laid to lawn with shaped flower and shrub beds, fenced boundaries, and gated side access.

	x 5
	x 4
	x 3

Morpeth | 01670 518 518 | morpeth@bradleyhall.co.uk



Seahouses

Main Street

Offers over £375,000




Bradley Hall is delighted to welcome to the market this charming terraced property situated in the heart of the bustling seaside village of Seahouses. This delightful family home epitomises traditional coastal living, with a whole host of local amenities situated right on its doorstep.

This three bedroom property blends traditional seaside charm with period features to offer a fantastic opportunity to buyers looking for a delightful family home or holiday home within one of Northumberland's most popular coastal locations, with the village harbour and sweeping sandy beaches just a short walk away.

Seahouses is a charming and popular fishing village located on the Northumberland coast, just 12 miles north of Alnwick. The area boasts a whole host of local amenities, with a number of restaurants and shops located within the village

harbour. The village itself is located within the Northumberland Coast Area of Outstanding Natural Beauty and is a popular tourist area, owing to its beautiful coastal views and active fishing port which provides visitors with access to the Farne Islands approximately a mile out into the North Sea. The area benefits from immediate access to the B1340 coast road and sits within easy access of the A1(M).

The subject property is a superb example of coastal family living, benefitting from generous room sizes and a fully enclosed large garden to the rear, a rare bonus in such a central location within the village. The property is accessed via a welcoming entrance hallway with immediate access to a sunny garden room. As well as the garden room, the ground floor features a utility room, bedroom with en-suite and separate storage room.

	x 3
	x 2
	x 3

Alnwick | 01665 605 605 | alnwick@bradleyhall.co.uk



Morpeth Abbotswood

£600,000



Bradley Hall is delighted to welcome to the residential property market this impressive stone built three bedroom semi-detached family home. Situated near to the ancient site of Newminster Abbey and originally built in the 17th century. This lovely property retains many features of its period and now offers a mix of the traditional alongside modern conveniences.

This lovely family home has a welcoming internal hallway with exposed stone walls leading to a reception hall with a lantern roof light window, doors lead to a study and a separate office. Double doors open on to a comfortable sitting room with a feature stone inglenook fireplace with exposed beams

housing a gas log fire with canopy chimney and stone hearth. There is a separate dining room with exposed beams and a door to a garden room.

A laundry room with storage leads to the kitchen/breakfast room which has a rural cottage feel, bespoke Oak units at base and wall levels, Quartz work tops with an inset Butler sink. Electric range with hob, griddle and hot plate, treble oven and a plate warming tray. Exposed beams, a Jerusalem limestone floor, double doors to the front garden and inset spotlights complete the furnishings.

There is a double bedroom and a shower room with a Victorian style suite on the ground floor.

	x 3
	x 3
	x 2

Morpeth | 01670 518 518 | morpeth@bradleyhall.co.uk



Alnwick and Jesmond Top Rightmove Hotspot League Table



Prominent North East areas, Alnwick and Jesmond have topped the Rightmove league table, a ranking system that identifies where new buyer competition is most concentrated across the UK housing market.



As asking prices have risen by an average of 11 per cent in the hotspot zones compared to this time last year, greater competition has encouraged price growth. However, price movement in each location will vary due to differing supply and demand dynamics since the Covid 19 pandemic began.

Matt Hoy, director of Estate Agency at leading property firm, Bradley Hall said: "Across the UK there is now more than twice as many buyers as sellers operating in the market, which is the

greatest disparity between supply and demand ever recorded at this time of year.

"Jesmond, second on the list of hotspots, has experienced a +143% upsurge in competition year on year, and Alnwick which places tenth in the table has accomplished a +123% increase in competition year on year. Not only does this demonstrate that market competition has grown greatly as more people are hoping to be closer to cities either for work or for their lifestyle as the pandemic restrictions

have been lifted, but it also suggests a positive future for the market in these areas.

"Presently, we are seeing more buyers than sellers in the market- which is brilliant if you are looking to sell. For those looking to buy, or those who have already found a buyer for their current property, subject to contract, are more likely to secure the property they really want."



50% RESERVED

Mulberry Lane, Longframlington

Bradley Hall is delighted to welcome to the residential property market this exclusive development comprising of two five bedroom detached stone houses and two detached stone bungalows. The development is due to be completed in Spring 2022. Prices are currently unconfirmed.

Prices start from £675,000

morpeth@bradleyhall.co.uk | 01670 518 518



2/3 RESERVED

The Paddocks, Acklington

Bradley Hall is delighted to welcome to the market this desirable plot on the sought after new build development The Paddocks, developed by Bondgate Homes. Surrounded by the natural landscape including hawthorn hedgerows and age-old sycamore and ash trees, this exclusive collection of 2, 3 and 4-bedroom homes are typically Bondgate Homes.

Prices start from £390,000

alnwick@bradleyhall.co.uk | 01665 605 605



Priest Moor Close, Northumberland

Bradley Hall is delighted to welcome to the market this prestigious development nestled within the picturesque Northumbrian countryside in the charming village of Christon Bank. This truly stand-out property occupies a prominent plot and benefits from serene views of the sweeping countryside to the south of the village.

Prices start from £470,000

alnwick@bradleyhall.co.uk | 01665 605 605



THREE PLOTS REMAINING

The Canterbury, Durham

The Canterbury is a stylish three-bedroom family home, spread over three levels, with a fabulous open plan kitchen/dining/living room, with a balcony and garden access, making the most of the entire first floor. The family room and bathroom on the ground floor could make a great guest suite or home office. The three bedrooms, including the master en-suite, are on the second floor, along with a family bathroom.

Prices start from £364,950

durham@bradleyhall.co.uk | 0191 383 9999



REGISTER YOUR INTEREST

Adey Court, Newbottle

Bradley Hall is proud to welcome to the market Adey Court, a development of 3 and 4 bedroom homes. Located in Newbottle village, nestled between Durham and Sunderland, this area is in an elevated position offering some outstanding views. The village itself has local shops, a primary school, a church, and bars and restaurants, with further amenities which can be found in Houghton high street.

Prices start from £165,000

durham@bradleyhall.co.uk | 0191 383 9999



THREE PLOTS REMAINING

Wynyard Estate, Tees Valley

Bradley Hall is proud to be working in partnership with Robertson Homes on their site at Wynyard Estate. Bradley Hall is marketing seven of these luxury homes ranging in size from five or six bedrooms, between three and four bathrooms, and a selection of living spaces varying from three-four per home. With only five of the seven left these luxury residences offer complete indulgence to its inhabitants.

Prices start from £620,000

wynyard@bradleyhall.co.uk | 01642 265 300



EIGHT PLOTS REMAINING

Shepherds Quay, North Shields

Experienced developer Ian Stewart is leading the 'Shepherds Quay' project to build 49 apartments and one townhouse in three complementary blocks on the site of a former rubber factory on Clive Street. The completed homes will be marketed by Bradley Hall Chartered Surveyors and Estate Agents.

Prices from £175,000

gosforth@bradleyhall.co.uk | 0191 284 2255



LAST PLOT REMAINING

The Old Registry, Morpeth

The Old Registry is home to nine individually styled, two bedroom homes, including a superb duplex apartment, together with three, one bedroom apartments offering options for all tastes. The Old Registry has been sympathetically restored to keep the rich depth of features of this historic property whilst at the same time creating twelve beautiful, spacious modern apartments to live in.

