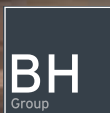


ISSUE 01 | SUMMER 2017

PORTFOLIO

PROPERTY AND LIFESTYLE MAGAZINE FOR THE NORTH EAST



RESIDENTIAL | COMMERCIAL | PLANNING & DESIGN | MORTGAGE | FINANCE



MAKE YOUR BIG DECISION AN EASY DECISION

Buying a new home is a big deal. Find your right match and it can also be one of the best decisions you'll ever make. That's why we've rewritten the rule book on new build homes to give you more of what you really want, all included in the price†. Taking cues from the latest in Italian design, with clean lines and modern finishes, our homes have style and substance in equal measure. Visit one of our developments across the North East and find your match today.

20

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Marketing suite and showhome opening times vary, please visit our website for more details.

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WELCOME

Welcome to this first issue of Portfolio, a magazine designed to highlight the best property opportunities in the region and the broad range of services and products now offered by BH Group.

Portfolio showcases our full and broad range of services and activities across the North East while also being a window into some exciting residential and commercial property opportunities.

We're trying to promote amazing developments underway from County Durham, to those in Newcastle along with those further north in Northumberland. Portfolio highlights great activities and projects being delivered by clients and professional partners.

The North East is a great place to work and live. The region has much to be proud of. Portfolio shines a light on just some of our fantastic places and the many great things happening.

Against a backdrop of rising inflationary pressures, Brexit and currency volatility, the North East remains resilient and enjoys a buoyant and active property market. People are still spending, while businesses are investing for further growth. Cities like Newcastle, Sunderland and Durham are buzzing with activity, particularly in the leisure sector.

Our market towns in Northumberland and County Durham continue to attract investment and new housing schemes encouraging new businesses and more employment.

Bradley Hall has been fortunate to be involved in some of this activity. During the last 12 months our business has gone through a radical period of expansion, office openings and relocations and a group-wide restructure to accommodate change and further growth. Our deal-making is running at record levels.

Our success is based on our professional team but also the great network of professional friends and partners we do business with. We thank them for their continued support. We also thank those companies that have kindly advertised in this magazine.

We hope you enjoy reading this first issue of Portfolio.

Neil Hart
MD, BH Group

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BH IN THE COMMUNITY

Donations to local charities

"We've been delighted to work with the team at Bradley Hall on our latest store opening. The deal illustrated further investment in the Whitley Bay area and we are proud to be playing our part in developing the community with the assistance of Bradley Hall."

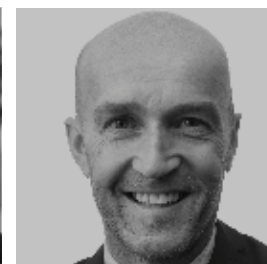
Mike Harrison, Co-op regional acquisitions manager

1

GROUP



Neil Hart
Managing Director



Peter Bartley
Director



Richard Rafique
Director



Geoff Davis
Finance Director



Chris Whitehouse
Director

"We are delighted to have the £10m St Andrews Park retail development site in Durham so close to completion and to have well known brand Kwik Fit as one of the first retailers on board thanks to Bradley Hall."

Mark Swallow, development consultant Angel Developments (Durham) Limited



Tim Aisbitt
Associate Director



Catherine Affleck
Associate Director



Henry Scott
Associate Director



Carl O'Brien
Senior Surveyor



Nick Bramwell
Graduate Surveyor



Kristian Sorensen
Graduate Surveyor



Joseph l'Anson
Chartered Surveyor



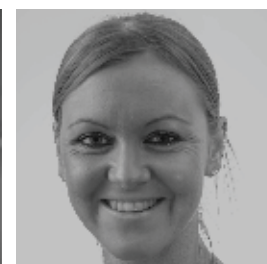
Ben Taylor
Assistant Surveyor



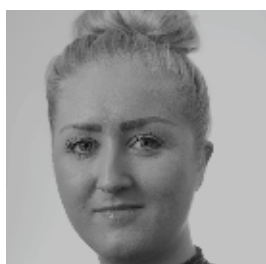
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Marketing Manager



Cheryl More
PA to Managing Director



Lisa Hall
Administrator



Amy Nicholls
Administrator



Rebecca March
Administrator

DEDICATED | COM



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Director of Estate Agency



Rosie Spours
Alnwick Office Manager



Jessica Wilce
Property Executive



Carolyn Irwin
Property Executive



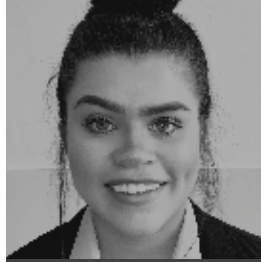
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Senior Administrator



Simra Kaleem
Property Executive



Oliver Hindle
Graduate Valuer



Rebecca March
Property Executive

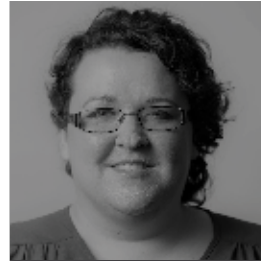


Liam Henderson
Property Executive

"We are pleased to have the established and successful estate agency Bradley Hall on board to market our brand new properties in Cragside Gardens, Rothbury.

"Bradley Hall's reputation for high quality service perfectly complements the reputation which Robertson Homes has built for unrivalled, luxurious and detailed properties over the past 50 years."

Sharon Spinelli, sales and marketing director at Robertson Homes



Karen Smethurst
Head of Accounts



Tracy Cowe
Accounts Officer



Georgina Manning
Accounts Assistant



James Hill
Director



Lewis Chambers
Director



Oliver Lavin
Mortgage Adviser

MITTED | PROFESSIONAL



Louis Jackson
Business Apprentice



The Maltings, Alnwick



HOW TO INCREASE THE VALUE OF YOUR PROPERTY

LIFESTYLE

It doesn't take much to achieve a quick sale by making your home more attractive to prospective buyers. Here's how...

First impressions count

Consider giving the front door a lick of paint. You don't want to leave a negative impression on prospective buyers before they've even got past first base. Once they're in the building, offer them a cup of coffee and biscuit to make them feel at ease.

Make a grand entrance

Some homeowners neglect their entrance hall, believing it doesn't hold the same appeal as the lounge, kitchen or bedroom – a common mistake to make. Install extra lighting for a sunnier look and remove excess furniture to make the property seem more accessible.

Presentation is key

Imagine going into a home that has dirt, dust and damp marks everywhere. Give your home a spring clean before viewings – whatever the season. And make sure that any leaking pipes or broken tiles are fixed.

“Clutter can make even the most attractive home seem unloved.”

Don't be off-colour

Personal preference dictates colour schemes but it could be a deal-breaker if a prospective buyer hates the dazzling daffodil yellow in the kitchen. Naturally, you can't please everyone but a general rule of thumb is to keep colours neutral – white or cream all over is a pretty safe bet. Some buyers are put off by dark hues or dazzling shades of lime and lemon. That said, it does no harm to accessorise the home with a few colourful adornments, such as a vase of flowers or bowl of fruit in the kitchen.

Smell nice

There's nothing more repulsive than entering a home with a pungent smell – even if it's perfectly decorated. Open the windows and get the air freshener out, especially if you're living with pets. Remove your dog or cat from the sight of visitors; some people are allergic to certain types of animal and others simply don't like them. It could work the other way, of course; visitors who love your pet pooch may spend more time pampering it than looking around your home. If you're a smoker, strategically placed bowls of vinegar can help to eliminate stale tobacco smells.

Get rid of clutter

Remove as many personal belongings as possible from show. Clutter can make even the most attractive home seem unloved. Store items in cupboards and

fitted wardrobes and, if necessary, leave any excess goods with a friend or in off-site storage.

Be prepared

Prospective buyers will not just be interested in the fixtures and fittings within your home. They'll also want to know what the neighbours are like, whether there has been any recent crime in the area and how far away the local school is. Do your homework to appear helpful, knowledgeable and informed.



DON'T FORGET THE GARDEN

LIFESTYLE

Wyevale Garden Centres, owner of Heighley Gate in Morpeth, gives some top tips on sprucing up the garden.

If you're selling your property, the garden or outside area can be a key feature with different pros and cons for buyers.

For those keen on gardening it's key to show the potential of the space whilst not scaring off those who aren't green-fingered with a high maintenance area. A neat, tidy area will reassure all potential buyers and whilst no-one wants to spend unnecessary money when they're moving, a lot can be achieved with relatively little.

Screening unsightly features such as drains and bins can pay dividends, while clearing away any debris or clutter will enhance the space.

“A neat, tidy area will reassure all potential buyers.”

If your garden is full to bursting and you're planning to take some plants with you when you move, investigate whether they can be lifted and held in pots on a temporary basis. This will give potential buyers a true reflection of what they'll be getting. For buyers who aren't experienced gardeners, be prepared to answer queries about how you manage the garden maintenance.