Prices from £279,999

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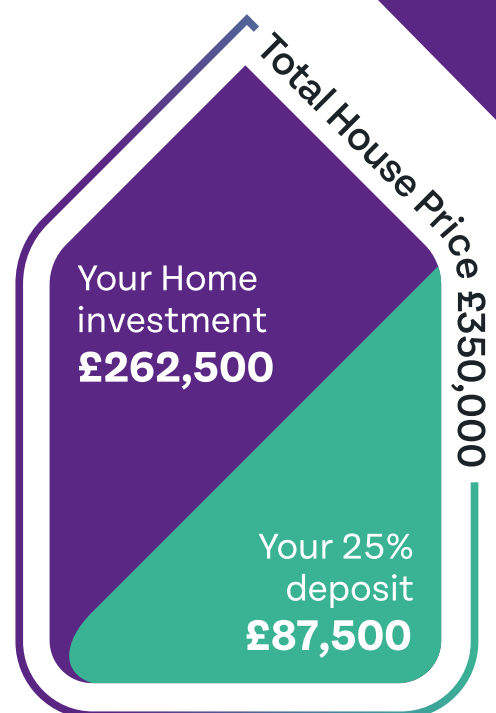
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Example:

Your property is worth	£350,000
Minimum deposit of 25%	£87,500
Your Home will invest	£262,500
Household income required (remember this can be joint income)	£37,000
Monthly rent on the part you don't buy	£1,070

* Estimated cost. Excludes lease management fee and building insurance costs along with other costs associated with purchasing a home



Magna Homes Announce New Development In Newbottle

The Adey Court development consists of 23 homes, comprising of three detached and 20 semi-detached houses, in the popular village of Newbottle. The development features homes with three and four bedrooms and will feature open plan kitchen/dining rooms and master en-suites. The development is due to be completed for Spring 2022.



ABOUT NEWBOTTLE

Set in the heart of the Houghton-le-Spring is the beautiful village of Newbottle. The village is nestled between Durham and Sunderland in an elevated position offering outstanding views to all that visit, which additional attractions in the surrounding area such as Herrington Country Park and Penshaw Monument.

The village itself has a collection of amenities such as: local shops, a primary school, a church, and bars and restaurants. Further amenities can be found in nearby Houghton High Street to the south, offering a variety of traditional shopping, national retailers, and schooling.

Transport needs are catered for by local buses and the A690 which gives vehicles brilliant access to the surrounding regions. The A1M and A19 also offers inhabitants direct access to prominent areas such as Durham, Sunderland, and Newcastle.

EXTERIORS

Externally each home will be decorated with paving leading to the front entrance and rear private parking spaces. There will also be pathways to entrances around the building, and fenced boundaries to separate each plot. Each home will include turfed rear gardens.

Both the semi-detached and detached homes will be erected with brick built construction and will be finished with UPVC windows and modern French doors offering access to the garden spaces and the opportunity to flood the Kitchen/dining area with natural light.

All homes at Adey Court will be registered with warranty provider LABC.

INTERIORS

The Adey Court development will include features such as an open plan Kitchen/dining areas, light, bright spaces, and

access to an enclosed private garden.

White emulsion will be used to finish the walls and ceilings to create a light, open space, and the modern architraves and skirting will be finished to match the walls. In each detached house, a beautiful timber staircase will be fitted with modern, full-height balustrades to ensure each home has a smooth, strong transition between floors.

Each property will include electrical downlighters in all internal rooms, TV points to the living room and data points, will have mains connected smoke and heat detectors, as well as external safety lighting to the front and rear of each home.

KITCHENS

As the kitchen is the heart of every home, all of the kitchen fittings in Adey Court development will be supplied with design and flexibility to suit the changing needs of the development - ensuring the space is both hard wearing and functional, as well as stylish. Our kitchens will include modern fitted units with worktops, feature island and space for appliances. As well as an integrated ceramic hob with extractor fan. The splashbacks in each kitchen will also be included in these modern homes.

BATHROOMS

Each property at Adey Court combine function and comfort at every turn and the bathrooms are no exception.

The bathrooms and en-suites will be created with modern white suites with functionality at heart. Each bathroom will be fitted with modern wall-hung WC's, vanity style wash basins and a bath. Whilst the en-suite will offer an added feature of a walk-in shower.

The tiling of each bathroom and en-suite will also be included to ensure a stylish finish.



To find out more information about Adey Court contact Bradley Hall's Durham office today on 0191 383 9999 or email durham@bradleyhall.co.uk.

Images for illustration purposes only.





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An aerial photograph of a large, white luxury yacht cruising on deep blue water. The yacht is viewed from a high angle, showing its sleek design and multiple decks. In the background, a coastal town with white buildings is built on a hillside overlooking the water. The overall scene is bright and clear, suggesting a sunny day.

Lifestyle

The latest luxury lifestyle news
including travel, fine dining,
interiors and automotive

PREMIUM DRIVING REDEFINED

By Portfolio North
motoring editor
Adam Gray



Polestar 1 was the electric performance hybrid that was revealed in October 2017 as the halo car that would launch the new Polestar brand. Engineered without compromise, Polestar 1 features a highly advanced and technically innovative powertrain, combined with the use of composite materials and leading mechanical components.

The hybrid powertrain features two electric motors on the rear axle - one for each wheel - mated to a front-mounted petrol engine which features turbo- and supercharging. A third electric motor is integrated between the crankshaft and gearbox for extra electric torque for the front wheels. Combined output is 609 hp and 1,000 Nm of torque. With two battery packs totalling 34 kWh, Polestar 1 features an all-electric range of 78 miles (WLTP) - the longest of any hybrid car in the world.

The body of Polestar 1 is made from carbon fibre reinforced polymer (CFRP) which lowers the vehicle's weight as well as its centre of gravity. The CFRP body also allowed the car's designers to create truly emotive styling cues that cannot be stamped into traditional metal body panels. Under the skin, a carbon fibre



'dragonfly' features between the front seats and the rear of the vehicle, further reinforcing the car's chassis.

Driving dynamics are key to the Polestar experience and Polestar's engineers spent years developing the 'Polestar feeling' with Polestar 1. Part of this has been the co-development of leading mechanical components - like the manually adjustable Öhlins Dual Flow Valve dampers and 6-piston Akebono brakes.

The fitment of the two rear electric motors, each with a planetary gear set, allowed engineers to develop real torque vectoring algorithms for Polestar 1. The effects of this are particularly evident during cornering - rather than slowing down the inner wheel, the outer wheel is accelerated to help the car turn more sharply. The

torque vectoring also allows the driver to apply power earlier than expected on the exit of a corner, resulting in a truly exhilarating experience.

Featuring Pure, Hybrid and Power drive modes, Polestar 1 can be driven in different ways depending on the use case and driver preference. In Pure mode, the combustion engine is shut off and Polestar 1 operates as a fully electric vehicle. Total power and torque from the two rear electric motors is 170 kW and 480 Nm. In Hybrid mode, Polestar 1 utilises the electric motors and petrol engine according to demand from the driver, seamlessly switching between the two as needed.

In Power mode the electric motors and combustion engine are utilised at all times, allowing the driver to take advantage of the full 609 hp and 1,000

Nm, along with sharper responses from the throttle, steering and gearbox. Top speed is limited to 155 mph and the 0-62 mph sprint takes 4.2 seconds.

Polestar 1 went into production at the Polestar Production Centre in Chengdu, China, in 2019. The facility is the only LEED Gold accredited automotive manufacturing facility in China. With an intended 3-year production run and a limited build capacity of up to 500 units per year, production of the car came to an end in late 2021. The car was retailed in Polestar's original launch markets in Europe, North America and China.

The above car was pictured near Osmotherley in the North Yorkshire Moors by local photographer, Jai Cartwright.



MALLORCA

The ultimate superyacht destination this summer

Are you looking for the ultimate Mediterranean getaway this summer? A vacation filled with days of adventure, cruising beautiful coastlines and experiencing the luxurious superyacht lifestyle?