For those of you who aren't gardeners and have a bit of a 'blank canvas' to work with, make pots and containers your friends. These can be inexpensive or grand but either way they're perfect for adding instant colour to any outdoor space. Below are a couple of ideas for planting that may inspire you:

Classical

This works best with one large planter as a centre piece. Traditionally this would have been stone and rather grandiose-looking but there are some excellent concrete and lightweight styles available now. Whether you want to plant a single variety or a mix, the key is to pack plenty of plants in for maximum impact. Don't worry about structure too much – let the container do all that for you and let the plants add softness, texture and colour.

Here's our pick of formal container plants to give you an idea:

- Pansy (Viola) 'Sorbet Yellow Delight'
- Pelargonium 'Ashfield Serenade'
- Trailing lobelia (Lobelia erinus) 'Mrs Clibran'
- Delphinium Astolat (Pacific Hybrids Series)
- Verbena 'Sissinghurst'
- Verbena 'Aztec Silver Magic'
- Phlox '21st Century White'
- Viola 'Martin'

Cottage Garden

It's easy to create a cottage garden on your patio, decking or city balcony by using containers. Why not try:

- Lupin (Lupinus) 'The Chatelaine'
- Phlox Paniculata 'Fujiyama'
- Geranium Pratense
- Hollyhock (Alcea Rosea) 'Nigra'
- Carnation (Dianthus) 'Doris'
- Cosmos 'Sensation'
- Adriatic Bellflower (Campanula Garganica)
- Catmint (Nepeta Nervosa)
- English lavender (Lavandula Angustifolia) 'Hidcote'
- Allium Schoenoprasum

THREWAYS, TRANWELL WOODS - MORPETH, NE61 6AQ



SALE PRICE OF £1,900,000

EPC Rating D86



Threways offers an impressive architectural masterpiece set on 5.5 acres of well kept private land, which includes a large paved driveway and central water fountain feature, in Tranwell Woods. The well presented mansion style property boasts extensive living accommodation which also includes a bar, snooker room and sun lounge.

Morpeth
 01670 518 518
 morpeth@bradleyhall.co.uk



NUNRIDING STABLES - MORPETH, NE61 3QS



SALE PRICE OF £650,000

EPC Rating Exempt  X 3  X 3

This recently converted two storey barn benefits from well maintained gardens, stables and three paddocks. The property is Grade II listed and the grounds extend to approximately 3 acres.

Morpeth
01670 518 518
morpeth@bradleyhall.co.uk





NEW-LOOK BH GROUP BUILDS FOR A BRIGHT FUTURE

Bradley's Hall's growth has mirrored rising confidence in the property investment market...

The last couple of years have seen a period of major change at Bradley Hall. The group has expanded its geographical reach with the opening of new offices in Alnwick and Morpeth, hired several new staff and introduced a raft of new services as it looks to gain greater market share in a highly competitive industry.

Bradley Hall has accelerated its expansion plans and, to prepare for future growth, has invested in a 4,000 sq ft head office on the upper floor of 1 Hood Street, near Newcastle's towering Grey's Monument.

The move from the previous head office in Grey Street has seen the group invest around £150,000 to centralise more of its services and functions within the regional capital of the North East.

The move was necessary due to the strong recent growth enjoyed by Bradley Hall. The group has been instructed to work on several high-profile schemes and is currently managing the largest ever disposal of county council assets across Northumberland on behalf of Northumberland County Council.

There has also been the exciting launch of BH Financial and BH Mortgages, which offers clients finance support to residential and

commercial projects from all offices across the group. Services include advice and support on mortgages and the application process, commercial mortgages and commercial loans, business finance, motor finance for business and private use, and vehicle sourcing and disposal. The Group also recently established BH Planning and Design.

Neil Hart, managing director of Bradley Hall, said: "The move and relocation follows an impressive period of growth and change but it also reflects our future ambitions as we look to expand further in the coming months. We've already kick-started our plans to increase our expert team of staff from 35 to 50 within the next couple of years and we're currently recruiting for other posts.

"Our new head office allows us to handle more enquiries and continue to grow our support for our clients, some of whom are in the Top 200 companies in the region.

"We're consistently handling bigger instructions for commercial and residential projects and, with confidence in these markets buoyant, we're looking towards the future with a great deal of confidence."

APPOINTMENTS FUEL EXPANSION DRIVE

NEWS AROUND BH GROUP

Bradley Hall has launched a new service and made key appointments to kick-start the next phase of growth...



(L-R) Catherine Affleck, Henry Scott, and Matt Hoy

The Bradley Hall expansion drive is gathering pace with the recent launch of a new suite of building and surveying services for homeowners.

New associate director Henry Scott is overseeing the delivery of the new services, which include project management, design work, commercial refurbishment projects, contract administration, condition surveys, reinstatement cost assessments and dilapidations negotiations.

Henry, 32, from Jesmond, joins the company following nine years in the building surveying industry.

He said: "I'm delighted to join the Bradley Hall team at such an important time of expansion and I'm proud to have been appointed to add building surveying to the company's existing service lines.

"After almost a decade of developing my own knowledge and experience in the industry, I'm looking forward to leading this section of the business, creating new opportunities for Bradley Hall and its clients."

Bradley Hall has also recruited property management specialist Catherine Affleck, who oversees the property management department and deals with service charge management and landlord and tenant matters. Catherine re-joined the company as

associate director after working as a senior surveyor at Lambert Smith Hampton and Durham County Council.

She started her career at Bradley Hall in 2005, graduating with a first-class honours degree in Estate Management from Northumbria University before becoming a chartered surveyor.

Her appointment comes as Bradley Hall strengthens its residential management team with the promotion of Matt Hoy from Northumberland area manager to director of estate agency. In his new role, Matt heads up the newly established Bradley Hall Residential and oversees all residential matters, operating between the branch network in Alnwick, Morpeth, Gosforth and Durham.

Bradley Hall MD Neil Hart said: "We're thrilled to have hired these talented staff as we look to pursue an aggressive growth strategy this year. We've already moved into larger headquarters and opened new offices around the region; now we're looking to increase headcount to service a significantly increased workload.

"Over the last 12-18 months we've been handling bigger instructions on commercial and residential projects. That trend looks set to continue as investors' confidence in the property market increases. We see 2017 as another big year for us as we continue to secure greater market share and present a strong property services brand to the region."

NEW HOMES BOOST LOCAL REGENERATION

BH RESIDENTIAL DEALS

The residential market is buoyant, with sales of new homes on the rise across the North East. Bradley Hall is working on several major schemes that are helping to regenerate local communities around the region...

Bradley Hall and Northumberland development firm Arch have teamed up to work on a new luxury apartment scheme in Alnwick.

The Maltings is a mix of 37 luxury two and three-bedroom apartments and penthouses within a group of listed stone buildings on Dispensary Street. Several of the apartments include private balconies and patios, while penthouses are complete with sky lights and floor-to-ceiling glass doors – guaranteeing fantastic views across Alnwick.

Ascent Homes, part of Arch Northumberland, are the investors responsible for regenerating the key site within one of Northumberland’s most attractive market towns. Meanwhile Bradley Hall is promoting the site and taking early reservations from interested homebuyers.

Matt Hoy, director of estate agency at Bradley Hall, said: “The Maltings combines the history and culture of Alnwick, one of the most sought after towns in the country, with modern luxury living.”



The town is also benefiting from an attractive residential development that’s transforming the site of the former Thomas Percy School.

An eclectic mix of 15 new three and four-bedroom detached properties have been built by Lindisfarne Homes on the site, which is ideally situated near transport links and amenities in Alnwick town centre.

Six build styles allow the discerning buyer a selection of properties with a range of different designs, all finished to an exacting standard. Fourteen plots have now sold and Bradley Hall is – at the time of print - taking enquiries from prospective buyers for the remaining plot.

GOSFORTH DEVELOPMENTS

Work is underway on an £11 million project to create 14 contemporary and luxury homes within the spectacular Walled Garden development at Newcastle Racecourse in Gosforth.

Award-winning All Saints Developments is building the four and five-bedroomed homes within the four-acre site, which originally served the 18th Century Brandling Estate and is part of an ongoing improvement programme at the racecourse.

The properties will boast sedum grass and zinc roofs, which will mirror their leafy surroundings, but will be near Gosforth town centre which plays host to a range of shops, restaurants and pubs.

Meanwhile, the nearby £3.3m Lansdowne development comprises eight new luxury properties on Gosforth High Street, including modern four-bedroom townhouses with double garages. Bradley Hall has teamed up with Sunderland developer Gentoo to deliver the scheme, which offers three distinctive styles of property including some with an additional studio office located above the double garages.



NORTHUMBERLAND'S FINEST HOUSE BUILDER



CURRENT DEVELOPMENTS:
THE MALTINGS - ALNWICK
PLESSEY GREEN - BLYTH
ALLERBURN GATE - ALNWICK
ORCHARD DENE - JESMOND
WINDSOR VIEW - NEWBIGGIN-BY-THE-SEA
WAYSIDE POINT - ELLINGTON
COMMISSIONERS QUAY - BLYTH

SEE MORE AT:
WWW.ASCENT-HOMES.CO.UK



Ascent Homes

PLOT 1 THOMAS PERCY CLOSE - ALNWICK



LAST REMAINING PLOT

* Photos are taken from the show homes



SALE PRICE OF £225,000

Awaiting EPC Rating

 X 3

 X 2

Thomas Percy Close is an exclusive development of 15 executive homes.