Chartering a yacht allows you to enjoy your favourite water sports, sample cuisine at local restaurants and visit secluded white sand beaches all whilst exploring one of the most beautiful island destinations in Europe from the luxury of your own private yacht with a dedicated captain and crew. Let West Nautical, yacht charter specialists, guide you through an exclusive yachting holiday itinerary in Mallorca.

Located in the Balearic Islands, Mallorca is best known for its national parks, miles of beautiful beaches, ancient history, outdoor activities and world class restaurants.

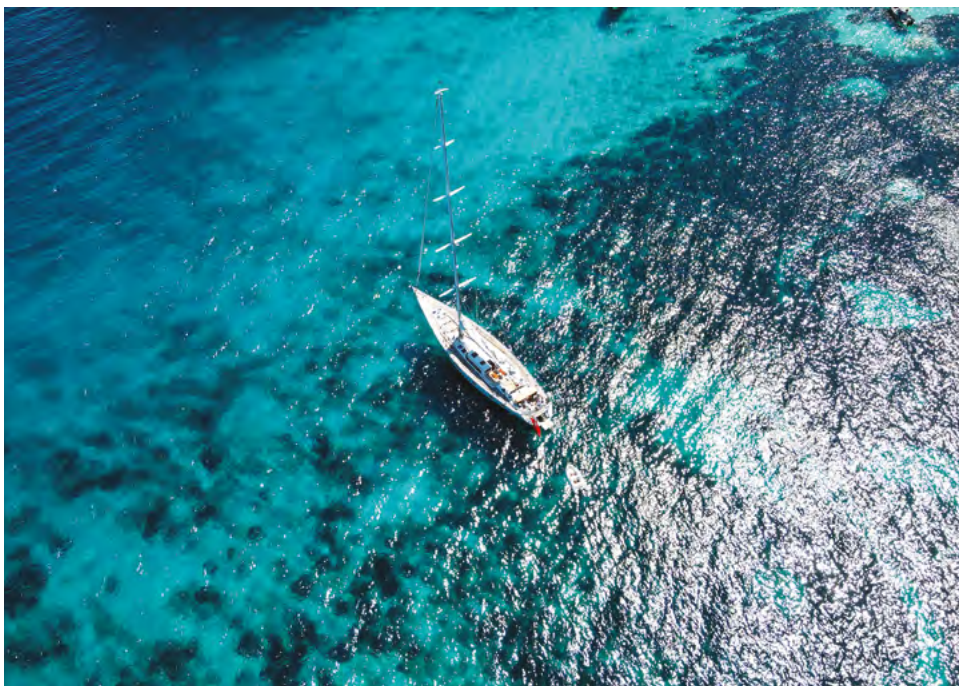


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Get in touch with us today to help plan your Mediterranean getaway

Contact: Geoff Moore
+44 790 383 2966
geoff.moore@westnautical.com
www.westnautical.com
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Day 1

On arrival in Palma, you will be chauffeured to your yacht to one of Palma's spectacular marinas. Settle in on board, with welcome cocktails, and meet your crew before heading to Cala Comtesa for an afternoon of sunbathing and fun with the yacht's water toys followed by an evening ashore in the beautiful capital city of Palma.

Day 2

On day two, you will visit the charming town of Andratx. For adventure seekers, there are many fantastic hiking and cycling trails offering spectacular views. There are multiple gorgeous beaches just a short distance away, which are all fantastic for snorkelling. Spend your evening dining in the marina, soaking up the glamorous atmosphere.

Day 3

On the morning of day three, anchor in the bay of Port de Sóller and explore the town's bustling cobbled streets. The main square, Plaça Constitució, has many cafés and if you are visiting on a Saturday, the town is particularly lively as the local market

takes place. At lunch time, be sure to enjoy some tapas and visit one of many historical sites or museums. In the evening, enjoy a freshly prepared dinner on board with spectacular views of the coastline.

Day 4

Wake to discover the Port town of Pollença, once a simple fishing port, the town is now a favourite for its picturesque beaches and relaxed atmosphere. Spend the morning anchored off one of the many secluded beaches en route to Cap Formentor, an UNESCO-protected peninsula with towering cliffs overlooking the Mediterranean. Your crew will prepare a delicious barbecue lunch to be enjoyed ashore. After a day filled with action, head back to Puerto Pollença to enjoy the port's restaurants and bars. Renowned for its long stretch of pristine beaches, Puerto Alcudia is one of Spain's primary locations for water sports.

Day 5

On day five, you can make the most of the yacht's water sports equipment including paddle boarding, kayaks

and jet skis. In the afternoon, navigate the narrow streets in the old town, the best-preserved medieval town in Mallorca. In the evening, indulge in a spectacular meal on board with views over the port.

Day 6

On day six, you will explore the Cabrera National Park, one of the best-preserved marine areas on the Spanish coastline teeming with wildlife and phenomenal scenery. Since it is only accessible by boat, its natural beauty remains almost untouched. After a day filled with nature and activities, you will anchor back on Mallorca in Sa Rapita.

Day 7

On the morning of your final day, you will cruise to Es Trenc, famous for its Caribbean blue waters and bright white sand. For lunch you can head back to your yacht or opt for another beach barbecue. In the afternoon, you will cruise back to spectacular Palma to enjoy the final evening of your charter. Enjoy one last meal on board and head into the city to indulge in some live music and cocktails.

Celebrations fit for a queen

with Dobbies



Garden centre highlights exciting new outdoor living range for Queen's Platinum Jubilee

The Queen's Platinum Jubilee is almost upon us and with it brings a bumper four-day bank holiday at the start of June. Not your average garden centre, Dobbies has everything you need for the ultimate Jubilee celebration, with new season furniture and accessories to make the most of every outdoor space, regardless of style or size.

With celebrations for the occasion set to be in full swing, we caught up with Dobbies' Senior Buyer, Lynsey Abbott, to find out what the must-have products are for celebrating the Jubilee in style, and how you can make an impact with bold colours and vibrant accessories to transform both large and small spaces alike.

Lynsey said: "With Jubilee garden parties and outdoor celebrations set to take place during the extended bank holiday weekend in June, versatile outdoor living pieces in colourful variations are expected to be popular with those looking to transform their gardens for the occasion.

"This year, we're seeing people seeking out adaptable furniture that can be used in different ways and settings. Our colourful bistro sets from the new Let's Celebrate collection are extremely popular and can be styled up or down depending on the occasion. For a more relaxed approach, these can be paired with neutral cushions and accessories in muted tones, or for celebrations like the Jubilee, they work well as a vibrant base on which to layer more colours.

"The new balcony set from the Let's Celebrate collection has been really popular since it launched and offers those working with smaller outdoor areas the chance to save space with a compact piece of furniture that doubles as a planter for instant colour. With the option to switch up plants seasonally and revitalise the look of any space, this multi-functional set will serve as a staple in small space décor long after the Jubilee is over.

"Bold accessories in vibrant shades

of pink, blue and green are expected to be huge for the Jubilee and work well with the pastel trend that's here to stay. Bright colours paired with their pastel counterparts will give any space a cohesive look and feel. However, the maximalist trend, where a myriad of different shades are styled together, is always popular in the warmer months, as people look to shake up their décor and inject fun into their homes. Colourful glass pitchers, bright tableware and quirky cool bags come together to create a gorgeous, multicoloured effect.

"Since outdoor entertaining is at the forefront of plans for the Jubilee, more affordable BBQs and alternatives are coming on the market to meet demand. We're seeing portable BBQs and pizza ovens rising in popularity due to their versatility and unique appeal, and we expect these will continue to be a staple in many outdoor spaces long after the bank holiday."