The Birsley is a spacious, modern family home including a bespoke fitted kitchen, sea views and generous private rear garden.

Thomas Percy Close is waking distance from Alnwick Town centre making it ideal for family life.

Alnwick
01665 605 605
alnwick@bradleyhall.co.uk



APARTMENT 11 THE LIMES, THE MALTINGS - ALNWICK




* Photos are taken from the show homes



SALE PRICE OF £149,950

Awaiting EPC Rating

 X 2

 X 2

Following the multi-million pound refurbishment of an iconic yet dilapidated building, The Maltings comprises 37 carefully designed apartments and penthouses, perfectly complementing the idyllic local area of Alnwick, which was recently named as the Best Place to Live in Britain 2016.

Alnwick
01665 605 605
alnwick@bradleyhall.co.uk



INDEPENDENTS BRING FLOURISH OF COLOUR TO CITY

CITY LIVING

Dr Foodlove (aka @enjoy_ne) highlights some of the great independent leisure and hospitality operators who bring so much colour to cities like Newcastle and Durham.

The great cities of Newcastle and Durham would be much the poorer without their independent leisure operators who bring a unique vibrancy to the place.

These operators bring a real flavour of the region to our cities, often promoting all that is great about the North East – in terms of personality, locally sourced food along with local craft beers and spirits.

Unlike Manchester, our noisy 'Northern Powerhouse' neighbour, Newcastle can boast a Michelin Star restaurant in the shape of Kenny Atkinson's House of Tides on the Quayside.

Kenny, a regular face on BBC1's Saturday Kitchen, won the culinary accolade in 2015, around a year after opening his first restaurant. This has been retained and he continues to win plaudits.

Michelin stars and high profile chefs like Kenny along with Newcastle's original food hero, Terry Laybourne, tend to draw visitors to a city, along with big spenders.

Terry, who was the first chef to bring a Michelin to Newcastle around 20 years ago, runs the hugely successful 21 Hospitality Group, which includes The Broad Chare culinary pub on the Quayside. This lively pub continues to hold a Michelin Bib Gourmand, awarded to those venues offering exceptional food at modest prices.

In March this year, Terry was among several Newcastle operators recognised at the Northern Restaurant and Bar (NRB) Top 50 2017 Awards. He was

joined by Harry and Ollie Valkhard of the Valkhard Group and Duncan Fisher, owner of the Apartment Group.

Other independents bringing some spice and character to city life include The Ladhar Group, which operates many of Newcastle's best known nightspots, including For Your Eyes Only and Greys Club.

Other pub and food venues they run include the busy Pleased to Meet You bar and restaurant on High Bridge; plans are also underway to develop a second Pleased to Meet You in Morpeth town centre.

“Locally sourced food along with local craft beers and spirits.”

The Malhotra Group is another local family business that owns and runs the Grey Street Hotel in Newcastle city centre and a selection of popular bars and hotels in Gosforth and Jesmond.

Elsewhere, the Chester-le-Street company Gainford Group operates the luxury Vermont Hotel along with the glitzy Livello bar and nearby Japanese restaurant Aveika on Newcastle's Quayside.

These local operators often adopt and adapt national leisure trends, tailoring them to the local market. They bring colour to a city that the blander chain restaurants and pub groups often fail to do.

Durham City's pub and restaurant scene isn't as boisterous or busy but there are still local operators catering for the student scene as well as high end visitors to this beautiful university city.

Big leisure developments are planned across Durham City, representing an investment of around £195m, in areas like the Riverwalk and Milburngate. Projects include two cinemas, and half a dozen bars and restaurants, all due to open before 2019.

Many, like the Marco Pierre White Steakhouse Bar and Grill and the Pitcher and Piano, are chain restaurants, but at the better end of the market.

Successful local independents include The Fat Hippo, on Saddler Street, the brainchild of Mike Phillips, who operates two other outlets in Newcastle. There's also Graham Kennedy and his chain of award-winning Bells Fish and Chip Shops.

Elsewhere there is the Gadd family who have been running businesses in Durham for 20 years. Nigel and Deborah Gadd own and run Zen restaurant and Tango on Elvet bridge.

Bradley Hall recently helped them purchase a site for an exciting new leisure project. Watch this space.

BAR GROUP TO SUIT ALL TASTES

CITY LIVING



The Vaulkhard Group – led by brothers Ollie and Harry Vaulkhard - is one of Tyneside’s more successful independent chains of pubs, bars and restaurants.

With an annual turnover of almost £14m, the Group employs more than 300 people at food and drinking venues across Newcastle, Whitley Bay, Morpeth and further afield in Sheffield.

The company name might not be familiar to all but its string of bars in Newcastle and beyond will be favourites among many.

The Group includes Barluga on Newcastle’s Grey Street and in Morpeth; the Quilted Camel, on the Quayside; there’s also Perdu, Bealim House, the Blackie Boy, The Mushroom, All Seeing Eye, Pacific, and MSA (formerly Bar 42).

The Group also owns but doesn’t directly operate 42nd Street and Eezy Street in Whitley Bay, the Beehive, in the Bigg Market, and Red House and Hop and Cleaver on the Quayside.

There’s also a growing chain of coffee and tea shops that include Central Bean sites in Newcastle and Morpeth along with Sheffield; the Group also owns Blakes coffee shop on Grey Street and recently opened another Blakes in Sheffield, but modelled more with a tea room focus.

Less than two years ago Harry Vaulkhard took an enthusiastic amateur hobby of distilling gin into a fully-fledged business, creating the Newcastle Gin Company. This is based and producing spirit within the refurbished Bealim House bar in Gallowgate.

The local and national taste for gin made the Newcastle Gin Company an overnight success. The company’s signature blend of hibiscus gin is bottled and sold in many of the Group’s venues including Barluga and Perdu.

With annual production now running at more than 6,000 bottles, the reputation of Newcastle Gin is spreading; a recent link with a national wholesaler means Newcastle Gin is set to become known around the country and perhaps even further afield. We’ll drink to that!



CHEF TERRY LAYBOURNE AND 21 HOSPITALITY GROUP



Terry Laybourne is a culinary hero in Newcastle and nationally renowned as a top chef and restaurateur.

His roots are in the North East where he has worked there for more than 30 years. Awarded the MBE in 1998 for services to the restaurant and tourism industries, Terry began his training in some of Europe’s finest hotels before returning to the region.

In 1988 he opened 21 Queen Street on Newcastle’s Quayside which was awarded a Michelin Star and was followed by several bistro style restaurants. In 1998, Terry was awarded a ‘Catey’ for Independent Restaurateur of the Year

21 Queen Street was refurbished in 2000 as Cafe 21, bringing it in line with Terry’s other bistro style restaurants in the region where people can relax and enjoy the very best food from the region’s top producers.

This was refurbished and rebranded as 21 in 2015.

In 2011, Terry and his 21 Hospitality Group teamed up with Live Theatre for a third time to create a new pub and food venture on Newcastle’s Quayside, called The Broad Chare, which has gone on to win a string of national awards. He also owns the nearby Italian, Caffe Vivo.

Within the last two years Terry has opened a fish monger and fish bar, Saltwater Company, in the new Food Hall in Newcastle’s leading department store, Fenwick. And a new venture is currently being planned within the Food Hall.

Elsewhere, Terry’s services have been called upon by others: he has undertaken lead consultancy roles for the multi-million-pound redevelopment of the Fenwick Food Hall, and was a consultant on The Lakes Distillery project, Cumbria.

FIRMS CAPITALISE ON BOOMING LEISURE SECTOR

BH COMMERCIAL PROPERTY

The North East leisure scene is a hive of activity, with the region benefiting from a host of new bars, shops and restaurants in recent months.

Nowhere is this more evident than in Newcastle's thriving city centre, which has attracted several national food chains and quirky, independent bars and restaurants that have added a new dimension to the local culinary scene. Research carried out by the Northern Restaurant and Bar (NRB) Association showed that the number of independent restaurants in the city has grown by 12.8% over the last three years – the largest increase in the country, outpacing London, Birmingham and Manchester.

Bradley Hall has worked on several schemes that have added value to the local leisure offering. Earlier this year, the company secured a deal to transfer ownership of Newcastle's historic Union Rooms pub from JD Wetherspoon to Durham entrepreneur Andrew Ward. Mr Ward, who already owns five pubs in Durham, bought the business for an undisclosed sum after the national pub chain put the venue on the market last year.

Peter Bartley, director at Bradley Hall, said: "The Union Rooms is a prize leisure asset that doesn't often become available in the centre of Newcastle. It's a genuine trophy site and business.

"This is a significant investment for our client. It's an attractive Grade II building, a profitable leisure site and one the client intends to add value to."

Bradley Hall also worked on a separate project to transform the former Capology shop on High Bridge into the region's second YOLO bar. John and Greg Hall, grandsons of property developer Sir John Hall, have leased their former retail premises to Neill Winch of leisure operator Danieli Holdings, which has re-developed the building into a high quality, four-storey leisure venue with a ground floor drinking and dining space, first floor function area and second floor open-air terrace bar. The move has created around 100 jobs.



John Hall, who was assisted by Tim Aisbitt of Bradley Hall, said: "High Bridge is growing in popularity as a leisure destination and we're delighted that the building will become a focal point of the area's increased prominence."

Meanwhile, planners have given the go-ahead on a scheme to transform the spectacular Grade II-listed Eldon Chambers building on Newcastle's Quayside into a new boutique hotel with bar and restaurant. Bradley Hall is marketing this prime accommodation for lease, for either leisure or office use, and offers of around £195,000 per year are currently being invited.

The leisure sector's renaissance extends far beyond Newcastle, with County Durham, Northumberland and Teesside all benefiting from new bars, shops and restaurants. Fat Hippo, a local cult burger empire, created 40 jobs with the opening of a new eatery in Durham's Saddler Street with help from Bradley Hall. Based in a 17th century building on the historic city centre street, the new outlet highlights the rising popularity of the gourmet burger business, which already has two successful ventures in Newcastle.





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FROM AFFORDABLE LIVING TO MODERN LUXURY

BH RESIDENTIAL DEALS

Bradley Hall is working on schemes that offer everything from affordable homes for rent to the latest in luxurious living...



There's a unique opportunity to purchase a luxury new-build mansion in Tranwell Woods, near Morpeth.

Situated on a mature and sheltered site, The Birches is built over 16,500 sq ft and

includes five bedrooms, a pool room with sauna, steam room, gymnasium and bar area, and a 3,300 sq ft second floor apartment. The main ground floor offers elegant living accommodation via four reception rooms, a contemporary, high-

spec designer kitchen and walk-in wine cellar.

Also on site are attractive gardens to the rear, an orchard area, oversized double garage and a granite-paved driveway that can be accessed via electric gates which sit between granite pillars.

Matt Hoy of Bradley Hall said: "This is, without question, one of the finest properties that has come onto the North East market in the last few years. It will be within range of only a few but the purchaser will secure a truly unique modern mansion."

NEW LUXURY HOMES SET FOR ROTHBURY

A collection of 40 luxury three, four and five bedroomed homes are set to be built at Cragside Gardens, Rothbury.

Sharon Spinelli, sales and marketing director at Robertson Homes, the housebuilders behind the new properties, said: "This was a fantastic opportunity to build a group of luxury homes in an unrivalled North East location. Cragside Gardens will have the benefit of rural settings, including access to the Cheviot Hills and Northumberland National Park and close links to local towns and cities such as Morpeth and Newcastle.

"The homes within Cragside Gardens will be modern and spacious with high specification finishes that create the perfect base for family living. Our teams combine traditional skills with modern materials to make homes that are thoughtfully designed, solidly built, and beautifully finished."

Construction on the exclusive development has begun with completion set for late 2019.

Affordable homes available to rent

A multi-million-pound acquisition is set to bring much-needed affordable housing to communities across the North East.

Arch Homes has bought 87 Persimmon properties that will be made available for rent in a bid to tackle the lack of social housing in the region. Most of the properties are in Northumberland, with others based in South Tyneside, and include retirement homes, one-bedroom apartments and three/four-bedroom houses.

The influx of new rented accommodation is set to alleviate the restricted supply of affordable homes currently available.

Matt Hoy of Bradley Hall – who assisted Arch with the acquisition – said: "This project to bring more affordable housing to Northumberland provides excellent opportunities for local people.

"We're proud to be involved with a longstanding client of ours, Arch Homes, in providing local people with high-quality rental properties."

BRIDGE END FARM - WOOLER, NE71 6QE



SALE PRICE OF £549,950

EPC Rating D65  X 8  X 7

An impressive 1700 century stone built farm house with adjoining cottage is situated in the picturesque town of Wooler. The house is actively ran as a successful guest house. This is a bright and spacious home which offers an ideal purchase for a family drawn to the virtues of countryside living or someone looking for a business venture.

Alnwick
01665 605 605
alnwick@bradleyhall.co.uk





55 HAVANNAH DRIVE - WIDEOPEN, NE13 6LD

EPC Rating C78



X 3



X 3

This modern house is well situated within close proximity of Gosforth Race Course. The property benefits from a large lounge and open plan kitchen and dining area. There is a spacious garden and allocated car parking.

Gosforth
 0191 284 2255
gosforth@bradleyhall.co.uk

SALE PRICE OF £215,000



49 WYNDHAM AVENUE - KENTON, NE3 4QH

EPC Rating D63



X 4



X 2

This well presented semi-detached house situated within a popular area of Kenton comprises of a spacious living area with a block paved driveway and spacious lawned garden. The property is finished to a high standard.

Gosforth
 0191 284 2255
gosforth@bradleyhall.co.uk

SALE PRICE OF £179,950



23 GROVE PARK AVENUE - GOSFORTH, NE3 1BQ

EPC Rating C75



X 4



X 4

This beautiful town house is finished to a high standard with modern fixtures and fittings and is set over three floors. There is a large open plan kitchen and dining area, spacious living area and en suite facilities. The property also benefits from a garden to the rear.

Gosforth
 0191 284 2255
gosforth@bradleyhall.co.uk

SALE PRICE OF £425,000



4 ALLERBURN LEA - ALNWICK, NE66 2NJ

EPC Rating C70  X 4  X 3

This detached property boasts a spacious and bright family home with modern finish throughout. The property benefits from a generously sized private garden and patio area and attached double garage.

Alnwick
 01665 605 605
alnwick@bradleyhall.co.uk

SALE PRICE OF £370,000



2 NEW FARM COTTAGES - CHATHILL, NE67 5DU

EPC Rating D62  X 3  X 1

This semi-detached home is situated in a tranquil village within Northumberland and overlooks farmers fields. The house has a high quality finish with ample living space, vast amounts of outdoor space and is within close proximity to popular tourist towns.

Alnwick
 01665 605 605
alnwick@bradleyhall.co.uk

SALE PRICE OF £250,000



ELDERFIELD - CASTLE EDEN, TS27 4SJ

EPC Rating E39



X 4



X 4

A superb opportunity to acquire a fabulous detached house situated in a delightful country setting, having impressive views over rolling countryside and the village of Castle Eden. The property has been extended and refurbished throughout and provides substantial accommodation, with beautiful gardens and sun terrace as well as integral double garage and open aspect.

Durham
 0191 383 9999
 durham@bradleyhall.co.uk

SALE PRICE OF £439,950



WOODSIDE BARN - HOUGHTON LE SPRING, DH4 4NY

EPC Rating C81



X 5



X 3

This outstanding stone built property is situated in an exclusive farm development of individual and bespoke properties. The property benefits from spacious rooms, integrated appliances and private patio/sun terrace. Externally the property is situated within a courtyard setting with picturesque views over the countryside.

Durham
 0191 383 9999
 durham@bradleyhall.co.uk

SALE PRICE OF £399,995

GRASMERE - CLEADON VILLAGE, SUNDERLAND, SR6 7QF



SALE PRICE OF £1,200,000

EPC Rating C72  X 4  X 4

This architect designed detached property benefits from an open plan layout. The property has been built to a very high specification and offers luxurious living on a grand scale. With stunning interior design a lot of care and attention has been given to all aspects to make this magnificent home.

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STYLISH HOME INTERIORS

A few small improvements can transform your living space, says fashion guru and home interiors specialist Alice Hall...



Light is bright

Use light colours on the walls and carpets. Light colours open up space and make a room seem bigger than it is in reality. Gone are the days where magnolia was the number one seller; trends have changed in recent years. Now putty-based, Egyptian-style palettes such as light grey or beige are in vogue and are commonly used in hallways up and down the country. This is proving to be far more popular than a traditional plain white.

Latitudinal/ longitudinal force

Clever use of horizontal lines can draw the eye around the room, while vertical lines create the optical illusion of higher ceilings. This tactic is often used in show homes. Hang curtains all the way up the wall to the ceiling to make the windows stand out.

Accessorise

A handy tip is to curate your own bespoke bookcase by using plants, vases and other strategically placed ornaments. This will add a touch of personalised style to the room and make it more interesting to guests.

A touch of luxury

Replace standard cushion fillings with feather equivalents to create a boutique hotel-style look. Buy feather fillings that are about 10 centimetres bigger than the cushion cover; this will plump up the cushions to create a more decadent feel.

Smoke and mirrors

There are ways you can improve your home through the clever use of mirrors. Try using customised mirrors in well-placed locations to make a room look bigger. For example, adding bespoke mirror glass panelling to alcoves either side of the chimney breast on the fireplace wall can really enhance the feel and look of a living room or dining room.