A Holistic Approach to Health and Wellbeing

Exercise has been proven not just to improve physical health, but also mental health and wellbeing too.

"Research shows that physical activity can also boost self-esteem, mood, sleep quality and energy, as well as reducing your risk of stress, clinical depression, dementia and Alzheimer's disease."

Going to the gym is now no longer just to lose weight, it's also to futureproof our bodies and minds and to help maintain a happy and healthy lifestyle. This is something which the team members and gym members at national award winning gym Club Zest know all about.

Owners Jennie and Holly take a holistic view to health and wellbeing, running various different exercise programmes and classes for their visitors but also creating plans which include nutrition advice and tips to create balanced and nutritious meals. The team often tailor plans to suit the needs of the client, and have members of all different fitness levels and abilities.

Their approach to creating a support network and community of women has also been recognised in many awards and by the club's members. Jennie and Holly plan regular trips and activities for members to socialise together, as they recognise the importance of friendship and support within the gym environment.

Some Club Zest members have experienced serious physical and mental challenges, and have credited the gym and its team for supporting them through incredibly difficult life experiences.

Joanne Atkinson said; "I've been a member of Club Zest for over ten years, five of those years since Jennie Moyse and Holly McBride Donaldson have ran the business. In that time, they introduced a programme called Bodyshred which I enrolled on and within months was diagnosed with an aggressive breast cancer.

"The chemotherapy was gruelling and I couldn't keep up with my exercise, however, the clean eating advice proved key, focusing more on what I was putting in to my body. This 100% helped me combat the terrible side effects and helped me feel healthier with all of the added nutrition I was fuelling my body with. I truly believe that this education and guidance on nutrition was what I needed to get through this episode of my life.

"Together with the support from Jennie and Holly and the invitations to just come to the club and join them for a chat and coffee was a huge factor in keeping my positive mental attitude. Once I was ready to return to exercise, they were aware of the limitations from the numerous surgeries and adapted everything for me, enabling me to gradually build my physical strength back up and in turn aided my recovery with my mental attitude, as often I'd feel like I'd never be the same again.

"Along with the programme and their continued support I felt like me again, something I would often doubt could ever happen. I'd recommend Club Zest and their Bodyshred programme to everyone. It's a programme built to fit ALL.

"Thank you doesn't seem to be enough."

Club Zest has a dedication to supporting the local community and the needs of its client base. Jennie has supported a variety of women over the years through her teaching. Member of Club Zest, Frances Smith said: "In 2017, I suffered a major stroke which despite months of rehabilitation has left me with some long-term disabilities. Joining Zest has made such a difference to my physical and mental wellbeing.

"I was unsure if I would be able to become a member because of my physical disabilities but the team at Zest took their time to get know me, and what my strengths and weaknesses were. Going to Zest gives me a purpose and something positive I can focus on to continue to help my recovery. Zest is more than just a gym to me, it is a community that is inclusive, caring and fun, which I am so grateful to be part of."

Their dedication to members has resulted in recognition both locally and nationally. Club Zest was recently named as Ladies Only Gym of the Year at the National Fitness Awards 2021. The award was the latest in a string of wins for co-owners Holly McBride-Donaldson and Jennie Moyse following their acquisition of the business in November 2017. They have since won eight awards in the last five years, six local and two national awards.

For more information please visit www.clubzest.co.uk

With more awareness, education and knowledge of various different mental health challenges becoming prevalent, as well as high pressure careers and heightened stress factors in every day life, many people are now taking solace in exercising and the gym.

The NHS states on its own website that; "Exercise is the miracle cure we've always had, but for too long we've neglected to take our recommended dose. Our health is now suffering as a consequence.

"This is no snake oil. Whatever your age, there's strong scientific evidence that being physically active can help you lead a healthier and happier life.

"People who exercise regularly have a lower risk of developing many long-term (chronic) conditions, such as heart disease, type 2 diabetes, stroke, and some cancers.

As we head into the warmer months, one restaurant in the heart of Newcastle has already begun preparing to welcome lovers of Pan Asian cuisine to its al fresco setting.

Grey Street Pan Asian Feast

The Muddler Bar & Restaurant first made its mark on the North East culinary scene back in 2018, boasting a plentiful menu full of exotic flavours and vibrancy. It wasn't long before word spread amongst the food savvy, and the venue soon found itself in high demand for evening meals and special celebrations - something that is still a given to this day with weekends booked out well in advance.

Continued success has allowed The Muddler to expand its opulent haunt past the boundaries of its interior four walls, and in 2021 the venue launched a newly improved outdoor seating area - providing diners with a prime position to take in the stunning Georgian architecture of Newcastle's Grey Street, whilst enjoying a delectable array of dishes.

Al fresco dining has never looked so good - mirroring the extravagant flare of The Muddler's inner restaurant, the venue has encased its outside seating area in sleek black and gold borders. Paired perfectly against warm wooden tables, it is easy to see why this became a hotspot for outdoor dining and sipping cocktails during last year's lockdown restrictions.

Eager diners can rest assured, despite dining outdoors, that The Muddler's excellence and quality is maintained to the highest of standards when visiting. The extensive main menu is served in full, but you may want to 'Muddle' up your traditional 3 course meal and instead opt for a variety of small plates which deliver a satisfying 'light bite' option on a warm day in the sun.

With some recent menu updates there are plenty of dishes to choose from when creating your perfect spread, which is perfect for sharing with friends and enjoyed with one of their unique cocktails.

Highly recommended by the establishment's head chef is The Muddler's Tuna Tartare, this dish stacks wasabi avocado on top of spicy tuna tartare, adorned with crispy mouli, shallots and finished with a ponzu sauce - bursting with freshness this dish is bound to become a customer favourite.

Chicken Katsu has been on the menu since the beginning but now also appears in the form of a Bao Bun - so you can get your Katsu fix served in a variety of ways. Deep-fried chicken breast is perfectly served in a crispy golden panko crumb, before being topped with spicy mayonnaise and served in a steamed bun.

Choose from a variety of Dim Sum, Robata and Tempura or sushi to compliment either of the above and you will have a selection of food that will ignite your tastebuds and leave you planning your next visit to sample even more of the dishes on offer.

And what better way to tempt you back than with their weekday lunch time offer - at £17.50 for 3 small plates, you can dabble across the menu and find your favourite combinations.

Should there still be room on both your outdoor table and among your waistline, then the stand-out new dish on the mains section has to be the Soft-Shell Crab. A delicate ensemble of soft shell crab in tempura batter and a shezchuan pepper butter, served with a side of grilled tenderstem broccoli and pak choi. A real show-stopper, this dish will linger in your mind long after you have left the table.

An al fresco stint in the sun will make for thirsty work, so its only fitting that The Muddler Menu be complemented by an equally bold and exotic cocktail menu. Discover a unique list of eastern inspired concoctions such as the Lychee Ginger Collins and sesame infused Old Fashioned.

If you are looking for a daytime or working lunch alternative, The Muddler also offer a number of mocktails - exuding the same level of intricacy as their alcoholic counterparts.

Relax with the aptly named Samui Sunrise, an enticing blend of Passionfruit puree, lime, pineapple and shaken to a foamy consistency with egg white for a true cocktail experience. There really is an option for all tastes and needs - but rest assured you can still request one of the classics should your cravings consume you.

The Muddler proves time and time again to be the perfect place, whether for a special occasion, date night or lunch time stop off. Next time you plan on visiting, look to book in their outdoor area and take advantage of the stunning surrounds.

For all table reservations please visit www.themuddlernernewcastle.co.uk





“I often think as I wander here, how generations and generations of people must have wandered here – how many vows may have been exchanged, how many plans made, and how many aspirations dreamt of”

– Lady Theresa Londonderry, 1912.