Another tactic is to order customised mirrors and attach them to the bedroom wardrobes for a modern, chic look. While you're at it, you could also invest in new handles for your wardrobe to create a modern, luxury-style dressing room look.

The power of three

Hang three lights together over the dining room table to make a statement that screams elegance. It's a simple tactic to improve the home without breaking the bank.

Install recessed lighting in the ceilings and floors and avoid using large, in-your-face spotlights that can dominate a room and draw attention away from other key features. Also, replace mismatched table lamps with stylish matching equivalents.

And finally...

Consider introducing a modest floral arrangement to each room to bring it to life. Alternatively, add a splash of colour by buying a piece of artwork. But remember: don't go overboard as too much colour will make the place look cluttered.

Ultimately the décor in your home comes down to personal choice and if you have no plans to move, it certainly makes sense to invest in a few stylish improvements.



ALICE'S STORY



Alice is the founder of **Glamhomestore.com**, a fashion-conscious online furniture store that sells luxury goods to people looking to spruce up their home.

She launched the business earlier this year with her husband, Andrew, after discovering a gap in the market for stylish and custom-made, affordable furniture.

The launch follows the success of Alice's first venture, Pink Boutique, which has grown into an established Newcastle-headquartered company that employs more than 70 staff and ships out 4,000 products each day. The spark for the business came five years ago, when Alice was struggling to pay her mortgage and bills despite having three jobs on the go.

To raise extra money, she invested £90 in a six-pack of dresses to sell on eBay and they were snapped up in double-quick time. More success followed and Pink Boutique was born, with Alice finding the confidence to leave her full-time supply teaching post to concentrate full-time on her new venture.

The plan now is to grow the company's presence in the domestic market, increase annual sales (on course for £15m this year) and branch into new overseas markets (the company already has customers in the US, Australia and Eastern Europe).

While Alice is quick to credit her diligent workforce for the company's success, she has been the driving force behind the business and earlier this year received international recognition for her sterling efforts.

The 28-year-old was named in the prestigious Forbes 30 Under 30 Europe List, which highlights the achievements of 300 of the brightest young entrepreneurs, innovators and rising stars across ten key industries.

Alice's name took pride of place on the 2017 list alongside high-profile stars including footballer Gareth Bale, actor Dev Patel, model Rosie Huntington-Whiteley and singer Emeli Sande.



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Tax Manager

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F: 0191 256 9501

W: www.r-m-t.co.uk

INGLEWOOD - GOSFORTH, NE3 2DT



SALE PRICE OF £1,100,000

EPC Rating D64

 X 8

 X 4

This outstanding family home situated in a highly sought after location in Gosforth was constructed in 1907 and has been extensively refurbished and improved. This is a beautiful period home which benefits from large lounge and dining areas, modern kitchen and extensive grounds.

Gosforth
 0191 284 2255
 gosforth@bradleyhall.co.uk




THE BARN - HELMINGTON ROW, DL15 0RR



SALE PRICE OF £375,000

EPC Rating D66

 X 3

 X 1

The Barn is a unique and stunning stone brick barn conversion that oozes charm and character and is extremely well presented throughout.

Durham
0191 383 9999
durham@bradleyhall.co.uk



MORTON ACRES COTTAGE - HOUGHTON LE SPRING, DH4 6PY



SALE PRICE OF £585,000

EPC Rating C70  X 3  X 3

This immaculately presented cottage in Houghton Le Spring is finished to a high standard with spacious lounge, stunning stone build fireplace and open plan kitchen and family room. To the first floor there are three bedrooms all with en suite and the external grounds are substantial.

Durham
 0191 383 9999
 durham@bradleyhall.co.uk



YEW TREE COTTAGE - WASHINGTON, NE38 9HH



SALE PRICE OF £300,000

EPC Rating C72

 X 3

 X 1

Yewtree Cottage, which was originally a Coach House, is an individual and bespoke property occupying a private position within the heart of the highly regarded Picktree Village.

Durham
0191 383 9999
durham@bradleyhall.co.uk





Arch

NORTHUMBERLAND REGENERATION GATHERS PACE

Exciting schemes led by development specialist Arch are transforming the skyline of Northumberland...

Scenic Northumberland is one of the country's tourist hotspots and a magnet for investment in commercial and residential property. Several high-profile developments are bringing wealth to the county and a better quality of life for residents and visitors.

Underpinning many of these schemes is development company Arch, which was launched in 2012 by Northumberland County Council to support social and economic development in the area.

Since then Arch, which manages a £300 million commercial and residential property portfolio, has supported the creation of almost 500 jobs and attracted more than £90 million of private sector investment into the county. The company provides more than 1,000 homes for rent, 100,000 sq m of commercial floor-space and aims to build more than 200 new houses for sale every year.

Leading Arch into a bright new era of change is Jacqui Kell, who was recently appointed chief executive of the company. Previously Arch's director of business strategy, she's now responsible for overseeing an exciting mix of projects that will bring further improvements to the social and economic well-being of Northumberland. The company is also forecast to generate £25 million for the county council over the next three years, which will help the local authority protect the provision of essential services such as schools, roads and social care.

Jacqui says: "Our aim is to make profit for a purpose. Our business model generates commercial income from investment, development and estate management, and the profits are recycled along with other funding to support regeneration, inward investment and business support across the county. The result



is the creation of jobs, homes and businesses, work for local employers and much-needed income for the council.

“We’ve built a business of significant scale and now manage a large portfolio of assets. We’ve also developed a strong pipeline of projects that will deliver long-term community improvements and economic growth for years into the future.”

Arch’s activities include investing in residential and commercial property, building new homes for sale and rent and developing high-quality industrial and commercial workspace. On a wider scale, the company also plays a vital role in attracting inward investment and promoting business growth.

Working with a range of partners, including Bradley Hall, Arch is currently driving forward several key projects in Northumberland.

Windsor View, a unique mix of 24 high-quality two, three and four-bedroom properties in Newbiggin-by-the-Sea, is now fully occupied less than two years after Arch’s housebuilding arm, Ascent Homes, was first launched. Other residential schemes in Alnwick and Blyth have also proved extremely popular.

To the west of the county in Prudhoe, Arch and Northumberland Estates are driving forward a multi-million-pound regeneration scheme that will include a 98,000 sq ft out-of-town retail scheme at Low Prudhoe. Plans have been approved for a £4m hotel development in Amble,

“The company is also forecast to generate £25 million for the county council over the next three years”

while the Cowe Buildings development will bring back into use long-term vacant floor space in Berwick by providing a ground floor space suitable for a shop or café/ restaurant and four two-bed apartments.

Other key schemes in the south east of the county (see right-hand column) are also underway so Jacqui’s first few months at the helm promise to be extremely busy.

She says: “As well as these physical developments, we also provide business support services to help companies capitalise on the outstanding benefits that Northumberland has to offer. We deliver a portfolio of business growth and enterprise programmes across Northumberland and beyond including the North East Rural Growth Network and digital business skills programmes.

“It’s an exciting time to be leading the company and we’re proud to be making a positive difference to the fortunes of Northumberland.”



Manor Walks, Cramlington

The previously run-down shopping centre in Cramlington was bought by Arch last year in a £78m deal. Plans for a huge expansion of the popular leisure destination, which draws in around ten million visitors a year, have been drawn up and include a new atrium at the centre, 650 new car parking spaces, 145,000 sq ft of retail space and improvements to the surrounding transport infrastructure. The new space is likely to add a further 500 jobs to the 2,000 already on the site.



Energy Central

Arch is leading a project to re-claim the former Blyth Power Station which is part of Energy Central, an emerging hub for the marine, renewable energy, oil and gas sectors. The site benefits from enterprise zone status and has been earmarked to create a significant number of jobs and economic growth, while promoting the Port of Blyth’s reputation as a hub port on the east coast of England. Energy Central also includes the Blyth Offshore Demonstrator Wind Farm and the North Sea Link Interconnector, which will link the UK and Norway’s electricity systems via subsea cables.

Portland Park, Ashington

A ten-year development and regeneration programme led by Arch will see the expansion of Ashington town centre through the injection of 1,000-plus jobs into the town. The scheme will involve the redevelopment of more than ten hectares of town centre sites into commercial offices, retail units, education facilities and associated car parking spaces – which collectively aim to boost the prosperity of Ashington.