A setting of romance, beauty and unique style, Wynyard Hall. A house that becomes your home for your exclusive wedding.



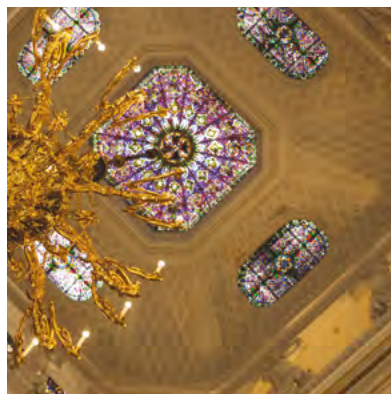
The question has been asked, the ring is on your finger and the date has been chosen. It's time to choose where to hold the most important day of your life! Think...Contrasting textures combined with florals mixed with cosy, country style, Wynyard Hall! The perfect countryside location for an exclusive wedding.

Basking in rolling landscape, Wynyard Hall is idyllically positioned to take in the panoramic views of the lake, arboretum and the breath-taking areas of the estate.

Nothing is more beautiful than a wedding that lets the bride and groom's relationship speak for itself. Wynyard Hall is an exclusive wedding venue that evokes a sense of history and legacy.

The Conservatory, with picture frame windows provides a fabulous setting for a large wedding celebrating, with the Library and Ballroom offering equally stunning views, where guests can enjoy a desired cocktail or chilled glass of wine.

Unforgettable weddings are made at Wynyard Hall, the Wynyard way. A magnificent location in the North East with a choice of elegant spaces and staterooms that can transform from an intimate wedding venue to a grand reception setting.



It begins the moment you set the date. We'll take pride in each detail of your dream wedding, bringing every element to life and with a dedicated coordinator with you every step of the way, the day itself will be deeply personal and simply effortless. From flowers and favours, photography and entertainment - it's the little details that make your dream day and our team will take care of every last one to ensure your exclusive wedding will be something you remember forever.

After your wedding day has come and gone, it will be captured forever in your photos, so choosing a meaningful venue will serve you well in the years to come.

Wynyard Hall features an 18th century Chapel, splendid state rooms and luxury accommodation. It is the perfect setting for your special day. Furthermore, our former country house is surrounded by breath taking views of the private estate that provides a picture perfect back drop for photos.

Our Chefs are renowned for producing modern British cuisine, using home grown ingredients from our estate alongside a range of hand picked wines, under the philosophy that what grows together, goes together. Akin to our estate restaurant, The Glass House, our plot to plate mentality spans our exclusive celebrations. Our Chefs use estate grown produce to create refined flavour combinations and eclectic menus. Whether you envisage post ceremony canapes, a show stopping banquet or something in between, we've got your catering needs covered, all that's required from you and your guests is that you sit back and enjoy the experience.



Every inch of the Hall is infused with an independent spirit and creative eye, blending time honoured skills and forward thinking ideas. It adds up to a venue that offers every comfort you'd expect and an extra touch of originality that you won't find anywhere else, it's no wonder that Wynyard Hall is one of the North East's most desired wedding venues.

The enchanting setting of Wynyard Hall boasts 120 acres of land evident at first glance but perhaps not so evident is the fascinating history, enriched by a huge cast of characters, who all played their part in its remarkable story. For generations, thanks to the considerable social and political influence of the Londonderry family and their circle of friends, Wynyard Hall performed an important role on the world stage, playing host to royalty, aristocrats, politicians, diplomats, artists and writers. Their lives, loves triumphs and disasters, pleasures and past times illuminate this wonderful house, which becomes your home for the entirety of your exclusive wedding, shedding light on a vanished world.

Understanding Income Protection with Bradley Hall's Mortgage Team

Many of us will insure a mobile phone, the contents of our homes, or an overseas holiday with barely a second thought, simply accepting it as one of the costs of life's necessities. However, when it comes to protecting their monthly income most people either don't know it can be insured or decide against it.

Some customers avoid taking out income protection insurance because the monthly costs can seem expensive compared to other personal insurance premiums.

Since the pandemic, products like income protection, critical illness and life insurance have become more important to have as many people have experienced reduced income due to furlough, redundancy or self-employment wages drying up. The Office of National Statistics noted that in 2020 people aged 25 to 34 had average savings of £3,544, which increases to £5,995 for those between 35 and 44. In the same year, the average monthly household budget was £2,548 according to personal finance advisor NimbleFins, suggesting that if you became injured or unwell enough to work, you would have between one-two months before you began experiencing financial difficulty. Having a safety net like income protection in place can secure your future should the unexpected happen.

Although incredibly useful protection, without expert advice these insurances may be difficult to

understand. Bradley Hall's expert mortgage team are here to help you navigate your way through any income protection uncertainties that may have prevented you from protecting yourself previously.

What does income protection cover?

Income protection insurance, also referred to as income replacement, protects your monthly income if you can no longer work due to a serious injury or illness. This protective cover differs from life insurance as it safeguards you and your loved ones whilst you are still alive, but are unable to work and therefore facing financial hardship.

How much does it cost?

There are several factors that affect the premium when looking at income protection such as age, smoker status and health, occupation, lifestyle, and hobbies, to name a few. There are options to reduce how long the pay-out would be made for, or to increase what is known as the payment deferment period. The payment deferment period is the time between the accident or illness occurring and payments starting



to be made. Although, the payments may be deferred, often those who have income protection cover are given access to benefits while they wait for this.

If you are interested in income protection but are apprehensive about the costs, there are methods that can keep you protected without breaking the bank. Controlling your cost can be achieved through only insuring yourself and larger bills, such as your mortgage and essential living costs. Similarly, when working on the basis that you can't go to work, you are more likely to be able to cut back on more discretionary spending such as meals out, holidays and transport, ultimately funds can be saved here also.

Is Income Protection necessary?

Not having this type of cover in place could leave you without a sufficient safety net to cover household bills and larger expenses like the mortgage or rent, therefore looking into this type of protection is strongly suggested.

According to the Association of British Insurers' Welfare Reform report, one million workers find themselves

unable to work due to serious injury and illness every year. As well as around 250,000 people leaving employment each year as a result of ill health. These figures equate to around one per cent of the population, with 60 per cent being the breadwinner of the household, all of which could have been prevented with the correct protection in place.

How long should an income protection policy last?

It is important to bear in mind that the longer the policy runs for, the greater protection that affords you and your family should you become incapacitated. However, in an ideal world, protection insurance policies should run up to the individuals expected retirement age.

The importance of income protection has never been as highlighted due to the catastrophic effect the pandemic has had on many people's incomes. However, income protection insurance is not an easy product to quickly compare and getting the best deal often requires advice and guidance. If this assistance is not given, issues could occur with

several factors including being over or under protected. Talking to an expert with experience of providing the right protection based on an individual needs can be invaluable.

Bradley Hall's Mortgage team have access to bespoke deals and guidance to suit you.