THE DEVONPORT HOTEL - DARLINGTON, DL2 1AS



RENTAL OFFERS INVITED

- Established hotel, public house and restaurant
- Restaurant, bar and function rooms
- Attractive village location facing the River Tees
- 16 bedrooms all en suite
- EPC Rating D92

Newcastle: 0191 232 8080

THE MOUNT NORTHALLERTON, DL7 0LQ



FREEHOLD OFFERS INVITED

- Development site for sale
- Site area of 0.73 acres
- Prominent roadside location
- Suitable for a variety of uses STPP
- Within a popular retail/industrial location

Newcastle: 0191 232 8080

MORTON PARK WAY DARLINGTON, DL1 4PL



FREEHOLD OFFERS INVITED

- Development site for sale
- Site area 1.07 acres (0.43 hectares)
- Suitable for a variety of uses STPP
- Popular industrial and retail location
- Road frontage

Newcastle: 0191 232 8080

FORMER CROFTERS LODGE - NEWCASTLE UPON TYNE, NE3 3ED



FREEHOLD OFFERS INVITED

- Highly prominent development site
- Excellent transport links to A1
- 3 miles north west of Newcastle city centre
- Suitable for a variety of uses STPP
- Site approximately 0.63 acres

Newcastle: 0191 232 8080

**GREYS HOUSE, GREAT NORTH ROAD
 NEWCASTLE UPON TYNE, NE3 5NA**



FREEHOLD OFFERS INVITED

- Detached modern building
- Size 357m² (3,885ft²) over ground and first floor
- Development potential STPP
- Benefits from 11 private parking spaces
- EPC Rating D86

Newcastle: 0191 232 8080

**LAND AT ST JOHN STREET
 NEWCASTLE UPON TYNE, NE1 5JG**



FREEHOLD OFFERS INVITED

- Land within a prominent location in Newcastle upon Tyne
- Total size of approximately 0.15 acres
- Suitable for a variety of uses STPP
- Close to local amenities
- Information pack available on request

Newcastle: 0191 232 8080

CELEBRATING COMMERCIAL SUCCESS

BH COMMERCIAL PROPERTY

In the commercial sector, the industrial market is booming while the office and retail markets also offer attractive opportunities for investors. Bradley Hall has worked on several major schemes.

The first phase of a £10m Durham business park is now complete after car repair giant Kwik Fit motored in to occupy a prominent base at the site.

Based on the Dragonville Retail Park near Durham, the St Andrews Park development has up to 13 units for retailers, ranging from 5,000 sq ft to 25,000 sq ft. Bradley Hall is currently in negotiations with several other prospective tenants, who will be joining a site that already houses high street brands such as Currys, Argos, B&Q, Boots, and Tesco.

Peter Bartley, operations director at Bradley Hall, said: “The fact that Kwik Fit has taken one of the first spaces is an indication of the calibre of tenants we can expect to attract to St Andrews Park.

“The development is situated only 1.5 miles from Durham city centre and is surrounded by established leading retailers, encouraging a high footfall. There’s a good surrounding population, further supporting that this is an excellent area to base a business.”

Bradley Hall is also helping another national retailer, Co-op, to fast-track its expansion across the region.

The grocery specialist recently invested £600,000 in a new food store in Whitley Bay, creating 15 jobs in the process, after opening convenience stores in Bedlington, Pegswood and other locations around the region.

These outlets, which have created dozens of jobs, are part of the Co-op’s ongoing plan to launch a total of 100 new stores across the UK.



Apollo House boosts office accommodation in Newcastle

A newly refurbished office complex in the heart of Newcastle is set to attract a flood of new businesses to the city centre.

Landlord Vaulkhard Group, which operates several high-profile leisure facilities in Newcastle, recently invested in Apollo House on Northumberland Road to create an open plan studio that will act as a modern space for tenants.

Bradley Hall is currently marketing the second-floor studio office accommodation, which is available by way of a new FRI lease for a term of years to be agreed. It provides 4,000 sq ft of office space, including a mezzanine level and double height office area, and an outdoor terrace breakout space complete with planting and seating.

Neil Hart, managing director at Bradley Hall, said: “Our client recently invested a significant amount in refurbishing the space to a very high standard. The offices provide an outstanding city centre space, with additional facilities which aren’t available with most other office spaces.”



UNIT 10 REGENTS DRIVE - PRUDHOE, NE42 6PX



FREEHOLD PRICE ON APPLICATION

- Modern industrial unit for sale
- Dedicated car parking
- Gross internal area of 1,321m² (14,219 ft²)
- Easy access to A695
- Awaiting EPC Rating

Newcastle: 0191 232 8080



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CHRISTOPHER WHITEHOUSE

Head of BH Planning and Design

Christopher Whitehouse, head of BH Planning and Design, gives his top tips on how to navigate a property project through the planning process...

The planning system is a constantly evolving and extremely complex myriad of red tape, local authorities, third parties and other experts, whose differing views can affect any application that is taken forward.

As such, there's no single correct path that should be taken to achieve planning consent. However, there are some general principles that should be followed to make the process a little easier.

The first thing to do is check whether planning permission is needed at all. If you're not sure, contact your local authority planning department or a planning consultant. Some developments can be undertaken using permitted development rights without the need for permission; others will require consent from the council.

It usually takes around eight weeks for a decision to be made on a full or outline application. Major applications take around 13 weeks. Once submitted, an application goes through a period of validation with the council to make sure that the relevant information has been provided.

Once the application has been validated, a planning reference number and a dedicated case officer will be assigned to it. A twenty-one-day consultation then takes place whereby statutory consultees and neighbours have an opportunity to comment on the proposals.

Once the consultation is completed, you can respond to any issues raised and this may involve making amendments to your original plans. Make sure you undertake the necessary works to address concerns raised by statutory consultees. However, it's best not to waste too much time responding to neighbourhood objections if they don't relate specifically to planning policy.

A decision is usually made by the officer between week seven and eight. Use the time beforehand to liaise with them, identifying issues as early as possible so that you can address them, negotiate or rebut them.

If the application is rejected, you'll be provided with a list of reasons why. If you do not consider the reasons to be robust, you can appeal the decision via the Planning Inspectorate.

It seems an obvious point but seek professional help where necessary, even if it's just to provide a sounding board to make sure that the application has been prepared correctly.

I speak to hundreds of successful and unsuccessful applicants across the country every year and it's often the case that those who've been regimented in their approach are the ones who've achieved a successful outcome.

NORTHUMBRIA HOUSE - GATESHEAD, NE11 9DJ



RENTAL PRICE ON APPLICATION

- Northumbria House, Delta Bank Road, Gateshead, NE11 9DJ
- First floor office accommodation
- Total size of 250.23m² (2,693.45ft²)
- Good quality specification
- Private car parking
- EPC Rating C71

Newcastle: 0191 232 8080

OUSEBURN GATEWAY NEWCASTLE UPON TYNE, NE1 2BA



RENTAL OF £10 PER FT²

- Ground and first floor offices to let
- Suites available from 54m² (595ft²)
- Private parking may be available
- Close to Newcastle upon Tyne city centre
- EPC Rating C70

Newcastle: 0191 232 8080

2C COLIMA AVENUE SUNDERLAND, SR5 3XB



RENTAL PRICE ON APPLICATION

- Modern self contained pavilion office
- Well established business park location close to A19
- Total size of 170.4m² (1,834ft²)
- Benefits from 8 car parking spaces
- EPC Rating C66

Newcastle: 0191 232 8080

18-24 GREY STREET - NEWCASTLE UPON TYNE, NE1 6JQ



RENTAL PRICE ON APPLICATION

- Offices within a Grade II listed building
- Prominent Grey Street location
- Finished to a high standard
- Offices from 112.12m² (1,220ft²)
- EPC Rating D84

Newcastle: 0191 232 8080

26 MOSLEY STREET - NEWCASTLE UPON TYNE, NE1 1DF



RENTAL PRICE ON APPLICATION

- Prime city centre offices available soon
- Refurbished to a high standard
- Landmark city centre building
- Variety of suite sizes available
- Arranged over first, second and third floors
- Located on one of the most prominent crossroads in Newcastle city centre
- EPC Rating E102

Newcastle: 0191 232 8080



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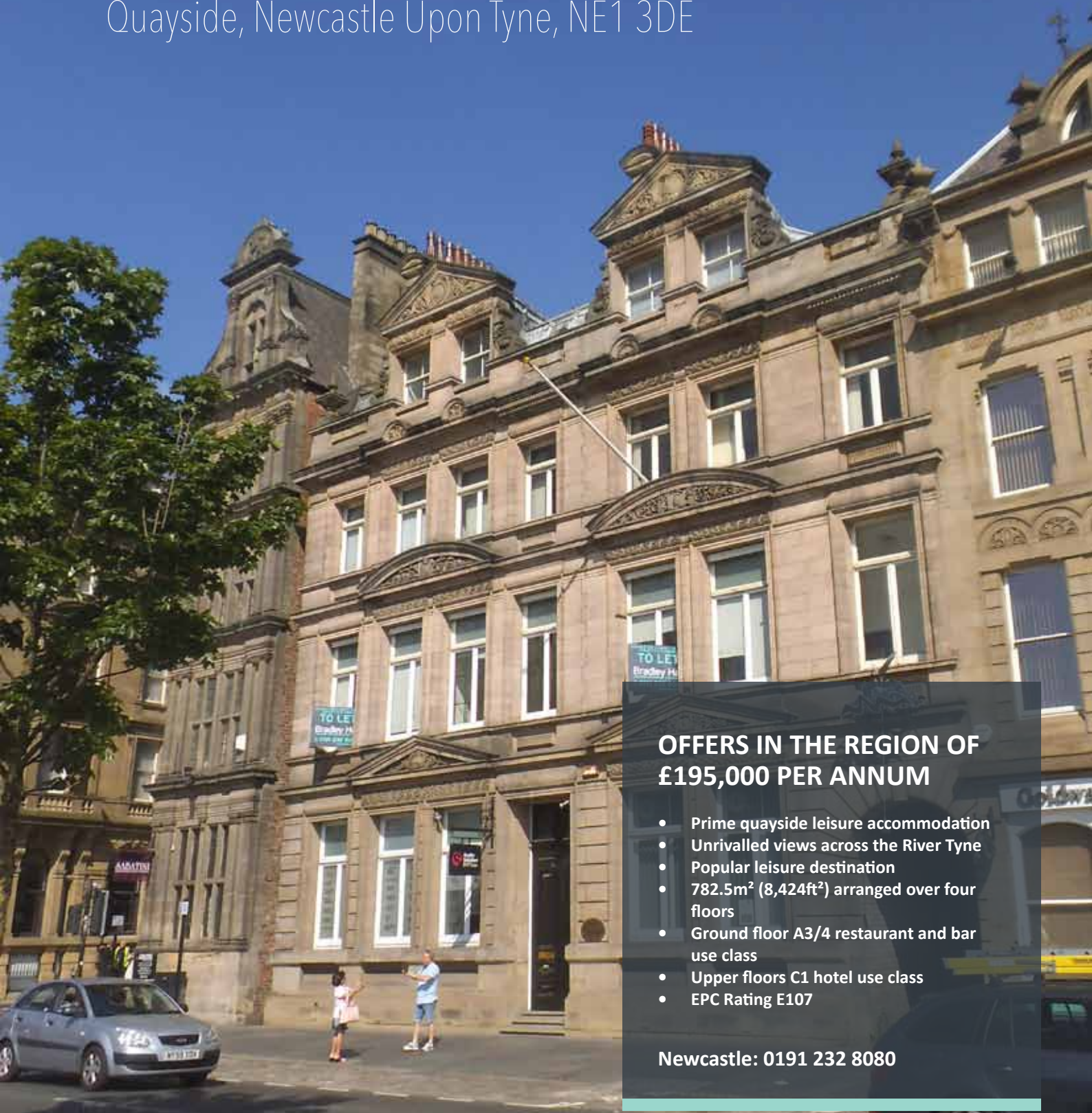
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BH COMMERCIAL PROPERTY

ELDON CHAMBERS

Quayside, Newcastle Upon Tyne, NE1 3DE



OFFERS IN THE REGION OF £195,000 PER ANNUM

- Prime quayside leisure accommodation
- Unrivalled views across the River Tyne
- Popular leisure destination
- 782.5m² (8,424ft²) arranged over four floors
- Ground floor A3/4 restaurant and bar use class
- Upper floors C1 hotel use class
- EPC Rating E107

Newcastle: 0191 232 8080

UNITS 8-11 CATHEDRAL PARK - DURHAM, DH1 1TF



**RENTAL OF £5.50 PER FT²
 AND FREEHOLD PRICE ON
 APPLICATION**

- Industrial/warehouse unit to let
- Popular industrial location
- Benefits from modern office accommodation
- Sizes from 374.4m² (4,030 ft²) to 2,106.8m² (22,696 ft²)
- Available in whole or in part
- To let/may sell
- Awaiting EPC Rating

Durham: 0191 383 9999

**UNIT 1 HURWORTH ROAD
 NEWTON AYCLIFFE, DL5 6UD**



**RENTAL PRICE OF £30,000 PER
 ANNUM FREEHOLD OFFERS INVITED**

- Warehouse premises with offices and yard
- Benefits from allocated car parking
- Gross internal area of 975.76m² (10,503ft²)
- EPC Rating E115

Durham: 0191 383 9999

**UNIT 2 LEE CLOSE
 WASHINGTON, NE38 8QA**



RENTAL OF £12,000 PER ANNUM

- Warehouse premises with office space
- Total size of 266m² (2,863ft²)
- Excellent transport links
- Allocated car parking
- Awaiting EPC Rating

Durham: 0191 383 9999

The Coastal Accountants

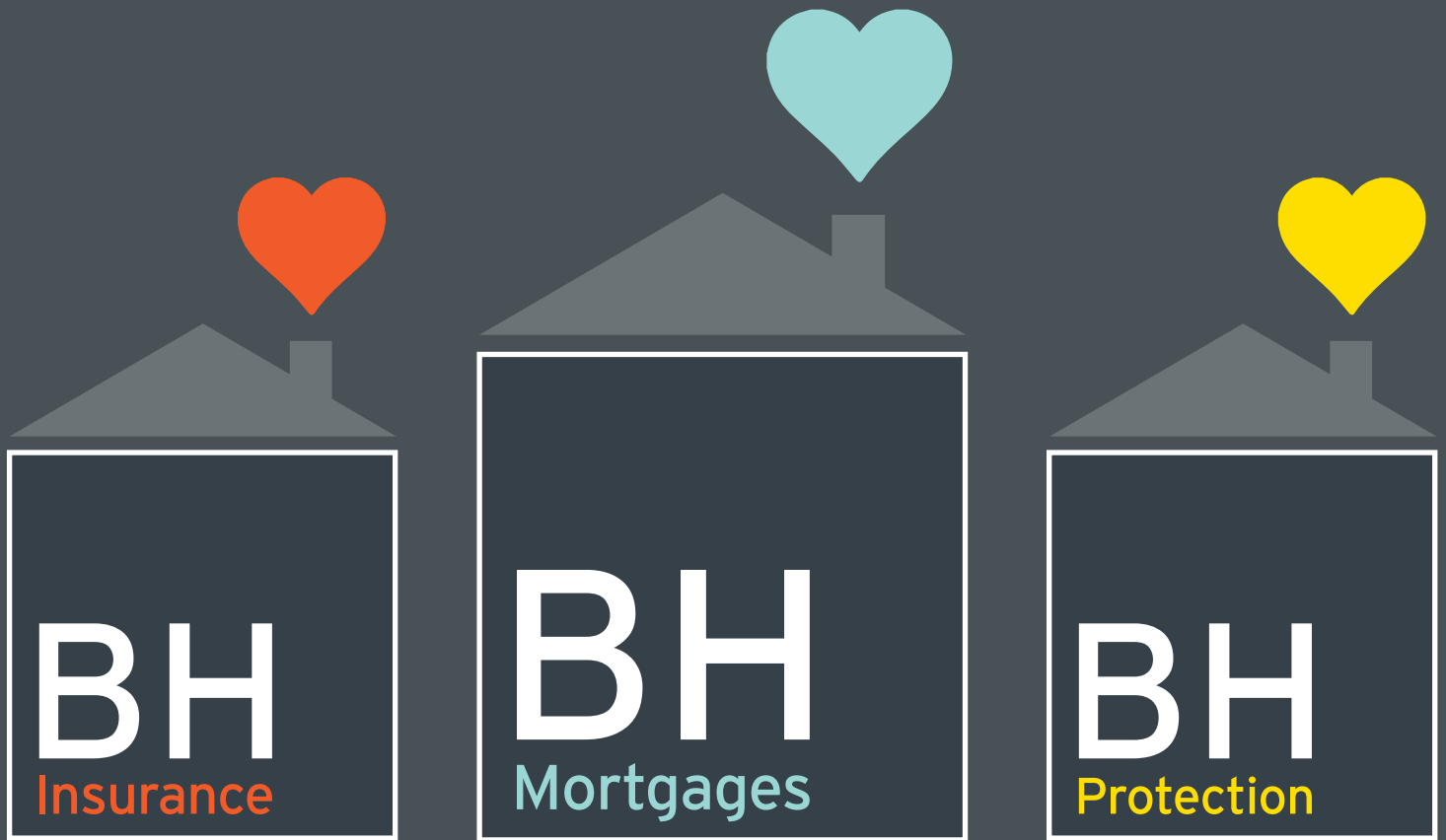


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FOCUS ON

LEWIS CHAMBERS

Principal of BH Mortgages

How long have you worked at the company?...

I started life at the company in January 2016 with the remit of launching BH Mortgages. This has been completed and I'm glad to say we're expanding and going from strength to strength.

What does your day job involve?...

I'm responsible for the day-to-day running of the mortgage, protection and insurance brokerage services within BH Group. I run operations, work closely with the branch network on making appointments and always strive to meet client needs. I regularly carry out face-to-face appointments with the aim of providing quality advice.

What are the biggest challenges?...

That's easy – the lack of time! There simply aren't enough hours in the day but I prefer to stay busy.

What's the most interesting aspect of your job?...

It gives me the opportunity to learn something new every day. Mortgage brokerage covers every element of a property transaction from financial arrangements to giving quality life cover and dealing with surveyors and property lawyers. I meet some really interesting people and the job is so diverse that no two days are the same.

What sort of homes are people buying?...