For more information, please contact mortgages@bradleyhall.co.uk or call **0191 383 9999**

Your home or property may be repossessed if you do not keep up repayments on your mortgage. BH Financial Bradley Hall is a trading style of TRN Adviser Limited Ltd, an appointed representative of The Right Mortgage Ltd, which is authorised and regulated by the Financial Conduct Authority. TRN Adviser Ltd is registered in England and Wales. Company No: 09863667. Registered address: John's Court, 70 St Johns Close, Knowle, Solihull, B93 0NH. Registered Address: BH Mortgage Services, 120 High Street, Gosforth, Newcastle Upon Tyne, NE3 1HB

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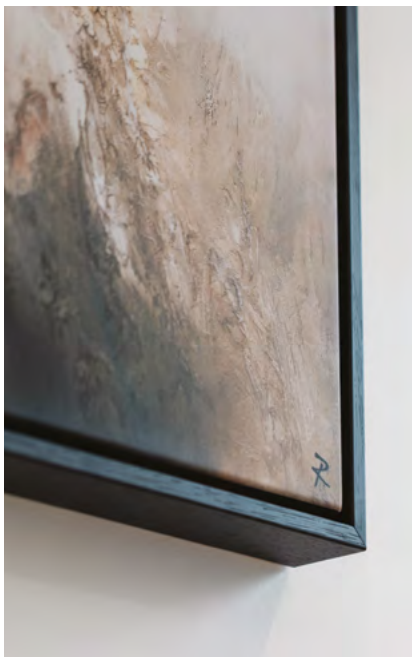
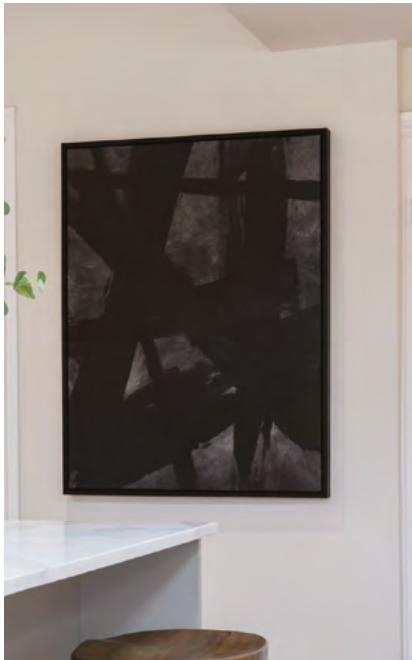
With a range of abstract, landscape & seascape and botanical & floral pieces in square, landscape, portrait and panoramic - there is the perfect canvas for those who appreciate and enjoy using contemporary art to create stunning interiors.

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We're looking for luxury holiday homes in Northumberland to join our exclusive portfolio



As the leading independent agent for luxury holiday homes in Northumberland, Coquet Cottages have grown steadily over the last 24 years from just one holiday cottage to over 150 beautiful holiday homes across the most enviable locations in the county.

Each holiday home is hand-picked to allow our expert team to ensure your investment can perform to the best of its potential, working alongside our brand guidelines. Unlimited support and guidance is provided to you throughout your relationship with us and our excellent Reservations team prioritise top class service to our loyal customers, 7 days a week.

Whether you are looking to purchase your first holiday home or you already own a holiday let and would like to improve your occupancy levels, we would love to see how we could work together to make the most of your investment.

At Coquet, we market only the very best quality accommodation in Northumberland. All properties are officially graded 4* or 5* by Visit England – ensuring every property has recognition and promotion of the high standards.

We thrive on working with like-minded owners who share our passions

and desires to provide a luxurious experience to every guest who has chosen to stay in a 'Coquet' property. This synergy continues to impress our customers who we see returning year after year.

From the moment you become part of our Coquet family, our Client Services team will work personally with you, getting to know your property inside and out and guiding you on how to provide the very best service which makes us unique.

Considering investing in a holiday home?

If you're looking to buy a holiday property in Northumberland, our Client Services team can provide advice on the best areas to invest in, up and coming areas to consider and also some home truths! We can advise on what our customer base are looking for in their holiday home, such as the internal facilities and layouts and nearby amenities.

As we have direct experience of owning holiday homes ourselves, we're able to advise and guide on the operational side of running your holiday home remotely. This includes

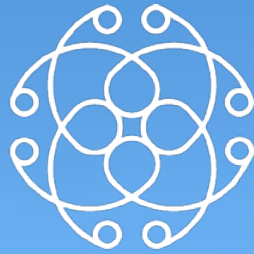
housekeeping services, maintenance and overall presentation.

We can market your property in advance of it being finished, which suits those who are working on a renovation project. This allows us to build up momentum ready for your photos to go live and will generate interest from our current and new customer base, potentially securing valuable reservations ahead of opening.

Our carefully planned marketing and advertising strategy combined with extensive knowledge of the market and ability to nurture our client base, allows us to maximise the potential of your property to provide an excellent return on your investment. Simply check out the level of bookings on the availability calendars online to see how successful your holiday home could be.

Please contact our Client Services team today and allow us to inspire you to strive for the best.

Coquet Cottages
01665 710700
www.coquetcottages.co.uk



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Why Coquet Cottages?

We are a local, family-run agency with an excellent reputation for customer service and client support.

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SPONSORED CONTENT

'The Ultimate Glow Giver': Profhilo with Studio Aesthete





Dubbed the ultimate glow giver by its fans, Prophilo is the newest super moisturising treatment for your skin.

This treatment has been rapidly gaining traction online, and has appeared in publications such as Elle, Glamour, Harper's Bazaar in recent weeks.

Rather than changing the shape of your face with fillers or relaxing the muscles in your face through Botox; this ultra-hydrating treatment delivers deep moisture to not only help plump and nourish the skin, but to provide a youthful all over glow.

Studio Aesthete, a holistic, private cosmetic clinic based in both Newcastle and Sunderland has begun practicing the 'beneath the skin' hydrating treatment that delivers hyaluronic acid deeper into the skin than the capabilities of any topical hyaluronic acid serum.

Prophilo contains one of the highest concentrations of pure hyaluronic acid on the market at 62mg per 2ml syringe. The treatment targets multiple layers of skin to restore the structure of the skin's firmness, tone and elasticity at levels that cannot be achieved through the application of skincare products onto the skin surface alone.

Although this procedure is administered through a needle and is technically classed as an injectable treatment, Prophilo is a gentle, regenerative, experience that acts as an addition to your skincare routine, rather than something that will change how your face moves and looks.

With guaranteed natural looking results, what can you expect from Prophilo treatments?

As Prophilo helps the skin hold onto water and encourages a 'moisturised from within' look, the treatment works through stimulating collagen and elastin through the use of a stabilised hyaluronic acid.

Once you are ready for the treatment, you will be made comfortable in Studio Aesthete's beautiful treatment room. From here, the skin will be examined, making note of any visible blood vessels, areas of unhealthy skin or moles or lesions that need to be avoided when the procedure takes place.

The treatment itself is suitable for anyone and is completed within a matter of minutes. The skin is cleaned and then five specific

needles are injected to each side of the face; in front of the ear, the front and side of the cheek, the angle of the jaw and below the lower lip. Each injection takes less than five seconds. Once complete the area is cleaned again with an antimicrobial product that also contains arnica to aid the healing process.

After the treatment, it is important to avoid touching the area and to keep makeup away from the skin for at least 12 hours. In terms of aftercare, it is recommended to avoid certain medications, heavy exercise, and alcohol for 48 hours as this can increase the risk of bleeding.

Each treatment is administered in two parts, the second one around a month after the first. The process will cause slight discomfort while being administered, but this is to be expected. However, the discomfort is not so severe that it deters customers from returning for further treatments, any discomfort or stinging sensations dissipates quickly.

It is recommended to have two to three treatment sessions one month apart. The results will speak for themselves and will give your skin a more hydrated, plumper, and youthful looking finish. Many start to see an improvement within a week of their treatment, however the real results will reveal themselves within six-to-eight weeks as your body will begin producing collagen and elastin itself, which will be visible on the surface of the skin.

After completing the initial two treatments, booking in for a follow up treatment every six months will ensure the results are longer lasting.

Prophilo is a brilliant way to hydrate and encourage regeneration of the skin when the first signs of ageing appear. For very natural, hydrated results come and see lead nurse and director of Studio Aesthete, Lucie Royer, who founded the clinic in 2019. Studio Aesthete's mission is to enhance clients rare, unmistakable beauty, while providing each client with an elevated aesthetic experience, and Prophilo is the newest way to do that.

www.studioaesthete.co.uk



What is composite bonding? And why is it becoming so popular?