I help clients secure mortgages on various types of property. Probably the traditional family home is in highest demand although I've brokered several deals on Gosforth's most exclusive townhouse development.

Where do you live?...

Newcastle city centre.

What sort of home do you have?...

A grade two listed apartment in the heart of Newcastle. We set up BH Mortgages to help people in the North East achieve their dreams of owning a home. Our head office is in Newcastle city centre and I'm extremely lucky to live not far from work. Newcastle and the wider North East offers a decent quality of life and we should all promote this to tourists and visitors from outside the area.

What would your dream home look like?...

Ideally it would be an old town house with lots of space in the city centre.

What's your favourite residential building in the North East?...

The buildings on Clayton Street in Newcastle are adorned with wonderful architecture and history.

Away from work, what do you do in your spare time?...

I'm very fortunate that I love my job and don't spend much time away from work. When I do get some downtime, I like to get out and about visiting new places and I love travelling up to Edinburgh to do a bit of sightseeing.

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FOCUS ON

JAMES HILL

Head of BH Financial

How long have you worked at BH Financial?...

I started the company in September 2015 after spending the best part of two decades in the finance industry.

What does your day job involve?... *It's varied to say the least. BH Financial provides a comprehensive range of finance advice on commercial mortgages and loans, business finance, motor finance for business and private use and vehicle sourcing and disposal. Since the company was established it has grown rapidly and become an important part of the BH Group.*

What sort of cars are people needing finance for? Any popular choices?... *There are no discernible trends, really. At one end of the scale I helped a customer secure finance for a £220,000 Aston Martin and the next day someone else wanted an £8,000 Audi A5. It's all about providing the right product at the right rate for the customer. I financed a classic E Type Jaguar last year and can finance (almost) anything with wheels.*

What car do you currently drive?... *At the moment it's a Maserati. It's the first one I've had and I'm very pleased with it.*

So what would your dream car be?... *I've always been fond of any car with a prancing horse on the front and a Ferrari California would be my first choice.*

Apart from cars, what other assets do you help people secure finance for?... *Pretty much anything that is for business use. Commercial plant and machinery and IT systems are proving to be popular; I've just helped one customer secure finance for a new server. We're also seeing high demand for energy-efficient lighting as businesses seek to make cost-savings and have funded several projects. There isn't much we can't provide finance for.*

Have you ever had any quirky requests?... *Yes – a £10,000 lease for a washing machine! It was for a dry cleaning firm and was industrial scale. I told you I had a varied role.*

Away from work, what do you do in your spare time?... *I am a keen golfer. I have a handicap of nine and I'm a member of The Northumberland Golf Club, affectionately known as The Park. I also spend quite a bit of time ferrying my nine-year-old daughter, Betty, to her dance classes and seeing her perform.*

What's your poison?... *A pint of the black stuff always goes down well; I was in Dublin recently and the Guinness there is fantastic. Aside from that I'm partial to a nice glass of red wine.*

What's the best thing about living in the North East?... *I've lived in the region for almost 25 years and I have to say that the friendliness of the people really stands out. The North East has a lot going for it including some stunning countryside, a fantastic coastline and great tourist attractions. It's where I call home; what's not to like?*



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ITALIAN STALLION THAT SINGS TO YOU

MOTOR REVIEW

James Hill, head of BH Financial Services, takes time out to test drive the Alfa Romeo Giulia Quadrifoglio...



“I have never experienced such handling on a saloon car”

I had the pleasure of taking to the road in an Alfa Romeo Giulia Quadrifoglio this week. The timing couldn't have been better given that the car was featured on Top Gear the previous weekend.

Presenters of the programme had raved about it and they were not wrong – not that my expert opinion is a patch on theirs! Just last week we supplied a BMW M3 saloon competition to a client and that was an impressive car.

I've always loved the styling and Italian pedigree of Alfa Romeo – I've had dealings with several different models over the years but some of them have had their issues. With some Ferrari influence they have moved to another level.

Nick Hardie, director of Richard Hardie on Scotswood Road, was kind enough to set up a test drive for me and my thanks go to Nick for an amazing 24 hours.

This is perhaps one of the prettiest Alfa's yet; even the lower range cars look fantastic but it's the engine and handling in this car that made it for me.

I was warned that Race mode knocks the traction off so I was very wary of this – 510 bhp with no traction requires extreme care. The sound of the engine in this mode is at its absolute best. To a petrol head like me it's like the finest orchestra and it literally sings to you. It screams, grunts and shouts too, as did I as an expression of my delight.

I have never experienced such handling on a saloon car. When you put your foot down the advanced aerodynamics under the car literally pull the vehicle down to the road, giving enormous grip and it corners like a train on tracks.

The level of specification impressed me, too. A good Sat Nav system, parking camera, cruise control, heated seats to name but

a few of them. A powerful sound system always goes down well too and this was loud and clear. The 19" darkened alloy wheels really finish the car off and fully complement the Tri Coat paint – this one in Competizione red.

In summary, this is a real challenger to the likes of M3 and C63. As a client of mine who came for a quick spin and who drives an E63 eventually said (once recovered from being pinned back in the seat), "when can you get me one, please?"

We can supply any vehicle!

Car supplied by Richard Hardie, Scotswood Road, Newcastle upon Tyne. Model driven had £3,355 of extras giving an OTR price of £63,799.

3 DINSDALE PLACE - JESMOND, NE2 1BD



RENTAL OFFERS INVITED

- Showroom/retail premises to let
- Total size of 845.70m² (9,102.8ft²)
- Private car parking to frontage
- Prominent position
- EPC Rating C65

Newcastle: 0191 232 8080

ST ANDREWS PARK - DRAGON LANE, DURHAM, DH1 2QX



RENTAL PRICE ON APPLICATION

- New trade units available
- Within an established and popular estate
- Within a brand new commercial development with retail, industrial and trade units available
- New leases to be agreed
- Units from 280m² (3,000ft²) to 2,320m² (25,000ft²)
- Awaiting EPC Ratings

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HEBBURN SHOPPING CENTRE - HEBBURN, NE31 1LF



RENTAL FROM £7,000 PER ANNUM

- Various retail units to let
- Within a popular shopping centre
- Local and national operators
- Units available from 41.15m² (443ft²) to 621m² (6,685ft²)
- Extensive free car parking
- EPC Ratings available on request

Newcastle: 0191 232 8080

ST CUTHBERT'S WALK SHOPPING CENTRE - CHESTER LE STREET, DH3 3YQ



RENTAL FROM £18,000 PER ANNUM EXCLUSIVE

- Retail units to let
- Within a popular shopping centre
- Local and national operators
- 3 hours free stay car parking
- Units available from 113.1m² (1,217ft²) to 162m² (1,744ft²)
- EPC Ratings available on request

Newcastle: 0191 232 8080

DONATIONS TO LOCAL CHARITIES

BH IN THE COMMUNITY

Bradley Hall supports some of the region's most important charities – and recently made donations totalling more than £23,000.



“I would like to say a big thank you to Bradley Hall on behalf of the charity, the children who use our services and their families. The money will make a huge impact and allow us to deliver our much needed services to children in the North East who need it most.”

The donation to the Marie Curie Newcastle Hospice was used to provide specialist care for both patients and visitors with a terminal illness, including fees for nursing, doctors, physiotherapists, occupational therapists and counsellors, food costs, activities and general running costs for the building.

The business fundraised and gifted almost £17,000 to Heel and Toe to help the charity support children with physical disabilities. A further £6,500 was donated to the Marie Curie Newcastle Hospice to pay for a full day of care to its terminally ill patients.

Bradley Hall donated most of the £17,000 total directly to Heel and Toe after learning of the amazing work the charity carries out through charity trustee and Bradley Hall operations director Peter Bartley. Part of the total was collected during the company's fundraiser at Newcastle Racecourse in December, which saw business people from across the North East pool their efforts to raise money for the charity.

Heel and Toe, based in Pelton, Chester Le Street, was established in 2008 by Paul Bannister after years of trying to find suitable therapy for his daughter. Paul launched free physical therapy for disabled children, supporting his belief that children should not be denied therapy due to lack of money.

“The money will make a huge impact”

The charity now helps over 100 children from across the North East each week with 12,000 hours of free therapy including physiotherapy, occupational, speech and language therapy, conductive education and special educational needs tutoring.

Douglas Long, chief executive of Heel and Toe said: “Heel and Toe receives no government funding and needs over £500,000 each year to provide the vital services, so we are very grateful for this large donation.

Support for local grassroots sport continues

Grass-root team sports are also a beneficiary of Bradley Hall's commitment to the communities in which it works.

Bradley Hall has sponsored rugby clubs Northern RFC, Morpeth RFC, Alnwick RFC, as well as football club Ashington FC, golf tournament Laurence Avis Bright Red Cup and athletics organisation Durham Dash NE Youth Ltd.

The donated funds have gone towards a number of training kits, ground improvements and trips for the clubs.

Elsewhere, Bradley Hall has also been a sponsor of the annual Alnmouth Beer Festival, Northumberland; almost a team sport!

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