Helping his patients to achieve their perfect smile is something that Dr Stephen Ward is very passionate about.

Dr Stephen Ward has completed dozens of aesthetic treatments such as composite bonding and adult tooth straightening on clients over the years and says he will never grow tired of seeing patients reactions at the end of treatment. "There are not a lot of huge pluses to looking in peoples mouths all day, but seeing a patients finished smile at the end of aesthetic treatment,

and how much it means to them, could brighten anyone's day."

Stephen has been a resident dentist at the MyDentist Front Street practice since 2012 after graduating from Newcastle University with Merit in both clinical and academic dentistry. He is a certified Invisalign and Clearcorrect practitioner, as well as providing a full range of NHS and private dental treatments.

We sat down with Dr Stephen Ward to find out more about composite

bonding and why it is becoming such a popular treatment.

"Composite bonding is becoming extremely popular as it is a fast and effective way to create a smile makeover without the use of drills or any permanent alteration to the tooth structure. The procedure itself is pain free and can be completed in one visit. This non-invasive procedure is a fast and effective way to address minor cosmetic issues such as gaps, chips or fractures and even slight



Everyone wants the perfect smile.

Having a beautiful smile is often linked to greater confidence and personal happiness and is one of the first things we notice when meeting a new person.

rotations in order to create an even and symmetrical smile.”

Composite bonding is a very popular and effective option for reshaping teeth and camouflaging minor misalignments as well as closing small gaps between teeth.

A composite resin is added to the tooth and shaped to restore or create a natural appearance. This does not cover the entirety of the tooth and instead is matched to the colour of the client’s teeth. This creates a very effective yet subtle finish.

Unlike other treatments such as porcelain veneers and crowns, composite veneer placement requires no drilling, or painful procedures involving the removal of any parts of the natural tooth. Resulting in no damage, downtime or pain throughout the procedure and recovery. No numbing or anaesthesia is required which means that patients are able to come and go from the appointment with no adverse or uncomfortable side effects.

We are finding that now many patients are choosing composite bonding as it is a less destructive treatment that is reversible. Preparation

for traditional veneers or crowns takes away a significant portion of the natural tooth resulting in a permanent change. With composite bonding involving no tooth preparation or drilling it can be simply removed or altered to suit the clients requirements. If circumstances change or if the client would like a different look to their smile.

Once the composite is applied and moulded to the perfect shape, it is hardened using a curing light. We then spend time further shaping and polishing the composite in order to create the perfect look and feel, creating not only a beautiful appearance but a functional and comfortable bite.

Many also ask if composite bonding can be used to improve the aesthetic of the bottom teeth. There are some factors that need to be considered in cases which involve the bottom teeth, like the patient’s bite and how the top and bottom teeth meet. If the patient suffers from teeth grinding, dental bonding is not a good option because the composite resin is not strong enough to resist to the forces and may fracture.

Composite bonding uses modern

materials and simple techniques which can also prove to be a much more cost effective option than crowns or veneers. With good oral hygiene the treatment should last for years and require minimal maintenance.

The best way to determine which solution is right for you is to talk to your dentist about your aesthetic goals. Give some thought on what it is you would like to improve or change and what would make you feel more confident and your dentist will provide their expert input in how to achieve your desired goals.

For patients who have healthy natural teeth and desire a quick solution to improve the appearance or their smile, composite bonding is a fast, painless and affordable option. It is the least invasive way of aesthetically restoring your smile.

If you would like to discuss composite bonding or any other aesthetic smile treatments such as adult orthodontics, please call us on 01207 503020 or email frontstreet-rec@mydentist.co.uk or for some examples of work I have carried out head to my Instagram page @drstephenward

We went for
cocktails and
couldn't resist
staying for dinner

Kiln

Our new resident fine dining expert and secret restaurant reviewer, F.B Vivant, will be covering the very best of the North East and beyond to bring you hidden gems, applauded eateries, and the best places to grab a drink.





Our recent wedding anniversary fell on a windy and rainy Monday evening. With plans afoot to celebrate at one of our favourite neighbourhood restaurants, Route, at the end of the week, we racked our brains for somewhere easy to go to for a quick drink to raise a glass.

We had been to the bars on our doorstep one too many times to feel properly celebratory and with plans for a night in Newcastle on the horizon, we didn't want to peak too soon.

In recent years, Ouseburn has become a hub of artistry and independent traders, mixing its industrial background with creative minds and the best views of the Tyne. It's a quirky mix of graffiti, industry, gallery space, an urban farm and cultural establishments like Seven Stories.

Newcastle's cultural quarter, once led by firm favourites The Cluny, The Tyne Bar and The Free Trade Inn, has grown to host a superb range of bars and eateries including Cookhouse, Thali Tray, Brinkburn Brewery and Kiln.

As regular visitors to Cookhouse (lunch on the terrace in summer is a must!) and having previously tried Brinkburn Brewery, we fancied our chances at Kiln.

We had always been intrigued by the bold facade but had never made it inside and so took the opportunity on what we thought would be a quiet evening to pop by for a drink.

You could be forgiven for thinking that a 'pottery-café-bar-restaurant' mix might be at best a bit confused and at worst, maybe a little damp and dusty. Kiln is none of this and instead offers a warm, inviting and cosy atmosphere which feels very much like an excellent bar, and not at all like a café tacked onto a pottery.

We took a seat at the bar, convinced we had walked in for a drink only. In the warm atmosphere and

following a glass of new favourite 'Pulp Fiction', a Grüner Veltliner from Austria, we were taken by the steady stream of food coming from the kitchen. Despite best efforts, with dinner out planned at the weekend, we succumbed to the 'just what we fancied' menu.

Our selection included olives with Greek feta and chills, hummus with Egyptian pita, 16h lamb shoulder with hot sauce and cous cous, slow-cooked smoked chicken legs, and za'atar and maple syrup roasted carrots. We were not disappointed.

Perhaps the star of the show, although it was among a real constellation, was the za'atar and maple syrup roasted carrots dish. Restaurants truly show their style, value, and skill when they get vegetables just right. The carrots were among the best we've had and held their own when compared with similar dishes from applauded London restaurants.

The cocktail menu was extensive and whilst we stuck with the glass of wine on a school night, we could have gladly got stuck into a series of creative and unusual tipples. 'The Hole in the Cup', a tequila, lime, pineapple, cucumber, and anise concoction would have won my vote.

Throughout, we were taken by the décor and welcoming style. The staff were friendly, knowledgeable and seemed to enjoy being there which can make a real difference anywhere. During our meal and through a glass partition at the end of the building, we watched someone absorbed in making small bowls, headphones in ears and bathed in what felt like quite a soothing violet light.

All in all, this is a must visit for anyone with a penchant for good food, interesting cocktails, and an unusual wine list. We plan to hit the outdoor space next and look forward to returning already, perhaps with a plan to actually get that cocktail next time.





Local Children's Charity Pilots New Therapy Service with Horses



Heel & Toe Children's Charity, Durham is delighted have launched a specialised therapy service in the form of Hippotherapy.

The charity has been awarded funding from The National Lottery Awards for All to pilot a project where 18 children will receive 6 sessions of Equine facilitated Physiotherapy (EFPT) each.

EFPT, also called hippotherapy, is a physiotherapy technique that uses the movement of a horse to treat a variety of conditions, in this case children with physical disabilities and complex needs. The horse's regular rhythm of walking can be used to improve balance, strength, joint range, righting reactions, tone, flexibility and sensory processing essential in the development of motor skills.

Heel & Toe Charity's Clinical Lead - Jo Parsons is a Fully Qualified Paediatric Physiotherapist and is coordinating the new hippotherapy service in partnership with Washington Riding School to help local children with

physical disabilities and complex needs in the North East and surrounding regions. If the pilot scheme is a success, Heel & Toe Charity will look to apply for further funding to continue running this amazing new service.

Jo Parsons, Clinical Lead Paediatric Physiotherapist at Heel & Toe Children's Charity "It is such a privilege to have this opportunity to deliver this unique therapy. The children love it and don't even know they are doing physio! It is wonderful to treat these children in an outdoor and non-clinical environment, and I am excited to see all the positive benefits for not only the children, but their parents and our volunteers as well."

You can find out more about Heel & Toe Children's Charity by visiting; www.heelandtoe.org.uk/about-us

About Heel & Toe Children's Charity

Heel & Toe provides a range of therapies to help children with physical disabilities and complex needs across the North East region. Children between the age of 6 months and 19 years old can access Physiotherapy, Occupational Therapy, Speech & Language Therapy, Conductive Education, Massage Therapy and Hydrotherapy. The charity is not government funded and relies solely on donation from the public and local business support. It costs the charity £850,000 per year to continue to provide this lifeline to children.

For further information, please contact:
Heel & Toe Children's Charity
Jane Long - Development Executive Email: jane@heelandtoe.org.uk
Telephone: 0191 3868606 or mobile 07827916768



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A Modern Transformation

Can you describe the property you were working with?

Our client loved their traditional Victorian terraced house in Newcastle but the dark and uninviting kitchen with separate dining room just didn't work for them. They wanted to cook together as a couple, socialise with friends, and have a little more space. Michelle from Callerton Kitchens & Interiors was invited to offer her design expertise and she had an ultimatum, if the design wasn't right they were going to sell.

What were the clients looking for in their kitchen?

Sarah and John felt certain that the house could be extended to the rear as others in the neighbourhood had carried out similar work, but they had no idea where to start. They dreamt of an open plan space that could be used to cook, dine alone or with friends, and had access to the garden. They wanted a stylish feel that suited morning coffees or late night cocktails.

Were there any challenges during the project?

During the design stage the couple knew they needed to be absolutely sure before committing to the investment but after seeing Michelle's final design they felt sure they couldn't move. The new open plan kitchen, living, dining space with an innovative island, complete with porcelain doors and matching dining table, would fit perfectly into the newly opened and extended footprint. Our client had a fantastic builder that Callerton Kitchens &

Interiors had worked with before. "Mick and Terry were amazing. We wouldn't have coped without them and their team" noted Sarah as she recounted the feeling of dread when the third lockdown was announced. By this point the building was watertight and the team made special arrangements to work safely in accordance with the regulations. Although this impacted the timescale and planning the final completion date was still met.

How are the clients finding their new space?

"We definitely made the right decision, we love our house again" said John. The space offers social cooking with formal dining and bi-fold doors out into the garden. The room is filled with natural light during the day and various lighting options bring the perfect mood to any gathering.

Were there any special features?

Sarah and John were all about the detail so this kitchen features a number of signature pieces. The corner cupboard unit creates a larder/pantry that makes use of all the available space, perfect for all those condiments. The island with porcelain doors and end panels is certainly a showstopper that combines perfectly with the Bora hob, meaning there is no need for an intrusive extractor. Finally the touches of gold that run through the kitchen work beautifully with the lighting and veining in the stone worktops, it brings the whole concept together.



Callerton Kitchens & Interiors

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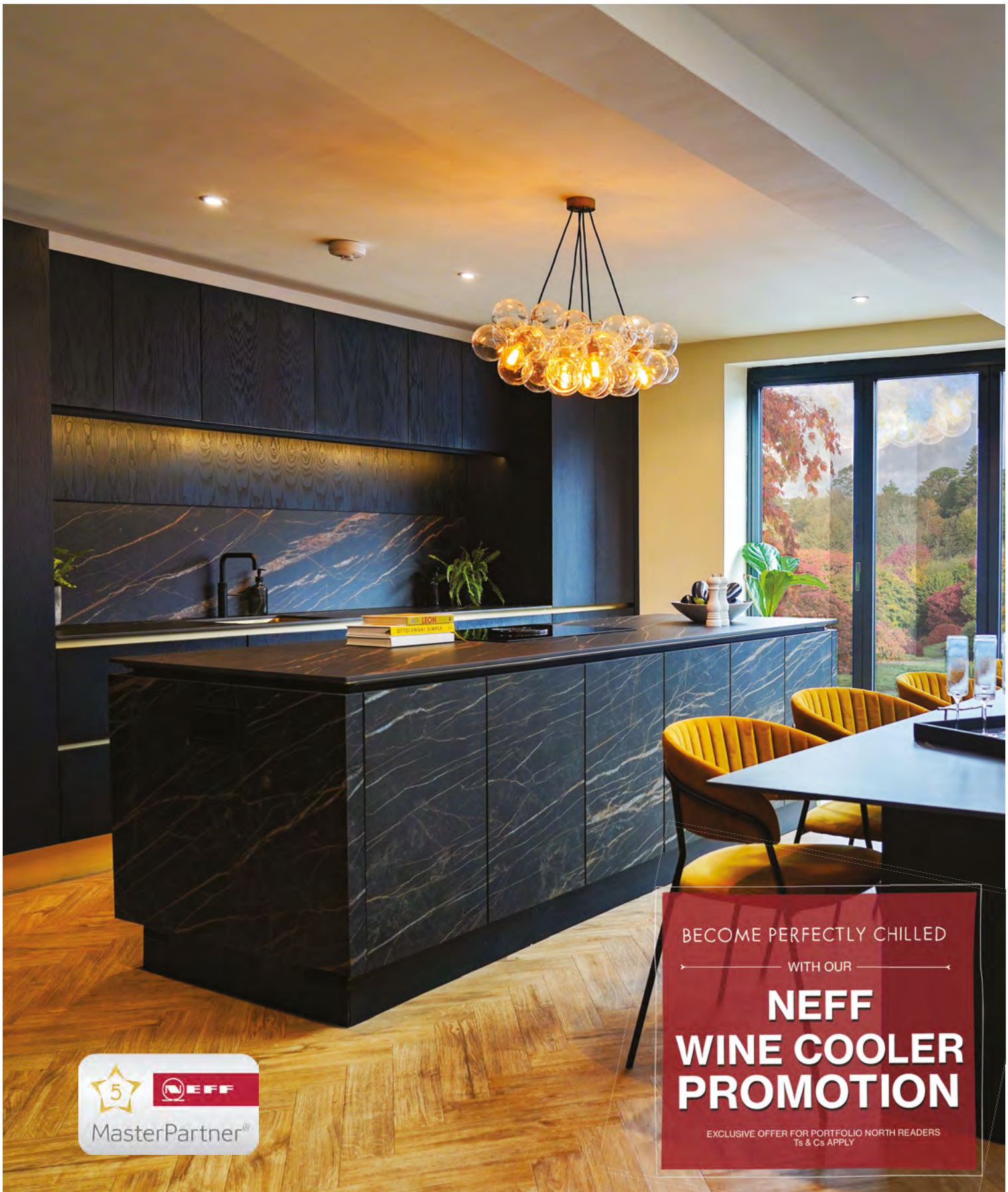
www.callertonkitchens.co.uk

KEY FEATURES

- Callerton Furniture
- Chelsea Ash Black Stain
- Aurora Door range
- Bubble Light - Dowsing and Reynolds

APPLIANCES

- NEFF Slide and Hide Oven Collection
- Quooker Fusion Square Tap
- 1810 Brass Sink
- Bora Basic Hob



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We should have chartered a yacht...



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